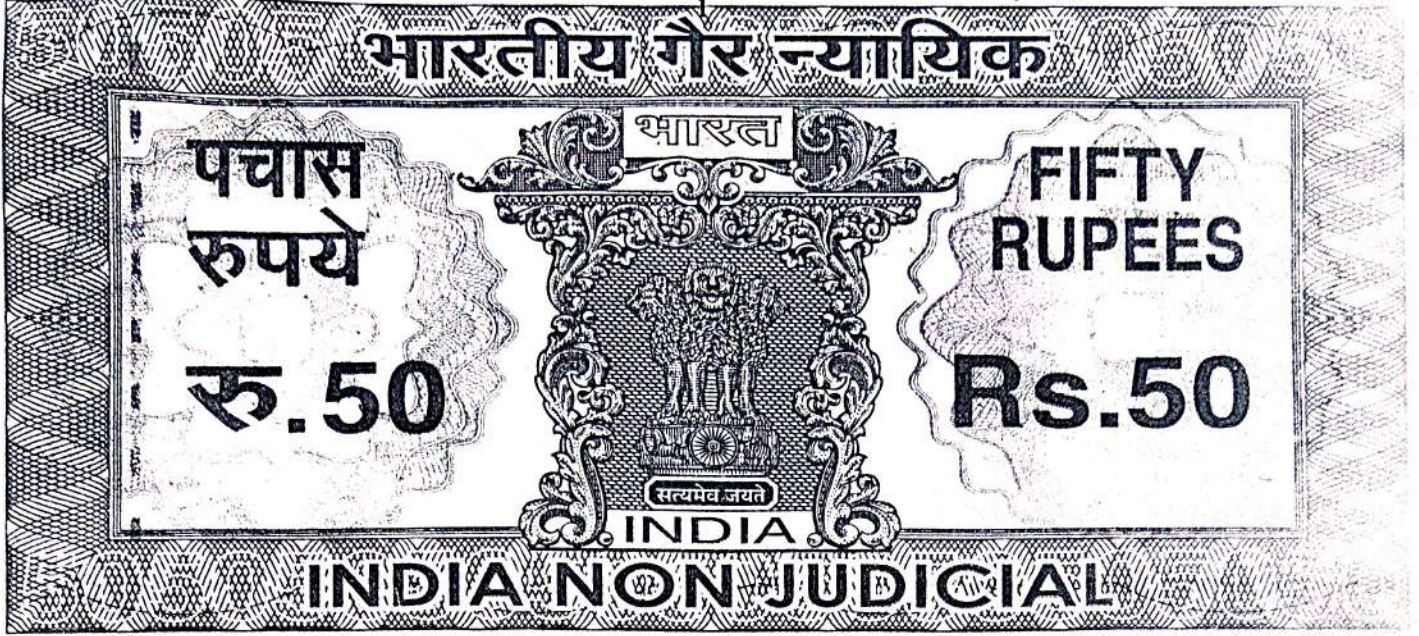


2204/23

2163/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 728142

Certified that the above is a true and correct copy of the original document as submitted to the Registrar of the District Sub-Registrar's Office, Alipore, South 24 Parganas, West Bengal, India.

[Signature]
District Sub-Registrar-III
Alipore, South 24-parganas

15 FEB 2023

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this the 15th day of February 2023 (Two Thousand Twenty Three)

BETWEEN

SRI RATNESWAR GHOSH (PAN-ADMPG0216H, Aadhaar No.6752 6326 5185, Mobile No.9836163364) Son of Late Haripada Ghosh, by faith-Hindu, By occupation-Retired Person, residing 2576, Nayabad Avenue, Block-D, Purbasha, Post Office-Panchasayar, Police Station-Purba Jadavpur, Kolkata-700094, hereinafter called the **LAND OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

AND

M/S. S. D. CONSTRUCTION (PAN-ADSPD8699K) a proprietorship firm having its office at 8/50, Bijoygarh, Police Station – Jadavpur, now Golf Green, Kolkata- 700032, represented by its sole proprietor **SRI SUBHAS DUTTA**, (PAN-ADSPD8699K, Aadhaar No.6455 7811 6947, Mobile No.9831520973) son of Late Basudev Dutta, by faith- Hindu, by occupation – Business, residing at 3/8A, Bijoygarh, Police Station- Jadavpur, Kolkata- 700032, hereinafter called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context hereto be deemed to mean and include his heirs, executors, administrators, representatives and assigns)of the **OTHER PART**

WHEREAS one Debabrata Ghosh, the brother of the Land Owner herein was the sole and absolute owner of **ALL THAT** piece and parcel of land measuring more or less 3 (Three) Cottahs, being scheme plot No."E" lying and situated of Mouza Nayabad,, J.L. No.25 under Collectorate Touji No.56, R.S. No.3 under Khatian No.104 and Khanda Khatian No.147/1, comprised in R.S. Dag No.90, within the Police - Previously Kasba, now Purba Jadavpur, District – South 24-Parganas, within the municipal limits of the Kolkata Municipal Corporation ward No.109.

AND WHEREAS said Debabrata Ghosh purchased the aforesaid property on 30/09/1999 from the then owner Smt Sibani Deb wife of Sri Milan Kanti Deb of Govt. Quarter, Flat No.F-4/5, Block No.13, Ganguly Bagan , Kolkata-700047 by a registered deed of Sale in vernacular, being No.3317, recorded in Book No.1, Volume No.86, pages 325 to 334 for the year 1999.

AND WHEREAS by virtue of the said registered deed of sale said Debabrata Ghosh became the sole and absolute owner of the aforesaid property and absolutely seized and possessed the same by mutating his name in the record of the Kolkata Municipal Corporation.

AND WHEREAS while thus seized and possessed of the aforesaid property said Debabrata Ghosh out of natural love and affection towards his brother Sri Ratneswar Ghosh, the Land Owner herein gift, granted and transferred the said property by a registered deed of gift duly executed and registered on 24.11.2014, in the office of the A.R.A-1, Kolkata and recorded in Book No.1, C.D.Volume No. 26, page from 3383 to 3394, being No.10473, for the

year 2014 and being the Donee the Land Owner accepted the said Deed of Gift by endorsing his signature thereon.

AND WHEREAS by virtue of the said registered Deed of Gift the Land Owner herein became the sole and absolute owner and absolutely seized and possessed of **ALL THAT** piece and parcel of land measuring more or less 3 (Three) Cottahs, being scheme plot No."E" lying and situated of Mouza Nayabad,, J.L. No.25 under Collectorate Touji No.56, R.S. No.3 under Khatian No.104 and khanda Khatian No.147/1, comprised in R.S. Dag No.90, within the Police - Previously Kasba, now Purba Jadavpur, District - South 24-Parganas, within the municipal limits of the Kolkata Municipal Corporation ward No.109.

AND WHEREAS being thus in possession of the aforesaid property the Land Owner herein mutated his name in the record of the Assessment Register of the Kolkata Municipal Corporation Vide Assessee No.311090826194 and also BL& LRO and has been paying the khazna and Municipal taxes in respect of the Premises No. 2573, Nayabad, Kolkata - 700094.

AND WHEREAS being thus in possession of the aforesaid property the Land Owner has decided to develop the said Premises No. 2573, Nayabad, Kolkata - 700094 morefully and particularly described in the Schedule - 'A' hereunder written and hereinafter called the said property by raising construction of a G+3 storied building as per the sanctioned building plan, but having no such experience, requisite fund and workmanship the

- Landowner has decided to place the responsibility upon a competent developer having enough knowledge, workmanship and goodwill in the business of development.

AND WHEREAS the developer herein is engaged in the business of development for a long time with goodwill and reputation in the locality and on coming to know such intention of the Land Owner has contacted with him and upon going through the proposal of the Land Owner has agreed to take the responsibility to raise construction of a G+3 storied residential building according to the sanctioned building plan consisting of several self contained flats at his own costs and responsibility.

AND BOTH PARTIES HAVING ACCEPTED THE PROPOSAL THIS AGREEMENT IS ENTERED IN BETWEEN THE PARTIES UNDER THE FOLLOWING TERMS AND CONDITIONS. :-

(1) The Land Owner declares that the Land Owner is the absolute owner of **ALL THAT** piece and parcel of land measuring more or less 3 (Three) Cottahs, being scheme plot No."E" lying and situated of Mouza Nayabad,, J.L. No.25 under Collectorate Touji No.56, R.S. No.3 under Khatian No.104 and khanda Khatian No.147/1, comprised in R.S. Dag No.90, within the Police - Previously Kasba, now Purba Jadavpur, District - South 24-Parganas, within the municipal limits of the Kolkata Municipal Corporation ward No.109 being KMC Premises No. 2573, Nayabad, Kolkata - 700094 morefully described in the Schedule 'A' hereunder. The Land Owner further declares that the Land Owner has now good right full

power and absolute authority to enter into this agreement for development with the developer and the said property is not the subject matter of any suits or proceeding, attachment, liens, lispendens, charge, mortgage and tenancy or in any manner whatsoever and the property is free from all encumbrances.

(2) The Land Owner upon going through the proposal of the developer, placed the responsibility to raise construction of a G+3 storied residential building according to the sanctioned building plan consisting of several self contained flats and the developer accepted the responsibility so trusted by the Landowner to raise construction of a G+3 storied residential building at his own cost and responsibility under the terms hereunder contained.

(3) That the Land Owner with the execution of this agreement grants license to the developer to enter upon the said property more fully described in the schedule "A" hereunder written and shall proceed with the construction of a new G+3 storied residential building and for the purpose of construction shall appoint engineer, architect, labour, mason, plumber, electrician and all other expert as would be required for the purpose of construction of the building. That the Developer on behalf of the Land Owner shall prepare a propose building plan through his LBS or Architect and submit the same for sanction before the Kolkata Municipal Authority and obtain sanction of the building plan and shall construct the building as per the sanction building plan.

(4) The Land Owner undertakes to pay all municipal arrear taxes in respect of the said property till the execution of this Agreement.

(5) The developer shall be under obligation to pay all Municipal Rate Bills, Electricity Charges and all other outgoings expenses payable in respect of the said property during the period of construction till the delivery of possession of Owner's allocations.

(6) That the Developer shall complete the construction of the new building in all manners at his own cost and responsibility within 30 months from the date of this Agreement and shall deliver the possession of Owner's allocation at first instance. In spite of due diligence, if the developer is prevented due to natural calamity or act of god such as flood, earthquake and/or civil war, riot, epidemic or any other unnatural acts in completion of the building within the period of 30 months, then in that event the developer should be allowed extension of time to complete the construction of the building even after 30 months till the normal situation is restored.

(7) The developer shall also complete the common areas and facilities as would be attached to the said building at his cost.

(8) The developer shall pay all fee, remuneration, wages, carriage and salary to the contractor, labour, mason, and plumber and the Landowner shall have no liability to pay any such expenses

(9) The developer shall procure all building materials of good quality at his own choice and discretion and shall pay all cost and dues of such materials without creating any liability upon the Landowner.

(10) Upon completion of construction of the new building in all manners the Developer shall deliver 50% of built-up area of the flat in favour of Land Owner which will be allocated in the entire Second floor, a self contained flat on the 3rd floor North-East portion and 50% Car Parking space in the ground floor of the new G+3 storied building together with the common portion & passages and undivided proportionate share & interest in the land underneath the said Premises No. 2573, Nayabad, Kolkata - 700094 morefully described in the Schedule 'B' hereunder as Owner's allocation..

(11) Save and except the Owner's allocation as stated hereinabove the Developer shall retain the remaining 50% constructed area of the building which will be allocated in the entire first floor, a self contained flat on the 3rd floor South-East portion and remaining 50% car parking space in the Ground floor together with undivided proportionate share and interest in the land underneath the said new building and all common rights and facilities attached to the said Premises No. 2573, Nayabad, Kolkata - 700094, the description of which morefully and particularly described in the Schedule - 'C' hereunder written.

(12) The Developer shall have all right and liberty to sell its allocated portion in the newly constructed building to any intending purchaser/s

and also collect the consideration money, booking money, earnest money from the prospective purchaser/purchasers without any claim or demand of the Landowner of such booking money, consideration money and earnest money.

(13) The Developer shall have right and liberty to publish any advertisement in the News paper and to fix any board or hoarding at the site to invite the intending purchaser or purchasers to sell the Developer's allocation in the proposed new buildings.

(14) In spite of due diligence in completion of the construction of the building within 30 month, if the Developer is prevented due to sufficient cause beyond his control in that event the Land Owner shall allow or grant an extension of 3 months from the expiry of the period of 30 months, in spite of such extension of three months if the developer fails or neglects to complete the construction of the building in all manners and delivery possession of the Owner's allocation, in that event, the Developer may be allowed a further extension of three months with a penalty of Rs. 10,000/- (Rupees Ten Thousand) per month for the said extended three months, in spite of such penal extension, if the Developer fails to complete construction of the proposed building and deliver possession of the owner's allocation in that event, at the option of the Land Owner this agreement shall be rescinded or terminated and the Land Owner shall have right and liberty to engage or appoint any other developer or contractor to complete the incomplete works of the proposed buildings

after determination of the accounts as would be spent by the Developer for the purpose of the project.

(15) The Land Owner undertakes to sign and execute all agreement for sale to be executed by and between the developer and its prospective purchaser / purchasers in respect of Developer's allocation as confirming party with the undertaking to convey the undivided impartible proportionate share of land in favour of the nominee or prospective purchaser or purchasers of the developer and the Land Owner further undertakes to execute and register all Deed of Conveyances in favour of the nominee or nominees, purchaser or purchasers of the flats of the Developer as Vendor to convey the undivided impartible proportionate share and interest of the land in favour of such nominee/ nominees, purchaser/purchasers of the developer, without any claim or demand of consideration money as would be paid by the purchaser/ purchasers to the Developer and the developer shall join in such Deed of conveyance/conveyances as the Confirming Party to admit and acknowledge the receipt of the consideration money of the Flat/ Flats of the Developer's allocation.

(16) The Developer shall be entitled to receive, collect appropriator or utilize all booking money, earnest money consideration money from any intending purchaser or purchasers in respect of his allocation in the proposed building without creating any liability upon the Land Owner

towards the refund of such consideration money or against any third party claim.

(17) The Land Owner shall sign, execute and register a General Power of Attorney in favour of the Developer so that the Developer may do all such acts, deeds and things as would be required and necessary for the purpose of Development of the said property and also to sell any flat or flats of the Developer's allocation to any intending purchaser/ Purchasers and also to take advance money, booking money, consideration money from the prospective purchaser or purchasers in respect of the developer's allocation and also to execute and register necessary Deed of conveyance in favour of the prospective purchaser/ purchasers in respect of the Developer's allocation.

(18) The Land Owner shall have right and liberty to use the owner's allocation and the common parts of the building along with other co-owners of the property jointly.

(19) That after completion of the project in all manners and after delivery of possession of the owners' allocation as well as Developer's allocation in the proposed project an Association of owners will be formed to run and maintain the day to day affairs of the said projects.

(20) The Land Owner with execution of these presents handover to the Developer all Original Deeds and documents in respect of the said property on acknowledgement from Developer.

SCHEDULE "A" REFERRED TO

ALL THAT piece and parcel of land measuring more or less 3 (Three) Cottahs, together with 100 square feet tiles shed structure being scheme plot No."E" lying and situated of Mouza Nayabad,, J.L. No.25 under Collectorate Touji No.56, R.S. No.3 under Khatian No.104 and khanda Khatian No.147/1, comprised in R.S. Dag No.90, within the Police - Previously Kasba, now Purba Jadavpur, District - South 24-Parganas, within the municipal limits of the Kolkata Municipal Corporation ward No.109, being Premises No. 2573, Nayabad, Kolkata - 700094. Which is butted and bounded by:-

ON THE NORTH	: Land of same Dag, Plot No.D
ON THE SOUTH	: Land of same Dag, Plot No.F, Premises No.2574
ON THE EAST	: 16 Wide Road
ON THE WEST	: Land of same Dag, (Tara Sankar Mukherjee & Adhir Das)

SCHEDULE "B" REFERRED TO

(OWNERS' ALLOCATION)

ALL THAT 50% of the built up area of the Flat in favour of Land Owner which will be allocated in the entire Second floor, a self contained flat 50% on the 3rd floor North-East portion and 50% Car Parking space in the

ground floor of the new G+3 storied residential building together with the Undivided proportionate share & interest in the land underneath the said Premises No. 2573, Nayabad, Kolkata – 700094.

SCHEDULE "C" REFERRE3D TO

(DEVELOPER'S ALLOCATION)

ALL THAT the 50% constructed area of the building (save and except the owner's allocation as mentioned in the Schedule B) which will be allocated in the entire First floor, a self contained flat on the 3rd floor South-East portion and remaining 50% of the car parking space in the Ground floor (except Owner's allocation) together with undivided proportionate share and interest in the land underneath the said new building and all common rights and facilities attached to the said Premises No. 2573, Nayabad, Kolkata – 700094.

SCHEDULE "D" REFFERED TO

COMMON AREAS AND FACILITIES

ALL THAT the following portions shall be treated as common areas and facilities:-

1. Stair, Staircase, Stair landings on all the floors and stair room.

2. Common Passage
3. Drainage system.
4. Roof of the said building and roof parapet.
5. Water reservoir, water pipes and other common plumbing installation including water meters if any and all electrical installation.
6. Sewerage system with fittings.
7. Boundary wall and entrance gate.
8. Such other common parts, equipments, installations, fixtures, and spaces within the said building which are necessary for passage to the user and occupancy of the unit in common.
9. The foundation, columns, girders, beams, supporting main walls, the main gate of the premises and the passage leading to the building and the staircase.
10. The installation for common service such as the drainage system in the premises, water supply arrangement in the premises, eclectic connection and telephone connection to the premises.
11. Reservoir in the Ground Floor and the Top Floor of the building, pump, motor, pipes.
12. Lift capacity 272kg 4 Persons

IN WITNESS WHEREOF the parties hereunto put their respective hands on the day, month and year first above written.

SIGNED. SEALED & DELIVERED

In the Presence of:

WITNESSES:

1. *25/12/19*
1342 *over*
20/12/19

Ratneswar Ghosh
SIGNATURE OF THE LAND OWNER

2. *Prasanta Pradip Paul*
D/68 Rangach.
P.O. - Naktala
Kol - 700047

Satish Kumar
SIGNATURE OF THE DEVELOPER

Drafted by

Debnath Saha
WB/105/1197
Debnath Saha

Advocate

Alipore Judges' Court,

SPECIFICATION**General**

: The Building shall be R.C.C,

Framed structure as per the design of the

Architect and engineer, (Diploma/ Degree Holder).

Excavation

: Earth work in excavation of foundation trenches or drains in all sorts of soil including removing, spreading or stacking the spoils as directed and including trimming the sides of trenches, leveling, dressing and ramming the bottom, bailing out water etc. as required complete. Design of Septic Tank will be done on the basis of No. of users (4 No) per flat @ $\frac{1}{2}$ Cft per user.

Earth filling

: Earth work in filling in foundation, Trenches, plinth etc. with good earth in layers not exceeding 6" at a time Including watering and ramming etc. layer by layer complete.

Foundation Bedding

: P.C.C(1:3:6) 3" thick in leveling course For foundation bedding.

R.C.C. Work

: Providing and laying concrete mix (1:1

$\frac{1}{2} : 3/1 : 2:4$ with reinforcement as per design in foundation, tie-beams, lintels, columns floor beams, floor slabs, stair case, Chajja, drop wall etc. Over Brick flat Soling.

Brick Wall

: All exterior brick work shall be 8" thick with bricks of approved quality No.1 pick and C.M. (1:5). All partition walls shall be 5" thick with bricks without plaster of approved quality and C.M (1:3), Flooring bedding: P.C.C (1: 3: 6) floor bedding, 4" thick (ave over 3" brick flat soling at ground floor.

Floor Finish, Skirting,

: 1. Marble/Tiles floor – 2'x2'-2'x3' floor and 4" high skirting in all the rooms 3 feet high glazed tiles will be provided over cooking platform in kitchen

a) In toilets floor water tight will be marble with 6'-0"high glazed tiles

Plaster

The outside of the building will have plaster $\frac{3}{4}$ "thick [average] whereas the inside plaster will be $\frac{1}{2}$ " thick [average] with wall putty finishing

Door and Windows

1) Main entrance door

front

- (a) Commercial flush door and polished in side and painted in back side.
- b) wood door frame as approved by the Architect/ Engineer will be provided.
- c) 8" long aluminum tower bolt from inside
- d) Telescopic peephole - one no.
- e) Electric calling bell point.
- f) One handle from outside.
- g) 3 Nos. 4" hinge.

2) Other Doors:

- a) Commercial flush door, primer with paints both sides.
- b) Sal wood frame as per the design of the Architect.
- c) Aluminum tower bolt 6" long from inside.
- d) Two nos. brass ring from outside.

3. Windows:-

- a) Aluminum panel window.
- b) All windows shall have tinted glass.
- c) The windows of toilets shall have transience glass.
- d) All windows will be provided with M.S. Grill 10 mm square bar

White wash & colour wash : The building shall be painted externally with weather coat. The inside of the building shall have plaster of paris on surface.

Toilet & Kitchen

- : 1) One common toilet:-
- a) One European type commode.
- b) One shower.
- c) One 20'x16' white basin.
- d) Two taps.
- e) Geyser Line.

2) Kitchen:-

- a) One kitchen sinks with tap.
- b) One cooking slab with black Marble will be provided as per drawing by the Architect/ Engineer.
- c) Steel sink.
- 2) Cabin for electricity meters as per drawing.

Roof

: 1) I.P. of approved quality will be providing over the roof (minimum 1½ with sika.

2) 3'-6' high parapet wall will be provided all around the roof.

3) P.V.C. rain water pipe for proper drainage of water from roof.

Electrical Installation

: 1) Separate electric meter for each flat [own cost] I.S.I mark.

2) 2 light points, 2 fan points and a 5 Amps plug point in bed room D/D.

3) One fan point, 2 light points and a 5 Amps, Plug point in bed rooms and geyser.

4) Two light point, each in toilet / W.C. a 5 amp plug point, one exhaust fan point.

5) Kitchen - 2 light point, one plug (5Amps) one 15 amps plug extra

6) One plug for refrigerator, washing machine, chimney and micro oven 15 amp.

7) All wiring will be Phinolex /Havel /Anchor.

15 amp 2.5 mm (Main) + Earthing 0.75 mm wire.

A.C 4mm wire, Meter to D.P Box 4.0 mm wire, light & fan point 1.00mm wire.

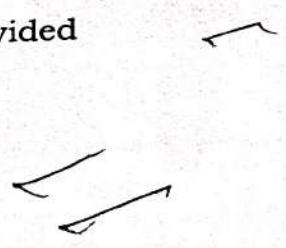
Water Supply

:1.R.C.C. over head reservoir will be provided at the stair roof as per design,

2. Suitable electrical submersible pump with motor will be installed at ground floor to deliver water to overhead reservoir from the underground reservoir connected with corporation water line.

LIFT.


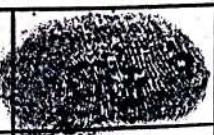









4 Persons lift will be provided



		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					












Name

Signature

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name ... RATNESHWAR GHOSH ...

Signature ... Ratneshwar Ghosh ...

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name

Signature ... Subhas Das ...

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Name

Signature

Major Information of the Deed

Deed No.:	I-1603-02163/2023	Date of Registration	15/02/2023
Query No./ Year	1603-2000391687/2023	Office where deed is registered	
Query Date	13/02/2023 6:51:59 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	JAYANTA MONDAL Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980417310, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 53,25,000/-	Rs. 54,26,999/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2573, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	53,00,000/-	53,99,999/-	Width of Approach Road: 16 Ft.,
				4.95Dec	53,00,000 /-	53,99,999 /-	
Grand Total :							

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	25,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	25,000 /-	27,000 /-	



Lord Details :

Name Address Photo Finger print and Signature			
No	Name	Photo	Signature
1	Mr Ratneswar Ghosh Son of Late Haripada Ghosh Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office	 15/02/2023	 LTI 15/02/2023
2576,nayabad Avenue, City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: Adxxxxxx6h, Aadhaar No: 67xxxxxxxx5185, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office			

Developer Details :

Name Address Photo Finger print and Signature	
Sl No	
1	S.D.CONSTRUCTION 8/50, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: Adxxxxxx9k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name Address Photo Finger print and Signature			
Sl No	Name	Photo	Signature
1	Mr Subhas Dutta (Presentant) Son of Late Basudev Dutta Date of Execution - 15/02/2023, , Admitted by: Self, Date of Admission: 15/02/2023, Place of Admission of Execution: Office	 Feb 15 2023 1:18PM	 LTI 15/02/2023
3/8A, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Adxxxxxx9k, Aadhaar No: 64xxxxxxxx6947 Status : Representative, Representative of : S.D.CONSTRUCTION (as Sole proprietor)			

Transfer Details :

Jayanta Mondal
 Son of Late Sanat Kumar Mondal
 Alipore Judges Court, City:- , P.O:-
 Alipore, P.S:-Alipore, District:-South 24-
 Parganas, West Bengal, India, PIN:-
 700027

Photo



Finger Print



Signature

Jayanta Mondal

15/02/2023

15/02/2023

15/02/2023

Identifier Of Mr Ratneswar Ghosh, Mr Subhas Dutta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ratneswar Ghosh	S.D.CONSTRUCTION-4.95 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Ratneswar Ghosh	S.D.CONSTRUCTION-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160302163 / 2023

15-02-2023

Certificate of Admissibility (Rule 43 W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (a) of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 46(1) W.B. Registration Rules 1962)

Presented for registration at 12:47 hrs on 15-02-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Subhas Dutta .

Certificate of Market Value (WB/PUV/ rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 54,26,999/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 15/02/2023 by Mr Ratneswar Ghosh, Son of Late Haripada Ghosh, 2576, nayabad Avenue, P.O: Panchasayar, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Retired Person

Indetified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 15-02-2023 by Mr Subhas Dutta, Sole proprietor, S.D.CONSTRUCTION (Sole Proprietorship), 8/50, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/02/2023 9:52PM with Govt. Ref. No: 192022230295684788 on 14-02-2023, Amount Rs: 21/-, Bank: SBI
EPay (SBIEPay), Ref. No. 9724463864717 on 14-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 50.00/-
by online = Rs 6,970/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no`2286, Amount: Rs.50.00/-, Date of Purchase: 13/02/2023, Vendor name: A K Samajpati
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/02/2023 9:52PM with Govt. Ref. No: 192022230295684788 on 14-02-2023, Amount Rs: 6,970/-, Bank: SBI
EPay (SBIEPay), Ref. No. 9724463864717 on 14-02-2023, Head of Account 0030-02-103-003-02

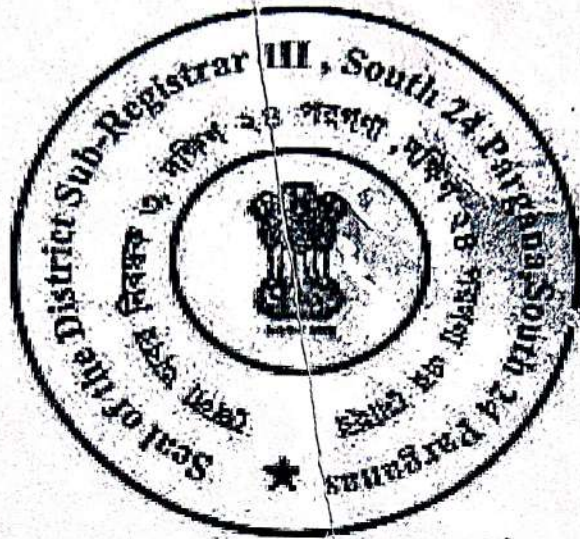


Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1603-2023, Page from 83939 to 83966
being No 160302163 for the year 2023.**



Shan

Digitally signed by Debasish Dhar
Date: 2023.02.23 11:28:56 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2023/02/23 11:28:56 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)