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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 204006

Certified that the document is admitted to registration. The signature sheets and the endorsement sheet attached with the document are the property of the...

**DEVELOPMENT AGREEMENT
&
POWER OF ATTORNEY**

District Sub-Register-141
Alipore, South 24-parganas.

7 FEB 2025

THIS DEED OF DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY made on this 07TH. day of February '2025 (two thousand twenty-five)

BETWEEN

7/2/25
2/359/255/25

(1) **SMT. SWATI CHAKRABORTY (PAN-AEUPC7029P)** wife of Sri Saktimay Chakraborty, by religion - Hinduism, by occupation - Housewife, residing at 43/3/2, Baishnabghata Road, P.S - Netajinagar, Kolkata - 700047 in the District of South 24-Parganas (2) **SRI INDRANIL CHATTERJEE (PAN-AFBPC3517N)** son of Late Asit Kumar Chatterjee, by religion - Hinduism, by occupation - Business, residing at 18A, Baishnabghata Lane, P.S - Netajinagar, Kolkata - 700047 in the District of South 24-Parganas (3) **SMT. SASWATI RAHA (PAN-AKLPP6092J)** wife of Late Sudip Raha, aged about 55 years, by religion - Hinduism, by occupation - Housewife, residing at B-5, Laxminarayan Colony, Police Station - Netajinagar, Kolkata - 700 047 in the District of South 24-Parganas(W.B) hereinafter called and referred to as the **OWNERS** (which term or expression unless excluded by of repugnant to the subject or context be deemed to include their heirs, executors, legal representatives, administrators and assigns) of the **ONE PART.**

AND

m/s. TARMAA CONSTRUCTION a proprietorship firm having its regd. office at 72, Vivek Park (Postal E/51, Kalachandpara), P.S - Banskroni, Kolkata - 700 084 in the District of South 24-Parganas represented by its sole proprietor **SMT ANISHA PAUL (PAN-AHGPR6782B)** wife of Late Goutam Paul, by religion - Hinduism (Indian Nationality), by occupation - Business, residing at 72, Vivek

Park (Postal E/51, Kalachandpara), P.S – Bansdroni, Kolkata – 700 084 in the District of South 24-Parganas hereinafter called and referred to as the **D E V E L O P E R** (which term or expression unless excluded by or repugnant to the subject or context be deemed to include her heirs, executors, legal representatives, administrators and assigns) of the **OTHER PART**.

W H E R E A S the executants/1st.party (1) **SMT. SWATI CHAKRABORTY** (2) **SRI INDRANIL CHATTERJEE** (3) **SMT. SASWATI RAHA** herein are the joint sole/absolute legal heirs of Latika Debi alias Lily Chottopadhyay as per Indian Succession Act.1956 as well as owners by mutation of their names in The Kolkata Municipal Corporation (Assesment Collection @ Tolly Tax Department) of all that piece and parcel of land measuring a little bit more or less 04 cottah 00 chittaks 00 sft. situated at C.S Khatian No.308, C.S.Plot No.252(P) & 253(P) in Mouza - Baishnabghata, J.L.No.28 in the District of South 24-Parganas, Police Station – formerly Tollygunj thereafter Jadavpur now Netajinagar, Addl. District Sub-Registry Office at Alipore within the area of Ward No.100 of The Kolkata Municipal Corporation Premises No.18A, Baishnabghata Lane (Assessee No.21-100-02-0031-5) by virtue of Indenture duly registered at Sub-Registrar Alipore, Sadar dated 26/12/1957 in the name of Latika Debi alias Lily Chottopadhyay from the then owner vide Book No.I, Volume No.161, Pages 174 To 176, Being No.9971 for the

year 1957 without any interference from others and free from all encumbrances along with ingress & egress right there to more fully described in the SCHEDULE hereunder written.

AND WHEREAS in persuasion with verbal discussion on this 16th day of November '2023 with an intention to develop the said land/premises by raising building thereon the developer has approached to the owners and both the parties has agreed to such proposal for their mutual benefit and entered into Deed of Agreement for Development & Power of Attorney with the terms and conditions which duly registered and entered vide Book No.I, Volume No.1630-2021, Pages from 192015 to 192052, Being No.163005097 for the year 2021 & Book No.I, Volume No.1630-2021, Pages from 192053 to 192084, Being No.163005099 for the year 2021 at Office of the D.S.R-V, South 24-Parganas dated 16/12/2022 respectively.

AND WHEREAS during execution of construction after sanctioned building permit vide B.P No.2022100060 dated 17/06/2022 the Developer **GOUTAM PAUL** proprietor of m/s. **TA RA MAA CONSTRUCTION** died on 17/06/2024 leaving behind his legal heirs and successors-in-interest namely **Sankarnath Paul (father) & Anisha Paul (wife)** as per **Hindu Succession Act.1956** which duly declared by an **Affidavit before the Ld. Judicial Magistrate (1st.Class)** at **Alipore, South 24-Parganas** and subsequently

Sankarnath Paul (father of deceased Goutam Paul) gifted his undivided 50% share of **m/s. TA RA MAA CONSTRUCTION** firm to his daughter in Law **SMT ANISHA PAUL** (wife of Goutam paul since deceased) by **DEED of GIFT** duly registered & entered vide Book No.I, Volume No.1603-2024, Pages from 560054 to 560071, Being No.160321707 for the year 2024 at Office of the D.S.R-III, South 24-Parganas dated 20/12/2024.

AND WHEREAS ANISHA PAUL became 100% proprietorship of **m/s. TA RA MAA CONSTRUCTION** obtained Certificate of Establishment (Trade License) in her name as proprietor from The Kolkata Municipal Corporation (License Deptt,) and approached to the owners of 1st. Part . It has been agreed by the parties hereto that to achieve by completion of project each of the parties shall perform their part of the contract in the following manner:.

OWNERS shall

- a) allow the Developer to complete the incomplete project being known as Premises No.18A, Baishnabghata Lane (Assessee No.21-100-02-0031-5) within The Kolkata Municipal Corporation in Ward No.100 of Borough No.X, Kolkata - 700047 more fully described in the schedule below.

- b) though have already delivered the original copy of Title Deed and photo all other documents to establish good and marketable title in respect of the said land to the developer and undertakes to provide all requisitions to be made by the developer.
- c) allow the developer to put her signatures in all forms, applications, petition and appear before the office of The Kolkata Municipal Corporation(Assessment/Building/Water Supply/Tube Well/ Drainage/License dept. etc.), Kolkata Telephone, Calcutta Electric Supply Corporation and to execute and present for registration of all Deeds of Declaration which may be required by the developer for sanction/modification/regularization of the plan of the proposed building and appear or be personally present in the office of The Kolkata Municipal Corporation if required.
- d) for the purpose of obtaining tax clearance certificate, amalgamation mutation and for clearing all impositions, taxes, levies etc. in respect of the said premises the developer shall be bound to pay a consolidated amount to the appropriate authority up to the time of completion certificate from the K.M.C consolidated amount to the developer once for all.
- e) allow the developer to put her signature/consent in all agreements for sale to be entered into in between the developer and the intending purchaser/s in respect of undivided proportionate

share of land together with developer's allocation without claiming any consideration for the same.

f) execute one registered development power of attorney appointing the developer to sell, gift, mortgage and execute deed of conveyance/s in favor of the intending purchaser/s in respect of the developer's allocation in the proposed building except owner's allocation.

g) not obstruct or cause any disturbances in the matter of raising construction of the proposed building by the Developer at her cost and initiative subject to fulfillment of the other consideration & terms of this development agreement.

DEVELOPER shall

a) after execution of this Agreement obtain tax clearance certificate and House Drainage from KMC and separate Electric Meter Connection from CESC at her owned cost and initiative & the expenses in regard to development by construction of wall, sewerage facilities etc. have to be borne by the developer.

- b) The developer should pay to the owners as balance forfeited money of Rs.6,00,000.00 (six lakh) as written in Schedule'B'.
- c) have right to enter into agreement for sale or the flats and spaces together with undivided proportionate share of the land from developer allocation of the constructed area of G+III storied building (50%) to the intending purchaser/s upon receipt of the entire consideration or part thereof.
- d) remain liable for the quality of construction and payment to the suppliers and money / moneys to be received from the intending purchaser/s.
- e) have to deliver the owner's allocation as mentioned in the **SCHEDULE (B)** below within 06 (six) month from the date of execution of this instrument along with completion certificate.
- f) not be entitled to sell the owner's allocation to others in any way.
- g) submit a work schedule plan showing the programme of tentative the completion stage by stage within the said period of 06 (six) month and copy of architectural plan of the proposed building to the landowners.

h) remain liable to remove or settle all disputes with the suppliers or local problems or legal matters if any at her own initiative.

i) shall use the same materials/fittings for developing and completing the owner's allocation as being used by the developer in the developer's allocation (except if any intending purchaser change at their own cost & expenses).

**IT IS HEREIN AGREED BY BOTH THE PARTIES
that :**

i. the owner's allocation should be completed as per specification (Schedule'C') annexed hereto but the owners shall have to pay additional amount for every extra work beyond the said specification as per bill to be submitted by the developer. No additional work would be carried out without the written instruction of the owners. It is reciprocally understood and accepted that all the flats or independent residential unit/s to be sold or be handed over to the owner or be gifted or mortgaged to whosoever in future, shall have a neatly organized/ maintained common passage which must lead to direct exit to the road/street without any hindrance caused by anyone at the present or in the future or at all times. It is agreed that the roof right after the

completion of the building will be under enjoyment of the flats owners exclusively.

ii. the owners shall have right to transfer their allocated portion by executing deed of conveyance and for that to enter into agreement for sale/transfer with any intending purchaser/transferee upon receipt of the entire consideration money or part thereof.

iii. the developer shall be responsible & liable for all outstanding of tax dues at KMC & outstanding dues of electric connection at CSEC etc till the completion certificate issued by the KMC and owners allocation are handed over to them in a habitable condition to the satisfaction of the owners. Thereafter the respective owners will be liable to pay the property tax & CESC charges etc towards their respective allocation.

iv. completion of construction of building which will be carried out under the supervision of L.B.S & E.S.E in accordance with sanctioned plan & general & details specifications including materials (type & grade).

The parties hereto along with their respective legal heirs shall remain bound by the terms of this agreement.

AND WHEREAS KNOW BY THESE PRESENT WITNESSETH THAT WE, THE PRINCIPALS herein do hereby nominate, constitute, empower and appoint developer m/s. **TARAMAA CONSTRUCTION** a proprietorship firm having its regd. office at 72, Vivek Park (Postal E/51, Kalachandpara), P.S – Bansdroni, Kolkata – 700 084 in the District of South 24-Parganas represented by its sole proprietor **SMT ANISHA PAUL (PAN-AHGPR6782B)** wife of Late Goutam Paul, by religion – Hinduism (Indian Nationality), by occupation - Business, residing at 72, Vivek Park (Postal E/51, Kalachandpara), P.S – Bansdroni, Kolkata – 700 084 in the District of South 24-Parganas for our true and Lawful Attorney for us in our names and on our behalf to do inter aria the acts deeds and things viz. to do and execute and perform or cause to be done executed or performed all or any of the acts, deeds and things :

1.... To hold and defend possession of the said premises and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying the same or desirous of purchasing the same and also to manage maintaining and administrate the said premises and every part thereof.

2... To demand, recover and receive consideration premium and/or rents, means profits, license fees, damages, electricity charges, service charges, corporation rates and taxes and all other sums or moneys receivable in respect of the said premises or any part thereof any share or shares therein from the occupiers/licensees/purchasers of

the said premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover any sum of money in arrear in respect of the said premises from all or any one or more of the occupants /licensees/purchasers of the said premises or any portion or portion thereof and to raise bills and grant valid receipt and discharge therefore which shall fully exonerate the persons paying such money.

3... To pay all rents and taxes, charges, expenses and other outgoings whatsoever payable for or on account of the said premises or any portion thereof or any undivided share or shares therein and to insure buildings thereon against loss or damages by fire and/or other risks as be deemed necessary and/or desirable by our said attorney and to pay all premium for such insurance.

4... To enter upon the said premises and every part thereof as be desired to view the state or repairs thereof and to require any occupiers/ licensees/purchasers as a result of such view to remedy any want of repairable any nuisance.

5.... To appoint and terminate the appointments of L.B.S/Architect, ESE., GTE & ESR etc. and to get prepared plans for demolition, construction and/or reconstruction of and/or additions and/or alterations to any new or existing building or buildings or structures on the said premises or any portion or portions thereof.

6.... To appear before and execute all formalities by signing & to submit plan & application or notice for construction of building before The Kolkata Municipal Corporation viz. Assessment / Building / Water Supply/Tube-Well/Drainage/Survey/License/Law department and to pay fees etc.

7.... To sign & submit for obtaining sanction building permit/plan and/or modification/regularization of plans & completion certificate and to take delivery of the same and such other orders and permission from the necessary authorities like Kolkata Telephone, WEDCL including The Kolkata Municipal Corporation as to be expedient for sanctioning and/or modification and/or alterations and/or regularized of plans and to sign for submitting the notice/application for getting connection/ installation like electricity meter, water supply, house drainage, telephone, gas connection etc. and also to submit the title deeds concerning the said premises documents as be required by the necessary authorities.

8.... To build upon and development work at the said premises by making construction of building or buildings, thereon and for that to take down demolish structures of whatsoever nature existing thereon or as may be constructed in future.

9.... To appoint any Developer/Contractor/Sub-Contractor for construction work of building thereon and to cancel the same and

engage new contractor to be done by her own discretion as if we do the same personally.

10.... To appear and represent us in any proceedings for fixation of fair rent and/or for any other purpose or purposes before any Court, Rent Controller or other Authority in connection with any matter relating to and/or arising out of the said premises or any part thereof.

11.... To apply for and obtain such certificate, permissions and clearance including certificates and/or permissions under the Act or other law relating to Revenue and/or Land and/or Building both Urban and Rural as may be required for execution and/or Registration of any Sale Deed, Lease Deed, Mortgage Deed or any other documents of transfer concerning the said premises and also to appear before sign and submit all papers and submit all papers and documents and make representations to necessary authorities for getting such certificates and/or permissions.

12.... To demolish the existing structure at the said premises or any part thereof and to do all other allied matters for construction of the said flat/flats upon the said premises as ourselves does if personally present.

13.... To negotiate on terms for and to agree and to sale of the developers allocation flats space/spaces with infra-structures flats and/or proportionate land to be lying or situate with common spaces

and car parking space/spaces/share etc. in the said premises except owners allocation as mentioned in the Indenture (development agreement) to act the purchaser or purchasers either for space, proportionate share of land and/or space with infra-structures/super-structures and/or flat or flats as such price which the said attorney in her absolute discretion thinks proper.

14... To collect the maintenance charges, service charges or whatsoever charges from the Intending Purchaser or Purchasers as they may think fit.

15.... To agree upon and to enter into any Agreement or Agreements for such sale or sales of space or spaces with infrastructures/superstructures or flats with proportionate share of land and/or cancel and repudiate the same except owner allocation as mentioned in Indenture (development agreement)

16.... To receive from the intending purchaser or purchasers any booking money and/or earnest money or advance or advances and also the balance of the purchase money and to give valid receipt and discharges for the developer's allocation this will protect the purchaser or purchasers without seeing the applications of the money.

17.... Upon such receipt as aforesaid in our names to sign and to execute and to deliver any conveyance or conveyances for the selling of developer's allocation including proportionate share of land

and/or flat/flats and/or space with infrastructures/superstructures and/or flat/flats/ space proposed to be constructed and maintenance and easement rights of common areas of car parking space of the proposed selling of space/flat/proportionate share of land in favor of the purchaser or purchasers or their nominee or nominees by our said lawful attorney also join as vendors in the conveyance or conveyances of the proposed sale and if the said attorney receipt and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money from the intending purchaser/s in our names be treated as receipt of our personally and respectively from the intending purchaser or purchasers save and except our allocation as mentioned in the Indenture (development agreement) made between the parties.

18.... To sign and execute all other deeds, instruments and assurances which they shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for fully and effectually conveying the side proportionate share of land, flat/flats, flat/space together with the easement right of the common passage as ourselves could do if personally present.

19.... To prepare, sign, execute, submit, enter into modify, cancel, alter, draw, approve, present for registration and admit registration of all papers, documents, deeds, contractors agreement, conveyance, rectification deeds, declaration, affidavit, applications, consent and other documents as may in any way be required to be so done for or in connection with all or any of the powers herein contained

including sale, mortgage, assignment, tenancies and/or leave and license permissions of the said premises and every or any part thereof and termination of all contracts rights of occupancy user and/or enjoyment by any person or persons whatsoever and also in connection with observing fulfilling and performing all the terms, conditions and covenants on our part to be observed fulfilled and performed under the said agreement.

20.... To commence, prosecute, enforce, defend answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said premises in which we are now or may hereafter be interested or concerned and also if think fit to give evidence and enter into compromise refer to arbitration, abandon, submit to judgment or become non-suite in any such action or proceedings as aforesaid before any Court (civil or criminal or revenue including the rent controller, District Court and Lower Courts) with our interest.

21.... To sign, declare, verify and affirm plaint, written statements, petition, consent petition, affidavit and vokalatnama, warrant of attorney, memorandum of appeal or any other document or paper in respect of the said premises or connected with any of the matters aforesaid.

- 22.... To receive any payment and/or deposit all monies including the Court Fees, Stamp Duty and Registration Fees receive refunds and to receive and grant, valid, receipts and discharge in respect thereof.
- 23.... For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Advocates and/or debt collecting or other agents.
- 24... To institute conduct and defend all proceedings for acquisition and/or requisition in respect of the said premises or any part thereof and to receive compensation payable in respect thereof and also to grant valid receipts and discharge thereof.
- 25... To appear and represent us before all authorities to make commitments and to give undertakings as to be required for all or any of the purpose herein contained.
- 26... To appear before The Kolkata Municipal Corporation and/or other authorities regarding the tax assessment or in any other way relating to the said premises or any portion thereof or any undivided share or share thereof.
- 27... To register the building or buildings constructed on the said premises under the West Bengal Apartment Ownership Act 1972.

28.... To observe fulfill and perform all the terms, conditions and obligations on our part to be observed fulfilled and performed under the any Agreement for sale and to exercise all my right therein.

29.... To appoint and terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities' hereinabove contained.

30... To receive loan either on behalf of himself and/or on behalf of her nominees or allow the nominee or nominees to receive loan from any financial institution and any Government or Bank or other authorities for the purpose of raising construction of building in the said premises except owners' allocation described in the schedule of development agreement on the terms and conditions and covenants or choice which deem fit and proper but for the said amount neither we nor our property or allocation will be liable for the same.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercising of the authorities herein contained which we could have lawfully done under our own hands and seal if we personally present.

A N D we do hereby agree to ratify and confirm to all and whatsoever our said attorney have done or shall lawfully do or cause to be done in or about the premises and aforesaid hereinafter. ↙

SCHEDULE
(A)
description of the property

ALL THAT all that piece and parcel of land measuring a little bit more or less 04 cottah 00 chittaks 00 sft. situated at C.S Khatian No.308, C.S.Plot No.252(P) & 253(P) in Mouza - Baishnabghata, J.L.No.28 Police Station – formerly Tollygunj thereafter Jadavpur now Netajinagar in the District of South 24-Parganas under Addl. District Sub-Registry Office at Alipore within the limit of Ward No.100 of The Kolkata Municipal Corporation (Borough No.X) being Premises No.18A, Baishnabghata Lane (Assessee No.21-100-02-0031-5), Kolkata – 700047 demarcated by boundary wall & under construction building thereon without any interference from others and free from all encumbrances along with ingress & egress right thereto and the entire property is butted & bounded by

ON THE NORTH : 18/C, Baishnabghata Lane.
ON THE SOUTH : Baishnabghata Road.
ON THE EAST : Baishnabghata Lane.
ON THE WEST : Baishnabghata Road.

**SCHEDULE
(B)
description of the owner's allocation**

Owners shall get 50% of sanctioned / constructed area out of which (i) 50% area of Gr. Floor including i.e 1 BHK Tenanted rehabilitated Flat (south/west corner) 350 sft. & Car Parking Space (northern side) (ii) entire 1st.floor @2 Nos. 2BHK Flat (iii) 50% area of 3rd. Floor (1 No. 2BHK Flat i.e north/east) respectively along Rs.6,00,000.00 to be paid at the time at the time of hand over peaceful vacant possession of the 50% of owners allocation with undivided proportionate share in the land and shall have right to use and enjoy the common area and facilities to be provided at the said premises .

**SCHEDULE
(C)
description of the specification**

BUILDING - R.C.C. frame structure building with Lift installation & t
Elevation treatment.

WALLS - Brick masonry walls both sides and cement plaster
outside surface cement base primer with weather coat paint and inside
plaster with paris/putti.

WINDOWS - All the windows will be of aluminium frame with glass fitted including steel grill.

DOORS - Sal wood frame and all doors will be commercial flush type of reputed company with paints.

FLOORING - Marble/Vitrified flooring.

KITCHEN - Platform topped with Granite stone and sink with 2'-6" height dado in glaze tiles with Marble/floor tiles flooring.

TOILETS - Two toilets - english type with 1 no. wash basin, shower and flooring with Marble/floor tiles and dado with glaze tiles upto door level.

ELECTRIC - Full concealed wiring with required number of points of light, fan, calling bell and plug.



IN WITNESS WHEREOF the parties hereto have set hereunto and subscribed their respective hands and seals on the day month and year first above written.

SIGNED, SEALED & DELIVERED
by the parties at Kolkata In the presence of :-

1. Soumitra Bhattacharya
15A, Basuabghata Lane
Garia, Kolkata-700047.

Swati Chakraborty.

Indranil Chatterjee,

Susmita Raha.

2. Saktimay Chakraborty
43/3/2 Basuabghata Lane
RCC, Kolkata-700047

SIGNATURE OF THE OWNERS

M/S TARA MAA CONSTRUCTION

Anusha Paul,

SIGNATURE OF DEVELOPER

**Drafted and Prepared
in my office :**

Ratan B. Datta
Advocate
WB/277/83
Chhipra Criminal Court
Kolkata - 27

✓
✓



Swati Chakraborty

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SWATI CHAKRABORTY

Signature



Indranil Chatterjee

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name INDRANIL CHATTERJEE

Signature



Saswati Raha

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SASWATI RAHA

Signature



Anisha Paul

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name ANISHA PAUL

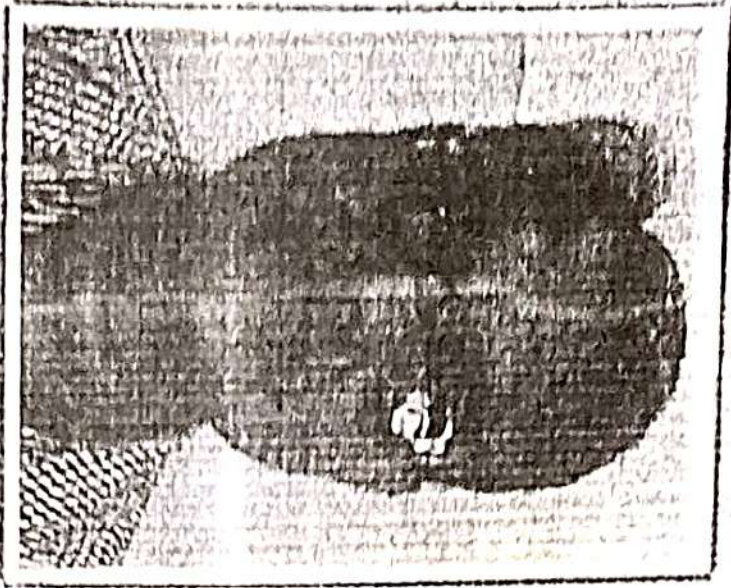
Signature

Issue Date: 05/01/2012



भारत सरकार

Government of India



সৌমিত্র ভট্টাচার্য

Soumitra Bhattacharya

জন্মতারিখ / DOB: 12/02/1960

পুরুষ / Male

5145 8746 1077

মেরা आधार, मेरी पहचान



5145 8746 1077



Major Information of the Deed



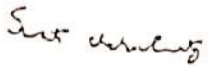
Deed No :	I-1603-02344/2025	Date of Registration	07/02/2025
Query No / Year	1603-2000359255/2025	Office where deed is registered	
Query Date	05/02/2025 9:19:15 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SOUMITRA BHATTACHARYA 15A, BAISHNABGHATA LANE, GARIA, KOLKATA, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700047, Mobile No. : 9883155092, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4305] Other than immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 1/-	Market Value	Rs. 45,59,999/-
Stamp duty Paid(SD)	Rs. 7.070/- (Article:48(g))	Registration Fee Paid	Rs. 60/- (Article E, E, E)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Lane, Premises No: 18A, Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha	1/-	45,59,999/-	Width of Approach Road: 14 Ft.,
Grand Total :				6.6Dec	1 /-	45,59,999 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt SWATI CHAKRABORTY Wife of Shri SAKTIMAY CHAKRABORTY Executed by: Self, Date of Execution: 07/02/2025 , Admitted by: Self, Date of Admission: 07/02/2025 ,Place : Office		 Captured	
		07/02/2025	LT1 07/02/2025	07/02/2025

43/3/2, BAISHNABGHATA ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AExxxxxx9P, Aadhaar No: 25xxxxxxxx0096, Status :Individual, Executed by: Self, Date of Execution: 07/02/2025 , Admitted by: Self, Date of Admission: 07/02/2025 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Shri INDRANIL CHATTERJEE Son of Late ASIT KUMAR CHATTERJEE Executed by: Self, Date of Execution: 07/02/2025 , Admitted by: Self, Date of Admission: 07/02/2025 ,Place : Office	 07/02/2025	 Captured LTI 07/02/2025	 07/02/2025

18A, BAISHNABGHATA LANE, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AFxxxxxx7N, Aadhaar No: 60xxxxxxxx1531, Status :Individual, Executed by: Self, Date of Execution: 07/02/2025 , Admitted by: Self, Date of Admission: 07/02/2025 ,Place : Office




3	Name	Photo	Finger Print	Signature
	Smt SASWATI RAHA Wife of Shri SUDIP RAHA Executed by: Self, Date of Execution: 07/02/2025 , Admitted by: Self, Date of Admission: 07/02/2025 ,Place : Office	 07/02/2025	 Captured LTI 07/02/2025	 07/02/2025

B-5, LAXMINARAYAN COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AWxxxxxx5G, Aadhaar No: 72xxxxxxxx1346, Status :Individual, Executed by: Self, Date of Execution: 07/02/2025 , Admitted by: Self, Date of Admission: 07/02/2025 ,Place : Office



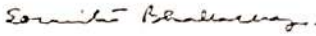
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	TARAMAA CONSTRUCTION 72, VIVEK PARK, City:- , P.O:- BANSDRONI, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AKxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs ANISHA PAUL (Presentant) Daughter of Late RAM KRISHNA BASU ROY Date of Execution - 07/02/2025, , Admitted by: Self, Date of Admission: 07/02/2025, Place of Admission of Execution: Office	Photo  Feb 7 2025 1 21PM	Finger Print  Captured LTI 07/02/2025	Signature  07/02/2025
72, VIVEK PARK, City:- Kolkata, P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AHxxxxxx2B, Aadhaar No: 78xxxxxxxx8790 Status : Representative, Representative of : TARAMAA CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOUMITRA BHATTACHARYA Son of Late SHAMBHUNATH BHATTACHARYA 182, BANSDRONI PLACE, City:- Not Specified, P O - BANSDRONI, P.S:- Bansdroni, District -South 24-Parganas, West Bengal, India, PIN - 700070		 Captured 07/02/2025	 07/02/2025
Identifier Of Smt SWATI CHAKRABORTY, Shri INDRANIL CHATTERJEE, Smt SASWATI RAHA, Mrs ANISHA PAUL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SWATI CHAKRABORTY	TARAMAA CONSTRUCTION-2.2 Dec
2	Shri INDRANIL CHATTERJEE	TARAMAA CONSTRUCTION-2.2 Dec
3	Smt SASWATI RAHA	TARAMAA CONSTRUCTION-2.2 Dec

Endorsement For Deed Number : I - 160302344 / 2025

On 07-02-2025

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13.01 hrs on 07-02-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs ANISHA PAUL ..

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 45,59,999/-

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

Execution is admitted on 07/02/2025 by 1. Smt SWATI CHAKRABORTY, Wife of Shri SAKTIMAY CHAKRABORTY, 43/3/2, BAISHNABGHATA ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Shri INDRANIL CHATTERJEE, Son of Late ASIT KUMAR CHATTERJEE, 18A, BAISHNABGHATA LANE, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 3. Smt SASWATI RAHA, Wife of Shri SUDIP RAHA, B-5, LAXMINARAYAN COLONY, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife

Identified by Mr SOUMITRA BHATTACHARYA, , Son of Late SHAMBHUNATH BHATTACHARYA, 182, BANSDRONI PLACE, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Business

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

Execution is admitted on 07-02-2025 by Mrs ANISHA PAUL, PROPRIETOR, TARMAA CONSTRUCTION (Sole Proprietorship), 72, VIVEK PARK, City:- , P.O:- BANSDRONI, P.S:- Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr SOUMITRA BHATTACHARYA, , Son of Late SHAMBHUNATH BHATTACHARYA, 182, BANSDRONI PLACE, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/02/2025 10:16PM with Govt. Ref. No: 192024250393382558 on 06-02-2025, Amount Rs: 28/-, Bank: SBI EPay (SBIPay), Ref. No. 8694281109955 on 06-02-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2395, Amount: Rs.100.00/-, Date of Purchase: 06/02/2025, Vendor name: T DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/02/2025 10:16PM with Govt. Ref. No: 192024250393382558 on 06-02-2025, Amount Rs: 6,970/-, Bank: SBI EPay (SBIPay), Ref. No. 8694281109955 on 06-02-2025, 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

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Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2025, Page from 64628 to 64658
being No 160302344 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.02.10 18:50:37 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 10/02/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.