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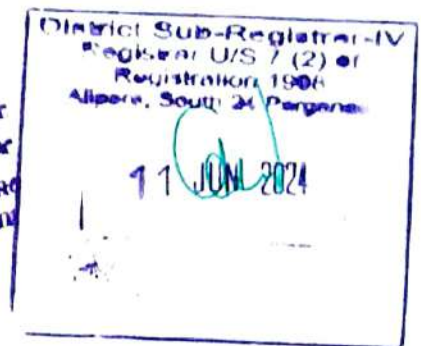


पश्चिम बंगाल WEST BENGAL

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Registration. The registration fees and the
endorsement in stamp attached with the
document are the part of this document.



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 11th day of
June (Two Thousand Twenty Four) 2024.

BETWEEN

(1) MR. SANJAY SAH, D.O.B: 02/01/1974, (PAN : CZBPS0141L,
Aadhaar No. 6198 55775958), son of Mr. Suchit Narayan Sah, by

Religion Hindu, by Nationality- Indian, by occupation Business, residing at Gohi, Barawan Rohtas, Bihar, Pin 821306, and (2) MANOJ KUMAR SAHU, D.O.B: 01.01.1981, (PAN : ASIPS9673D, Aadhaar No. 8083 0705 4115), son Mr. Ramji Sahu, by Religion-Hindu, by Nationality- Indian, by occupation-Business, residing at Masjid Road, Paona Bazar, Imphal,, Imphal West, Manipur, Pin - 795001, hereinafter referred and called the "OWNERS" (which expression shall unless excluded by or repugnant to the context shall deem and include their heirs executors, administrators, legal representatives and assigns) of the ONE PART

A N D

"VASTU REALTORS" (PAN: AAMFV2415Q), a partnership Firm, having its registered office at "ANANYA", M-173, Garia Garden, P.O- Garia, P.S- Narendrapur formerly Sonarpur , Kolkata 700084, in the District - South 24 Parganas, represented by it's partners namely 1. SRI PAWAN KUMAR AGARWAL (PAN: ACWPA3186D), Aadhaar No.6599 3230 0127, son of Late Roshanlal Agarwal, by faith - Hindu, by Nationality-Indian, by occupation-Business, residing at WINDSOR GREEN, 957, Mahamaya Mandir Road, P.O- Garia, P.S-Narendrapur, Kolkata- 700084 and 2. SRI. UMA SHANKAR NAIK (PAN: AEMPNO317F) Aadhaar No. 4750 0146 0669, son of Late Dukhan Sah, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at "ANANYA" Flat -1B, M-173, Garia Garden, P.O- Garia, P.S- Narendrapur, Kolkata- 700084, in the District 24-Parganas (South), hereinafter called and referred to as the DEVELOPER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives, successors in-office and assigns) of the OTHER PART.

WHEREAS

1. one Kalipada Banik was the recorded owner of ALL THAT Danga land measuring about 17 decimals lying under Mouza —

Harinavi, J.L. No.36, comprised in R.S. Dag No.376, R.S. Khatian No.237, under Rajpur Sonarpur Municipality, Police Station -Sonarpur, District-South 24-Parganas. and during his peaceful possession by a registered Deed of Conveyance dated 14th March, 1961 sold conveyed and transferred the said property in favour of Panchu Seikh, The said Deed of Conveyance was duly registered at the office of A.D.S.R Baruiপুর and recorded in Book Noel, Volume No.35, Pages 64 to 66, being Deed No. 1956 for the year 1961.

2. After such purchase said Panchu Seikh sold transferred and conveyed ALL THAT Danga land measuring about 8.5 decimal out of 17 decimal, lying under Mouza Harinavi, J.L. No.36, comprised in R.S. Dag No.376, R.S. Khatian No.237, under Rajpur Sonarpur Municipality, Police Station-Sonarpur, District South 24-Parganas in favour of Karsheth Seikh on 16.06.1975 duly registered at the office of A.D.S.R Sonarpur and recorded in Book No.1, Volume No.44, Pages 168 to 170, being Deed No.2758 for the year 1975.

3. Said Karsheth Seikh sold transferred and conveyed ALL THAT Danga land measuring about 8.5 decimal, lying under Mouza Harinavi, J.L. No.36, comprised in R.S. Dag No.376, R.S. Khatian No.237, under Rajpur Sonarpur Municipality, Police Station — Sonarpur, District-South 24-Parganas in favour of Safar Ali Molla on 12.04.1978 duly registered at the office of District Sub Registrar at Alipore and recorded in Book Noel, Volume No.69, Pages 130 to 134, being Deed No. 1907 for the year 1978.

4. Said Safar Ali Molla sold transferred and conveyed ALL THAT Danga land measuring about 4 Cottah, 14 Chittacks out of 8.5 decimal, lying under Mouza-Harinavi, J.L. No.36, comprised in R.S. Dag No. 376, R.S. Khatian No.237, under Rajpur Sonarpur Municipality, Police Station-Sonarpur, District-South 24-Parganas in favour of Ashim Kumar Chakraborty on 28.12.1983 duly registered at the office of District Sub-Registrar at Alipore

and recorded in Book Noel, Volume No,447, Pages 262 to 269, being Deed No. 17090 for the year 1983.

5. Being need of money for various reasons the said Ashim Kumar Chakraborty sold transferred and conveyed ALL THAT Danga land measuring about 4 Cottah, 14 Chittacks, lying under Mouza - Harinavi, J.L. No.36, Comprised in R.S. Dag No,376, R.S. Khatian No.237, under Rajpur Sonarpur Municipality, Police Station-Sonarpur, District-South 24-Parganas in favour of Rumi Das Gupta on 16.09.1994 duly registered in the A.D.S.R. office at Sonarpur and recorded in Book No.1, Volume No,80, Pages 370 to 376, being deed No.5517 for the year 1994 and after such purchase said Rumi Das Gupta mutated her name in the records of the Rajpur Sonarpur Municipality vide Holding No.6, having its Assessee No 104302126888 (Old No.90525) Street- M.N. Roy Road and paying tax regularly, Subsequently she converted the nature of the said land from Danga to Bastu vide letter/Memo No. 41/Conv/4018/BLR- SNP/22 dated 21.10,2022 with effect from 20.10.2022 and also mutated her name in the B.L. & L.R.O. Office and recorded her name in L,R, Dag No,376, L.R.O Khatian No.3238 and paying Tax Regularly.

6. Said Rumi Das Gupta while seized and possessed the said property being the vendor sold conveyed and transferred the said ALL THAT the bastu land measuring are the owners the total land measuring 4 Cottah, 14 Chittacks, lying under Mouza - Harinavi, J.L.No.36, Touzi N00109, Revenue Survey No. 14, comprised in R.S and L.R Dag No.376, R.S Khatian No.237 and L,R. Khatian No,3238, under Rajpur Sonarpur Municipality, Ward No. 18, Holding No.6, Street : M.N. Roy Road, Police Station — Sonarpur, District-South 24-Parganas dated 27/09/2023 in favour of the present owners 1) MR. SANJAY SAH and 2) MANOJ KUMAR SAHU duly registered in the D.S.R-III, Alipur and recorded in Book No. 1, Volume No. 1603-2023, Pages 398923 to 398944, being No.160314972 for the year 2023.

occupation- Business, No.1 residing at WINDSOR GREENS, 957, Mahamaya Mandir Road, P.O-Garia, Police Station-Narendrapur, Kolkata-700 084 and No.2 residing at ANANYA, Flat No. 1B, M-173, Garia Garden, P.O-Garia, Police Station-Narendrapur, Kolkata-700084, having its office at "ANANYA", M-173, Garia Garden, P.O-Garia, Kolkata-700084, hereinafter called and referred to as the DEVELOPER

1.3 PROPERTY shall mean ALL THAT the bastu land measuring are the owners the total land measuring 4Cottah, 14 Chittacks, lying under Mouza-Harinavi, J.L, No.36, Touzi No. 109, Revenue Survey No . 14, comprised in R.S. and L.RO Dag No.376, R,s, Khatian No.237 and L,R. Khatian No,3238, under Rajpur Sonarpur Municipality, Ward No. 18, Holding No.6, Street : M.N. Roy Road, Police Station-Sonarpur, District- South 24-Parganas more fully described in the FIRST SCHEDULE written hereunder.

1.4 BUILDING Shall mean shall mean the new building or buildings to be constructed on the said premises with the maximum floor area Ratio (FAR) available or permissible under the Rajpur Sonarpur Municipality New Building Rules and Regulations and for the time being prevailing as per the plan to be sanctioned by the Rajpur Sonarpur Municipality Building Department on the FIRST SCHEDULE property by the Developer.

1.5 BUILT UP AREA shall mean the total covered area of Flat including proportionate share of corridors, staircases, stair lobbies, caretaker room, Common Toilet of the New Building or Buildings to be constructed at the said premises.

1.6 SUPER BUILT UP AREA shall mean the total constructed area which will include corridors, staircases, passage gateway, walls, water tanks, lobby reservoirs, pump room, meter room caretaker room together of the walls and such other areas used for accommodating common services to the New Building or Buildings to be constructed at the said premises.

1.7 THE PLAN shall mean and include the Plan or Plans, revised plans, elevations, designs, drawings and specifications of the New Building or Buildings as shall be sanctioned by the Rajpur Sonarpur Municipality, Building Department in accordance with law.

1.8 COMMON AREAS Shall include the passage, ways, stair ways, stair case, gates, all rain water pipes, sewerages, fittings, fixtures, manholes, pit, gullies, roof, water pump, over-head tank and boundary wall etc. for common use and enjoyment of common owners of the building without any separate rights of ownership of such areas.

1.9. LAND OWNERS' ALLOCATION in consideration the owners have agreed to grant an exclusive right to the Developer to commercially exploit the said property by construction of the new building at the cost of the Developer. The owners shall be entitled 40% constructed area in residential flats, Car Parking spaces (open and covered) out of sanction F.A.R in the proposed new building more fully described in the SECOND SCHEDULE hereunder written including the right to use of common areas on an equitable basis to be constructed in accordance with sanctioned building plan to be sanctioned by The Rajpur Sonarpur Municipality and also to be constructed by the Developer in accordance with the specification of work.

Be it noted the Developer shall pay to the owner the sum of Rs.2,00,000/- (Rupees two Lakh) only nonrefundable and Rs.6,00,000/- (Rupees Six Lakh) Only the refundable amount in the following manner:-

a) At the time of execution of agreement Rs.2,00,000/- (Rupees Two Lakh) Only as nonrefundable/forfeited amount and Rs.2,00,000/- (Rupees Two Lakh) Only as refundable amount.

b) After sanction building plan a sum of Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand) Only as refundable amount.

c) Balance a sum of Rs. 1,50,000/- (Rupees Lakh Fifty Thousand) Only at the time of possession of owners allocation as refundable amount.

1.10 DEVELOPER'S ALLOCATION shall mean and include the Developer shall be entitled remaining 60% constructed area in residential flats, Car Parking spaces (open and covered) out of sanction F.A.R in the proposed new building together with undivided proportionate share of land, proportionate right, title, interest in the common facilities and amenities including the right to use thereof and also the absolute right on the part of the Developer to enter into agreement for sale, transfer, lease or in any way deal with the same as absolute owners thereof is morefully described in the THIRD SCHEDULE hereunder written.

1.11. ARCHITECT shall mean such person or persons who shall be duly appointed by the Developer for designing and planning of the building and also supervision during continuance of the construction as decided by the Developer.

1.12. Owners being the land owners shall be allotted aforesaid flats and Car Parking spaces fully completed in all respect towards cost of land. The Developer shall be allotted all other flats and remaining Car Parking spaces and other covered spaces together with proportionate share in land in consideration of providing man power expertise supervision and providing cost of construction of the entire building and investment made thereon including all expenses of sanction of Building Plan, electricity, drainage and sewerage.

ARTICLE – II – COMMENCEMENT

2. This agreement shall be deemed to have commence with effect from the 1st date of JUNE' 2024 execution of this agreement.

Mehar K. Vardar Sahar

Dangar Sah

ARTICLE – III – OWNERS' RIGHTS AND REPRESENTATIONS

3.1 The Owners are absolutely seized and possessed of and /or otherwise well and sufficiently entitled to ALL THAT the bastu land measuring 4 Cottah, 14 Chittacks, under Mouza-Harinavi, J.L, No.36, Comprised in R.S and L.R. Dag No.376, R.S Khatian No.237 and L.R. Khatian No.3238, under Rajpur Sonarpur Municipality, Ward No. 18, Holding No.6, Street : M.N. Roy Road, Police Station-Sonarpur, District South 24-Parganas more fully described in the FIRST SCHEDULE written hereunder or in any portion thereof. To construct the said new building the Developer will take all initiative and for such arrangement the owners will assist the Developer as and when required. Moreover, the Owners till this day have not yet entered into any agreement for sale or Joint Venture Agreement with any third party in respect of the said property.

3.2. The said property are free from all encumbrances, charges, liens, lispendents, attachments, trusts, acquisitions, requisitions whatsoever or howsoever of the plan.

3.3 If any defect in title shall be found or if any body shall dispute the title of the Owners in respect of the said property or any suit or action or proceedings shall be initiated regarding the title of the owners in respect of the said property then and in that event, it shall be the responsibility of the Owners to defend such suits, proceedings or actions at their own costs and the owners are hereby further agree to keep the Developer indemnified against all actions, suits, proceedings and costs, charges and expenses.

ARTICLE – IV (DEVELOPER'S RIGHT) :

4.1 The Developer shall arrange to make sanction the building plan from The Rajpur-Sonarpur Municipality after obtaining signature from the owners and/or as constituted attorney of the owners.

4.2. The Developer shall bear all expenditure for obtaining sanction building Plan.

4.3 The owners hereby grant right to the Developer to construct, erect and build upon the said property and shall be able to construct the new building thereon .

4.4. That the Developer here in shall be solely entitled to enter into separate contract or agreement in its name with Building contractor, architects and others for carrying out the development in its risks and cost.

ARTICLE – V – CONSTRUCTION

5.1 In consideration of the owners having agreed to permit the Developer to commercially exploit the said property and to construct, erect, build and complete the said building in accordance with the sanction plan as may be required by the Developer, the Developer has agreed to allocate the owners' allocated space in the said building. The said owners' allocation along with total building shall be constructed and completed with good and standard materials and shall contain all amenities which are normally provided for a decent building for residential purposes.

5.2 That it is hereby also agreed that the Developer shall make all arrangements for installation electricity main connection in the said constructed building but not for the installation of separate electricity meter in the owners' allocated flats and Car Parking space. The owners shall bring the separate Meters for their allocated flats or other areas at their own costs and responsibility and also shall pay the proportionate costs for installation of Transformer in the said premises. Before taking possession of the owners allocated area the owners shall pay T.D.S at the time of execution of agreement as well as after sanctioned building plan and G.S.T as per Govt. rules to the Competent authority.

ARTICLE – VI – PROCEDURE

6.1 That the owners shall render all assistance and co-operation to the developer for mutation and conversion of the said plot of land including others plot of land for obtaining sanction or permission or clearance etc from The Rajpur-Sonarpur Municipality for the said property. And for that the owners agree to grant and /or execute one irrevocable registered General Power of Attorney in favour of the Developer herein to facilitate the construction of the proposed building according to the sanction Building Plan and sign and execute on all papers and documents relating to the said construction and for taking all essential connecting of water, sewerage, drainage etc and to enable the Developer to enter into the agreement for sale of flats and car parking spaces and other spaces together with execution and registration of sale Deed in favour of the purchasers nominated by Developer. In case of death of any of the owner/s, this agreement shall be binding on the heirs and successors of the deceased owners who shall be bound to ratify this agreement and shall execute and register equal Power of Attorney in favour of the Developer, but the Developer shall have full right to act according to these presents.

6.2 The Developer shall sell and transfer the undivided proportionate share in the land underneath the building comprising in the portion of the Developer's portion/ allocation.

6.3 The Developer shall execute the deed of sale as Constituted Attorney of the owner for the Developer's allocation without owners' consent after complying with Clause No.6.2.

6.4 That the Developer will spend all the money for all necessary permissions for the said construction. Subsequent to that of making the plan by the Architect and sanctioned by The Rajpur-Sonarpur Municipality by the Developer shall undertake the constructional work in the said property.

6.5. The Developer shall undertake the construction by the standard materials and the specification of materials has been given in FOURTH SCHEDULE hereunder written and the owners shall not raise any objection or obstruction in respect of the materials to be used in the construction or method of construction and the owners shall not do anything by which the Developer may be restrained from doing or completing the constructional work of the said building in the said property.

6.6 All men and machineries and materials will be supplied by the Developer at its own costs and expenses.

6.7. That the supervision of the construction of building will be undertaken by the Developer and the owners cannot raise any objection for the same without valid reason. All negotiations for the necessary permissions for the construction of the building and also for electric connection, water connection, sewerage system will be done by the Developer as constituted Attorney of the Owners and the Owners cannot raise any objection for the same without valid reason.

6.8 That the Developer shall negotiate the terms and conditions with the intending purchaser/s to sell the Developer's allocation and shall receive the entire consideration money from the intending Purchaser/s of the said flat and car parking space and shall discharge money receipt for the same as a constituted attorney for the owner. It is the absolute discretion of the Developer that the Developer shall nominate and/or select the intending purchaser for the Developer's allocation in the said property. In that event, the owners shall not be liable for any fault acted by Developer and the Developer exclusively shall be liable for the same.

6.9 That for the purpose of execution of Deed of conveyance in favour of the intending purchaser/purchasers and/or its in the

name of the Developer and/or his nominated person/ persons, the cost of construction shall be taken into account with the value of the undivided proportionate share of land comprised in the said property.

6.10 That upon construction/completion of the building, the owners at the request of the Developer shall execute appropriate Sale deeds/ conveyance/ Deed of Assignment in favour of the purchaser/s of the Developer's allocated position in respect of the flats and car parking space and other spaces together with undivided proportionate share in land sold by the Developer or alternatively the Developer shall be entitled to execute and register the said sale Deed on behalf of the owners by virtue of the Power of Attorney granted to the developer.

ARTICLE – VII – POSSESSION AND CONSTRUCTION

7.1 It has been agreed between the owners and the Developer that the construction, erection and completion of the said building shall be completed within 18 (Eighteen) months from the date of obtaining the sanction building plan from The Rajpur-Sonarpur Municipality, If any delay is caused to circumstances beyond control of the Developer in such event the Developer shall be allowed for 6(Six) months period of extension depending upon the progress of the work.

7.2 That the Developer shall on completion of new building, put the Owners in possession of the owner's allocation in complete and habitable condition together with all rights in common specified as common areas and parts and/or facilities in the said building.

7.3 That the Owners shall be entitled to transfer or otherwise deal with the owners' allocation or portion thereof at the sole discretion of the owners. The Developer has exclusively right to

transfer the Developer's allocated portion to the nominated person or persons of the Developer.

7.4. It is expressly agreed and declared that the Developer shall be entitled to receive money of the Developer's allocation in the said building without any formal deed of transfer immediately after possession is made over to the developer of the Developer's allocated portion to be constructed by the Developer for which the owners has no responsibility. The construction of the Owners' allocation shall be done by the Developer for and on behalf of and on account of the owners and the Developer shall be the only acting as Developer on behalf of the Owners.

7.5 The Developer shall be entitled to sell the Developer's allocation as herein-above mentioned together with the undivided proportionate share in the land and shall be entitled to deal with the or dispose of the Developer's allocation in any further authority or permission on the part of the owners and without being required to obtain any such further authority or permission from the Owners.

7.6. All costs, charges and expenses including Architect's fees shall be paid, discharged and borne by he Developer and the owners shall have no liability in this context.

ARTICLE – VIII – BUILDING

8. The Developer shall at its own costs and expenses and without creating any financial or other liabilities on the owners, construct and complete the said building and various units/flats and/or apartment thereto and/or modification shall be made in the owners' allocation with the consent of the owners. The name of the building will be "VASTU PRIME".

ARTICLE – IX – NOTICE OF POSSESSION AND PAYMENT OF TAXES

9.1 After completion of the owners allocation as per building plan the Developer shall issue a letter to the owners at their respective address, on receipt of the above-said letter, the owners shall take possession of the owners' allocation with free from all encumbrances .

9.2 The Developer shall be liable to pay the taxes from the date of taking possession of the FIRST SCHEDULE property till completion of the building and after taking possession FIRST SCHEDULE property, the owners shall pay proportionate share of taxes for their allotted portion's on proportionate share basis from the date of taking possession of their allocated portion and also monthly maintenance charge to the Developer until the society of owners shall be formed.

ARTICLE – X – DUTIES & OBLIGATIONS AND/OR REGISTRATION

10.1 Both the owners and the Developer shall abide by all laws, regulations, bye-laws and rules as imposed by the Government, local bodies and as the case may be the Developer and shall attend answer and be responsible for any deviation and/or breach, of any of the said laws, bye-laws and rules and regulations.

10.2 The owners and the Developer shall keep the interior walls of their allocation clean and harmless including sewer, drains, pipes and other fittings comprised therein.

10.3 As soon as this Agreement shall be signed by the parties, the owners shall hand over possession of the First Schedule property to the Developer and also hand over all the original documents relating to the said property.

10.4 The owners shall not cause any obstruction or throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the Building or in the compound corridors or any other portion of the building.

10.5. The owners shall not create any disturbance, impediments, during the construction of the building and shall not do anything for which the construction work may be stopped or hampered for any reason and if the Developer suffers, stoppage of work and any loss or damage due to any interference made on the part of the owner or any of the owners person or for non-performances of contract or obligations by owners then the owners shall be liable to compensate the said loss to the Developer.

ARTICLE – XI – OWNER'S INDEMNITY

11.1. The Owners hereby agree that the Developer shall be entitled to the said construction including the Developer's allocation and shall enjoy the said allocation without any interference and/or disturbance provided that the Developer perform and fulfill all the terms and conditions herein contained and on its part is to be observed and performed.

ARTICLE – XII – DEVELOPER'S INDEMNITY

12.1 The Developer hereby agrees to keep the owners indemnified against all third party claims and actions arising out of any act or admission of the Developer in or relation to demolition of the said building/structure.

ARTICLE – XIII – MISCELLANEOUS

13.1 The owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the parties

hereto any manner nor shall the parties hereto constituted as an association of persons.

13.2 Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the owners if delivered by hand and duly acknowledged or sent by pre-paid registered post with A/D and shall likewise be deemed to have been served on the Developer if delivered or sent by pre-paid registered post to the Developer at the recorded address.

13.3. The local problem i.e. Political issue, Club, Local People, Subscription, donation or labour problem every liability shall have Developer side.

ARTICLE – XIV – FORCE MAJEURE COURSES

The owner and the Developer hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligation prevented by the existence of force majeure and shall be suspended from the obtaining during duration of the force majeure.

ARTICLE – XV – ARBITRATION

In case of any dispute and difference or question be arisen between the parties hereto with regard to this agreement arising out of the meaning of construction of this agreement or their respective rights and liabilities as per this agreement shall be adjudicated in the proper court

FIRST SCHEDULE ABOVE REFERRED TO
(Description of Land)

ALL THAT the bastu land measuring 4 Cottah 14 Chittacks be the same a little more or less lying under Mouza Harinavi, J.L, No.36, Touzi NO. 109, Revenue Survey No. 14, Comprised in R.S and L.R. Dag No.376, R.S Khatian No.237 and L.R. Khatian No.3238, Within the Limits of The Rajpur Sonarpur Municipality, Ward No. 18, Holding No.6, Street : M.N. Roy Road, Police Station — Sonarpur, District South 24-Parganas, which will be treated as part of this agreement and butted and bounded by :-

ON THE NORTH	: Part of R.S. and L.R.Dag No.376.
ON THE SOUTH	: 20' wide Municipal Road,
ON THE EAST	: <u>Part of R.S. and L.R.Dag No.377.</u>
ON THE WEST	: 6' wide common Passage and Part of R.S. and L.R.Dag No.375.

SECOND SCHEDULE ABOVE REFERRED TO
(LAND OWNERS' ALLOCATION)

The owners shall be entitled 40% constructed area in residential flats, Car Parking spaces (open and covered) in the proposed new building out of sanction F.A.R in the proposed new building including the right to use of common areas on an equitable basis to be constructed in accordance with sanction building plan to be sanctioned by The Rajpur Sonarpur Municipality and also to be constructed by the Developer in accordance with the specification of works as stated in the **FOURTH SCHEDULE** hereunder written.

Be it noted the Developer shall pay to the owners the sum of Rs.2,00,000/- (Rupees Two Lakh) only nonrefundable/forfeited and Rs.6,00,000/- (Rupees Six Lakh) Only the refundable amount in the following manner:-

- a) At the time of execution of agreement Rs.2,00,000/- (Rupees Two Lakh) Only as nonrefundable/forfeited amount and Rs.2,00,000/- (Rupees Two Lakh) Only as refundable amount.
- b) After sanction building plan Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand) Only as refundable amount.
- c) Balance at the time of possession a sum of Rs. 1,50,000/- (Rupees Lakh Fifty Thousand) Only.

THIRD SCHEDULE ABOVE REFERRED TO (DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean and include the Developer shall be entitled remaining 60% constructed area in residential flats, Car Parking spaces (open and covered) in the proposed new building out of sanction F.A.R in the proposed new building together with undivided proportionate share of land, proportionate right, title, interest in the common facilities and amenities including the right to use thereof and also the absolute right on the part of the Developer to enter into agreement for sale, transfer, lease or in any way deal with the same as absolute owners thereof.

FOURTH SCHEDULE ABOVE REFERRED TO
(Specification)

1. Foundation : R.C.C. column base, Column and tie beam Casting 1:2: 3 Mix.
1A. Structure : Frame structure .
2. Bricks Works : Made of first class Bricks; 200 mm thick wall 1:5 cement mortar, 125/75mm thick wall 1:4 cement mortar burnt bricks, (1:6) cement mortar, and H.B. nets in 75mm thick walls.
3. Plastering : All plaster works will be done with approved quality Cement, standard thickness, (1:4) cement sand mortar.
4. Flooring : Floor Tiles
5. Painting : All internal walls cement plastered with Plaster with putty finish. All external walls of weather coat finish. Synthetic primer to steel and wood works.
6. Doors : Flush doors with Commercial Ply and Sal wood frame of standard thickness.
7. Windows : Aluminum Sliding with Grill.
8. Electric Works : Concealed wiring and board with piano switches. In each bed room – 2 light pts, 1 fan pt. & 1 plug pt. In Kitchen cum dining room – 3 light pts., 2 fan pts., 1 plug pt. 1 Fridge pt. and 1 TV pt. In Kitchen 1 light pt. 1 exhaust fan pt & 1 power pt. In Toilet – 1 light pt. 1 Geyser pt. In Verandah-1 light pt. only. Water pump connected with starter switch, security light in common passage and 1 light pt. at each stair-landing will be provided.
9. Water Supply & Sanitary : Water supply will be through necessary fittings from Deep Tube well and overhead water tank with necessary pump fittings. All the water and sanitary works will be done with approved quality PVC pipes and approved quality fittings with Necessary drainage/sewage lines.
10. Toilet : Each toilet with 6' feet high glazed tiled wall and White commode, Shower, PVC white cistern & One white wash basin in toilet only with fittings of standard size and quality.
11. Water Closet : W.C : Wall would be finished gray Tiles up to 6' feet height from the floor with conceal pipe line for water supply provided with white colour Commode with cistern, one water tap and one commode shower.
11. Kitchen : Black stone platform, one steel washing sink, with 2'-6" tiled wall above the cooking platform.

IN WITNESS WHERE OF the parties hereto set and subscribe their hands and seals on the day, month and year first above-written:-
SIGNED, SEALED AND DELIVERED

In presence of :-

WITNESSES:-

1. Subho Maiti
S/o - Buddha Dev Maiti
113/8 U-8, S.B. Rly, North Colony,
Kolkata - 700043

2. Rahul Day
Alipur Judges' Court
Kol 27

Drafted by :-

[Signature]
Advocate, en. No. f1495/1477/78,
Alipur judges' Court
18, Alipur judges' Court, Kol-27,
Cell No. 9433308935,
Computerised by:-

MEMO OF CONSIDERATION

RECEIVED on and from the within named Developer the sum of Rs.4,00,000/-
(Rupees Four Lakh) only as per memo below:-

<u>By</u>	<u>No</u>	<u>Bank Name</u>	<u>Date</u>	<u>Amount</u>
Ch.	962277	SBI, Mahamayatala	11/06/24	Rs.1,00,000/-
In the name of Sanjay Sah				
Ch.	962278	SBI, Mahamayatala	11/06/24	Rs.1,00,000/-
In the name of Manoj Kumar Sahu				
Ch.	962279	SBI, Mahamayatala	11/06/24	Rs. 90,000/-
In the name of Sanjay Sah				
Ch.	962280	SBI, Mahamayatala	11/06/24	Rs. 90,000/-
In the name of Manoj Kumar Sahu				
TDS In the name of Sanjay Sah				Rs. 10,000/-
TDS In the name of Manoj Kumar Sahu				Rs. 10,000/-
Total:				Rs.4,00,000/-

(Rupees Four Lakh)Only

WITNESSES:-

1. Subho Maiti
2. Rahul Day

[Signature]

[Signature]

SIGNATURE OF THE OWNERS

VASTU REALTORS

VASTU REALTORS

[Signature]

[Signature]

Partner

Partner

SIGNATURE OF THE DEVELOPER

[Signature]

[Signature]

SIGNATURE OF THE OWNERS

Thumb 1st finger Middle finger Ring finger Small Finger



Left hand					
Right hand					

Name SANJAY SAH

Signature Sanjay Sah



Left hand					
Right hand					

Name MANOJ KUMAR SAHU

Signature Manoj Kumar Sahu



Left hand					
Right hand					

Name PAWAN KUMAR AGARWAL

Signature Pawan Kumar Agarwal



Left hand					
Right hand					

Name UMA SHANKAR NAIK

Signature Uma Shankar Naik



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2001373315/2024	Office where deed will be registered
Query Date	04/06/2024 7:30:48 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Rahul Das Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8961940256, Status : Solicitor firm	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]	
Set Forth value	Market Value	
	Rs. 32,12,325/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,021/- (Article:48(g))	Rs. 4,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: M.N.ROY ROAD, Mouza: Harinabhi, JI No: 36, Pin Code : 700147

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-376 (RS :-)	LR-3238	Bastu	Bastu	4 Katha 14 Chatak		31,85,325/-	Width of Approach Road: 20 Ft.,
Grand Total :					8.0438Dec	0 /-	31,85,325 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	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	0 /-	27,000 /-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	SANJAY SAH Son of SUCHIT NARAYAN SAH, GOHI, BARAWAN ROHTAS,, City:- Not Specified, P.O:- GOHI, P.S:-ROHTAS, District:-Rohtas, Bihar, India, PIN:- 821306 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: CZxxxxxx1L, Aadhaar No: 61xxxxxxxx5958, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	MANOJ KUMAR SAHU Son of RAMJI SAHU, MASJID ROAD,PAONA BAZAR,, City:- Not Specified, P.O:- IMPHAL, P.S:-IMPHAL, District:-Imphal West, Manipur, India, PIN:- 795001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: ASxxxxxx3D, Aadhaar No: 80xxxxxxxx4115, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	VASTU REALTORS M-173, GARIA GARDEN,, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-2XX3 , PAN No.: AAxxxxxx5Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	PAWAN KU AGARWAL, (Alias Name: Mr PAWAN KUMAR AGARWAL) Son of Late ROSHANLAL AGARWAL, 957, MAHAMAYA MANDIR ROAD,, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: ACxxxxxx6D, Aadhaar No: 65xxxxxxxx0127	VASTU REALTORS (as PARTNER)
2	UMA SHANKAR NAIK Son of Late DUKHAN SAH, M-173, GARIA GARDEN,, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: AExxxxxx7F, Aadhaar No: 47xxxxxxxx0669	VASTU REALTORS (as PARTNER)

Identifier Details :

Name & address
RAHUL DAS Son of N CH DAS ALIPORE JUDGES COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of SANJAY SAH, MANOJ KUMAR SAHU, PAWAN KU AGARWAL, UMA SHANKAR NAIK

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SANJAY SAH	VASTU REALTORS-4.02187 Dec
2	MANOJ KUMAR SAHU	VASTU REALTORS-4.02187 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SANJAY SAH	VASTU REALTORS-50.00000000 Sq Ft
2	MANOJ KUMAR SAHU	VASTU REALTORS-50.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: M.N.ROY ROAD, Mouza: Harinabhi, JI No: 36, Pin Code : 700147

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 376, LR Khatian No:- 3238		Seller is not the recorded Owner as per Applicant.

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 04-07-2024) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 04-07-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that sellers/transferors are not recorded owners/tenants. Please get their names mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhumigov.in.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS,D.S.R. - II SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. SONARPUR,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250074600728

GRN Details

GRN:	192024250074600728	Payment Mode:	SBI Epay
GRN Date:	11/06/2024 10:15:29	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6978748352128	BRN Date:	11/06/2024 10:15:55
Gateway Ref ID:	453701286	Method:	Central Bank of India - Retail NB
GRIPS Payment ID:	110620242007460070	Payment Init. Date:	11/06/2024 10:15:29
Payment Status:	Successful	Payment Ref. No:	2001373315/2/2024
[Query No/**/Query Year]			

Depositor Details

Depositor's Name:	Mr VASTU REALTORS
Address:	GARIA
Mobile:	8961940256
Period From (dd/mm/yyyy):	11/06/2024
Period To (dd/mm/yyyy):	11/06/2024
Payment Ref ID:	2001373315/2/2024
Dept Ref ID/DRN:	2001373315/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001373315/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	2001373315/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				7041

IN WORDS: SEVEN THOUSAND FORTY ONE ONLY.



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250075097688

GRN Details

GRN:	192024250075097688	Payment Mode:	SBI Epay
GRN Date:	11/06/2024 13:02:29	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0425572591420	BRN Date:	11/06/2024 13:03:42
Gateway Ref ID:	416380150644	Method:	State Bank of India UPI
GRIPS Payment ID:	110620242007509767	Payment Init. Date:	11/06/2024 13:02:29
Payment Status:	Successful	Payment Ref. No:	2001373315/6/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Uma Shankar Naik
Address:	Alipore
Mobile:	8777469426
Period From (dd/mm/yyyy):	11/06/2024
Period To (dd/mm/yyyy):	11/06/2024
Payment Ref ID:	2001373315/6/2024
Dept Ref ID/DRN:	2001373315/6/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001373315/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2001373315/6/2024	Property Registration- Registration Fees	0030-03-104-001-16	4000
Total				4001

IN WORDS: FOUR THOUSAND ONE ONLY.

Major Information of the Deed

Major information of the Deed

Deed No :	I-1604-06446/2024	Date of Registration	11/06/2024
Query No / Year	1604-2001373315/2024	Office where deed is registered	
Query Date	04/06/2024 7:30:48 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Das Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8961940256, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]		
Set Forth value	Market Value		
	Rs. 32,12,325/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,031/- (Article:48(g))	Rs. 4,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

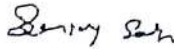
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: M.N.ROY ROAD, Mouza: Harinabhi, JI No: 36, Pin Code : 700147

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-376 (RS :-)	LR-3238	Bastu	Bastu	4 Katha 14 Chatak		31,85,325/-	Width of Approach Road: 20 Ft.,
Grand Total :					8.0438Dec	0/-	31,85,325/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	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	0/-	27,000/-	

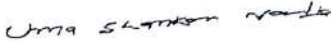
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SANJAY SAH Son of SUCHIT NARAYAN SAH Executed by: Self, Date of Execution: 11/06/2024 , Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office	 11/06/2024	 LTI 11/06/2024	 11/06/2024
	, GOHI, BARAWAN ROHTAS,, City:- Not Specified, P.O:- GOHI, P.S:-ROHTAS, District:-Rohtas, Bihar, India, PIN:- 821306 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: CZxxxxxx1L, Aadhaar No: 61xxxxxxxx5958, Status :Individual, Executed by: Self, Date of Execution: 11/06/2024 , Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	MANOJ KUMAR SAHU Son of RAMJI SAHU Executed by: Self, Date of Execution: 11/06/2024 , Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office	 11/06/2024	 LTI 11/06/2024	 11/06/2024
	, MASJID ROAD,PAONA BAZAR,, City:- Not Specified, P.O:- IMPHAL, P.S:-IMPHAL, District:-Imphal West, Manipur, India, PIN:- 795001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: ASxxxxxx3D, Aadhaar No: 80xxxxxxxx4115, Status :Individual, Executed by: Self, Date of Execution: 11/06/2024 , Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office			

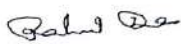
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	VASTU REALTORS ,M-173, GARIA GARDEN,, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-2XX3 , PAN No.: AAxxxxxx5Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	PAWAN KU AGARWAL, (Alias Name: Mr PAWAN KUMAR AGARWAL) Son of Late ROSHANLAL AGARWAL Date of Execution - 11/06/2024, , Admitted by: Self, Date of Admission: 11/06/2024, Place of Admission of Execution: Office	 Jun 11 2024 1:43PM	 Captured LTI 11/06/2024	 11/06/2024
	, 957, MAHAMAYA MANDIR ROAD,, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: ACxxxxxx6D, Aadhaar No: 65xxxxxxxx0127 Status : Representative, Representative of : VASTU REALTORS (as PARTNER)			
	Name	Photo	Finger Print	Signature
2	UMA SHANKAR NAIK (Presentant) Son of Late DUKHAN SAH Date of Execution - 11/06/2024, , Admitted by: Self, Date of Admission: 11/06/2024, Place of Admission of Execution: Office	 Jun 11 2024 1:44PM	 Captured LTI 11/06/2024	 11/06/2024
	, M-173, GARIA GARDEN,, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: AExxxxxx7F, Aadhaar No: 47xxxxxxxx0669 Status : Representative, Representative of : VASTU REALTORS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
RAHUL DAS Son of N CH DAS ALIPORE JUDGES COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 11/06/2024	 Captured 11/06/2024	 11/06/2024
Identifier Of SANJAY SAH, MANOJ KUMAR SAHU, PAWAN KU AGARWAL, UMA SHANKAR NAIK			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SANJAY SAH	VASTU REALTORS-4.02187 Dec
2	MANOJ KUMAR SAHU	VASTU REALTORS-4.02187 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SANJAY SAH	VASTU REALTORS-50.00000000 Sq Ft
2	MANOJ KUMAR SAHU	VASTU REALTORS-50.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: M.N.ROY ROAD, Mouza: Harinabhi, JI No: 36, Pin Code : 700147

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 376, LR Khatian No:- 3238		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160406446 / 2024

On 11-06-2024

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 13:07 hrs on 11-06-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by UMA SHANKAR NAIK ..

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 32,12,325/-

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

Execution is admitted on 11/06/2024 by 1. SANJAY SAH, Son of SUCHIT NARAYAN SAH, , GOHI, BARAWAN ROHTAS,, P.O: GOHI, Thana: ROHTAS, , Rohtas, BIHAR, India, PIN - 821306, by caste Hindu, by Profession Business, 2. MANOJ KUMAR SAHU, Son of RAMJI SAHU, , MASJID ROAD,PAONA BAZAR,, P.O: IMPHAL, Thana: IMPHAL, , Imphal West, MANIPUR, India, PIN - 795001, by caste Hindu, by Profession Business

Indetified by RAHUL DAS, , , Son of N CH DAS, 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 11-06-2024 by PAWAN KU AGARWAL, , Mr PAWAN KUMAR AGARWAL PARTNER, VASTU REALTORS (Partnership Firm), ,M-173, GARIA GARDEN,, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by RAHUL DAS, , , Son of N CH DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-06-2024 by UMA SHANKAR NAIK, PARTNER, VASTU REALTORS (Partnership Firm), ,M-173, GARIA GARDEN,, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by RAHUL DAS, , , Son of N CH DAS, 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 4,053.00/- (B = Rs 4,000.00/- ,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 4,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/06/2024 10:15AM with Govt. Ref. No: 192024250074600728 on 11-06-2024, Amount Rs: 21/-, Bank: SBI
EPay (SBlePay), Ref. No. 6978748352128 on 11-06-2024, Head of Account 0030-03-104-001-16
Online on 11/06/2024 1:03PM with Govt. Ref. No: 192024250075097688 on 11-06-2024, Amount Rs: 4,000/-, Bank: SBI
EPay (SBlePay), Ref. No. 0425572591420 on 11-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 7,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5465, Amount: Rs.10.00/-, Date of Purchase: 19/03/2024, Vendor name: Subhojit Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 11/06/2024 10:15AM with Govt. Ref. No: 192024250074600728 on 11-06-2024, Amount Rs: 7,020/-, Bank: SBI EPay (SBlePay), Ref. No. 6978748352128 on 11-06-2024, Head of Account 0030-02-103-003-02

Online on 11/06/2024 1:03PM with Govt. Ref. No: 192024250075097688 on 11-06-2024, Amount Rs: 1/-, Bank: SBI EPay (SBlePay), Ref. No. 0425572591420 on 11-06-2024, Head of Account 0030-02-103-003-02


Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 200417 to 200452
being No 160406446 for the year 2024.



(Anupam Halder)

Digitally signed by Anupam Halder
Date: 2024.06.20 16:58:17 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 20/06/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.