



Admissible Under Rule 21 of the  
 Order No. 12 of 1954  
 by the  
 Collector

18-12-62  
 Act  
 72  
 39-  
 Use the C.L. Act  
 16-



A 6/-  
 N 1/-  
 7/-

Pay in cash  
 Total in figures & in words

Sub-Registrar  
 20/12

This Deed made this 23<sup>rd</sup> day of December, 1962  
 Between Sarat Chandra Das son of Hiralal Das (deceased),  
 Hindu, retired Medical Practitioner, of 74P, Shyampukur Street,  
 Calcutta - 4 hereinafter called the Donor (which expression  
 unless excluded by or repugnant to the context shall be  
 deemed to include his heirs, executors, administrator and rep-  
 resentatives) of the one Part - And Kartick Chandra Laha, son  
 of Joydeb Laha, Hindu Service holder, residing at No. 53, Bala-  
 tolla Street, Calcutta-5, hereinafter called the Donee (which  
 expression unless excluded by or repugnant to the context shall  
 be deemed to include his heirs, executors, administrators, re-  
 presentatives and assigns) of the other part - whereas the

Donor ....

Sesha  
 Khila

800-  
 12-  
 16-  
 34-

6-  
 1-  
 7-00



10283 servat ch. 03

Scrub Ch. 03  
74 P. 879-ambulator

32

21/11/12

197 of Dec 63

Don't let me hear of it.

" Sarat Chandra Das

→

[illegible]

**SECRET**

—

11/11/11 11:11 AM

*[Faint handwritten notes at the bottom of the page]*

RECEIVED  
JAN 10 1967

— 17 —

1. **Author:** [Name]  
 2. **Title:** [Title]  
 3. **Journal:** [Journal]  
 4. **Volume:** [Volume]  
 5. **Issue:** [Issue]  
 6. **Page:** [Page]  
 7. **Year:** [Year]

Sarat Chandra Das

4310

Kartik Chandra Laha

4311

SK Basu

347

22-

342

Sarat Chandra

Son of Mr. Nizamat

74P 2 hand 2

Planned

240

7. Center

✓ Dentation

Rich Cramer

53 News 1970

I. Quincy

Sk Bore D.

1891

Handwritten signature: *James C. ...*

2000-2001

6-23-24

24 Parganas.

CONFIDENTIAL

**SECRET**

*(Signature)*





- 2 -



Donor is absolutely seised and possessed of and or otherwise well and sufficiently entitled to all that the vacant land and premises being No.30, Mahendra Roy Lane at Gobra, P.S. Beniapukur, in the District of 24 Parganas measuring 35 Cottas ten Chattaks 14 Square feet (be the same a little more or less) And whereas the Donee who is the son-in-law of the Donor having married his (donor's) eldest daughter Sm. Padharani is very much devoted to the Donor and looks after him - And Whereas the Donor in consideration of natural love and affection which he bears to his said son-in-law is now desirous of making an absolute gift to the Donee of a demarcated portion of his, said land and premises at No. 30, Mahendra Roy Lane, Gobra, P.S. Beniapukur - measuring three cottas nine chataks thirty-six square feet delineated in the map or plan hereto annexed and therein bordered red And whereas the Donee has agreed to accept such gift of the said demarcated piece or parcel of land - from the Donor - NOW THIS DEED WITNESSETH that in the premises and for the consideration aforesaid the Donor doth hereby grant convey transfer assign and assure by way of gift unto the <sup>Donee</sup> absolutely and for ever free from all encumbrances all that the said demarcated piece or parcel of vacant land

Sd/-  
Khalai

at ....

and things for further  
and ....



10283

Saret Ch. 873

74 P 873 *in line as line*

41 →

21/11/5

X



34L

30L

34L

28/12

*Small illegible stamp or mark*





- 3 -

at No. 30, Mohendra Roy Lane, Gobra, P.S. Beniapukur in the district of 24 Parganas measuring three cottas 9 chataks 36 square feet particularly described in the Schedule 'A' hereunder written and shown and delineated in the plan hereto annexed and therein bordered red - and hereinafter for the sake of brevity referred to as the 'said property' together with all and singular ways, paths, passages, yards, sewers, water, water courses, easements and rights appertaining thereto now or heretofore held, used occupied, enjoyed reputed or known as part thereof or appurtenant thereto And all the Estate right title interest inheritance use trust easements both at law and equity of the Donor into and upon the said property TO HAVE AND TO hold the said property hereby granted transferred conveyed assigned and assured unto the use of the Donee absolutely and forever AND that the Donor hath good right full power and absolute authority to grant transfer convey assign and assure the said property to Donee in the manner aforesaid AND that the Donee shall and may at all times hereafter peaceably and quietly enjoyed the said property hereby transferred and conveyed to the Donee by building up constructions thereon ~~and~~ ~~for~~ if he so chooses and is entitled to construct according to the building plan submitted sometime ago for sanction by the Donor or any other plan or plans as he may wish, And receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Donor or any person or persons lawfully or equitably claiming from under or in trust for him AND the Donor doth covenant with the Donee that the Donor and all persons lawfully or equitably claiming any estate or interest from under or in trust for the Donor shall and will at all times hereafter at the request and costs of the Donee do and execute all such acts, deeds and things for further

and ....





Sub-Register  
Said

*Handwritten signature or initials*





- 4 -

and more perfectly assuring the said property unto and to the use of the Donee as shall or may reasonably be required AND that the said property forming only a part of the entire premises No.30, Mohendra Roy Lane, and for that the Donor having retained the deeds and writings relating to the same, the DONEE doth hereby covenant with the Donee that the Donor shall unless prevented by fire or other inevitable accident from time to time and on reasonable requests and costs of the Donee produce or cause to be produced to the Donee or his agents at any trial hearing examination or otherwise as occasion shall require all or any of the deeds and writings relating to the said property mentioned in Schedule B hereunder written for the purpose of showing title to the said property And also at the like request and costs deliver unto the Donee such attested or other copies from the said deeds and writings as he may require and will in the meantime keep the said deeds and writings unobliterated and uncanceled.

The said property for the purpose of stamp duty is valued at Rs.800/- which is calculated on the basis of Municipal valuation being twenty times of the annual valuation.

Schedule 'A' above referred to

Seems  
Mile -

All that piece or parcel of Revenue paying vacant land containing by area three cottas nine chataks thirtysix square feet (more or less) demarcated and delineated in the map or plan annexed hereto and therein bordered 'red' in mouza East Gobra, P.S. Beniapukur Sub-registration Office Sealdah in the District of 24 Parganas Dihl 55 gram Touzi No.2833 in Division 4, Sub-division "O" being portion of holding No.38 (the annual revenue payable to the Collectorate in respect of the said holding being Rs.2-77 and within the Municipal limits of Corporation of Calcutta situate lying at and being portion of premises ....





**UNIVERSITY OF CALIFORNIA**  
SAN DIEGO

June 28/71



DATED, THIS 23<sup>rd</sup> DAY OF 1965

BETWEEN  
SARAT CHANDRA DAS  
AND  
KARTICK CHANDRA LATA



DEED OF GIFT

Deed extracted  
Andon 11.11.65  
By J. J. J. J.  
Car. on 11.11.65  
ad 11/11/65

N. 500 p. 217  
70  
3166  
67  
63



TRUE COPY  
ATTESTED BY

SRI S.K. BASU,  
R. So. L. B.,  
2, CHURCH LANE, CALCUTTA-1.

HASSAN

Notary Reg. No. 431207

10-06-1965



Brief Cover

Kartik Chandrasekhar

In the Court of

Mutation & other  
Miscellaneous Papers

Suit

Appeal No.                     

Misc.

of 19

REMARKS

Date of institution                     

Decreed                       
Dismissed                     

Before                     

Judge  
Munsif

Kartik Ch. Laha

Plet.

Applicant/Appellant

ORDERS                     



After judgment proceedings                     

TRUE COPY  
ATTESTED BY

Q. HASSAN

Notary Reg. No. 4312/07  
Govt. of India  
Seal of the Court  
Kolkata

05 DEC 2007

FOR

PAPER & BOARD

**KUNDU BROTHERS**

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CO. LTD

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HINDUSTAN PAPER CORPORATION LTD.

Brief for                     

Pleader.

Advocate

With                     

Pleader.

Advocate

05 DEC 2007



2453/2022

8-2377/22

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

17/05/22  
11.01

पश्चिम बंगाल WEST BENGAL

AE 595958

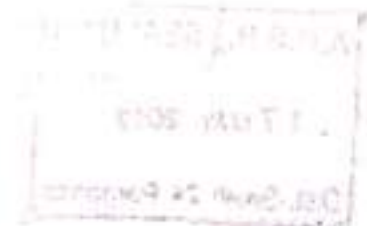
8000 1437398/2022

Certified that this document is  
admitted to Registration. The  
signature sheet and the  
Endorsement sheet attached to the  
document are part of this document.

Additional Dist. Sub Registrar  
Sealdah

17/5/22

REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER  
REGISTERED DEVELOPMENT AGREEMENT





37900

**KABIRUL ISLAM**  
Advocate  
C. C. Court, Calcutta

NAME.....  
ADD.....  
RS.....

27 APR 2022

**S. CHATTERJEE**  
Licencee, Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1

127 APR 2022

27 APR 2022



অতিরিক্ত ডিস্ট্রিক্ট সাব-রেজিস্ট্রার  
দক্ষিণ ২৪ পরগণা  
কলিকতা  
১৭ মে ২০২২

অতিরিক্ত ডিস্ট্রিক্ট সাব-রেজিস্ট্রার  
দক্ষিণ ২৪ পরগণা  
কলিকতা



**A.D.S.R., SEALDAH**

17 MAY 2022

Dist. South 24 Parganas



**KNOW ALL MEN BY THESE PRESENTS, I, MRS. SHIKHA SEAL, PAN. DCWPS4707P, AADHAAR NO. 848725379621,** daughter of Late Kartick Laha, wife of Late Shyam Sundar Seal, by faith - Hindu, by occupation - Housewife, residing at 58, Anath Nath Deb Lane, P.O. - Belgachia, P.S. - Tala, Kolkata - 700037, hereinafter referred and called as the **OWNER**, do hereby severally nominate, constitute and appoint **MR. SOMNATH MANNA, PAN. AKNPM2871J, AADHAAR NO. 539039481254,** son of Netai Chandra Manna, by Nationality Indian, by faith Hindu, by occupation Business, residing at 15, Gobra Road, P.O. - Gobinda Khatick Road, P.S. Topsia, Kolkata - 700046, as my true and Lawful Attorney to do, execute and perform the following acts, deeds and things for myself in my name and on my behalf.

**WHEREAS** Owner herein made a Registered Joint venture Development Agreement on 17.05.2022 and it was duly registered at the office at A.D.S.R, Sealdah and recorded into Book No. 1, Being No. 2373 for the year 2022.

**AND WHEREAS** in view of the circumstances as aforesaid I am desirous of appointing an Attorney in my name and on my behalf to look after and take necessary steps of my property, more fully and particularly described in the Schedule hereunder written.

1. To Look after, manage, of the said property and to do or cause to be done all acts, deeds matters and things in respect of the Schedule property.
2. To appear, for and represent myself and to sign necessary plan, documents before Kolkata Municipal Corporation, before any Magistrate and in all Court have Civil, Criminal, Original or Appellate, Revisional or Special Jurisdiction including High Court, Calcutta, any Tribunals and/or any Income-Tax, Gift Tax or Wealth Tax Offices and in all other Government or Semi-Government offices in respect of the said property in my name and on my behalf.
3. To negotiate on terms and for and to and enter into and conclude any agreement for sale in respect of the developer's allocation as per registered Development Agreement dated 17/5/22 and sell the said developer's allocation more fully and particularly described in the said development agreement hereunder written, to any purchaser or Purchasers at such price which my said Attorney, in his absolute discretion things fit and proper.





A.D.S.R., SEALDAH  
17 MAY 2022  
Dist.-South 24 Parganas



4. To receive from the intending Purchaser or Purchasers any earnest money and/or advance or advances and also the balance of Purchase money, on completion of such sale or sales and to give good, valid receipt thereof in respect of developer's allocation as per Registered Development Agreement dated 17.05.2022
5. To present and sign any such deed or deeds of sale, conveyance or conveyances or other document or documents for registration, when executed by him to admit execution thereof and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have been Registered according to law and to do all other acts deed and things which my attorney shall consider necessary for the transferring and/or conveying the developer's allocation as per registered Development Agreement dated 17-05-2022 to such Purchaser or Purchasers as fully and effectually in all respects.
6. To institute, contest, commence, compromise, withdraw, submit to arbitration any suit, actions, proceedings, claims, demand etc., and to all reasonable matters and things as may appear to our said Attorney necessary for such sale.
7. To commence, prosecute, enforce, defend, answer and oppose and actions and other legal proceedings and demands touching any of the matters concerning the said property or any part thereof.
8. To sign any correspondences, letter, declare and/or affirm any plaint, written statement, petition, affidavit, Verification, Vakalatnama, memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

**AND** I the undersigned Executant, do hereby agree and undertake to ratify and confirm all and whatsoever other act or acts, deeds or proceedings that may be done by the said Attorney on my behalf and in my name by virtue of this Power of Attorney and same shall be binding upon me and be of full force and effect.





A.D.S.R. SEALDAH  
17 MAY 2022  
Dist.-South 24 Parganas



**SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of plot of land measuring an area 3 cottahs 9 chittacks 36 sq.ft. more or less along with three storied old dilapidated brick built building and dwelling house most dilapidated condition (more than 59 years old) standing thereon or in portions thereof consisting of bed rooms, kitchen, bath-cum-privy on the ground floor measuring 1030 sq.ft. more or less and First Floor measuring 1030 sq.ft. more or less and Second Floor measuring 1030 sq.ft. more or less with cemented flooring, Premises No. 30A, Mahendra Roy Lane, Gobra, P.S. - Beniapukur, Kolkata - 700046, Ward No. 059 which is butted and bounded as follows :-

ON THE NORTH : Mahendra Roy Lane  
 ON THE SOUTH : 30/2, Mahendra Roy Lane  
 ON THE EAST : 30/1, Mahendra Roy Lane  
 ON THE WEST : 31/A, Mahendra Roy Lane

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands, seals, on this the 17<sup>th</sup> day of May, 2022.

**SIGNED AND DELIVERED** in the presence  
 of

1. Subir Kumar Das  
58, Ananta Nath Das Lane  
Kol - 700037

2. Santam Saha  
B/14/H/12K Asgar  
Mistry Lane  
Kolkata - 700046

Shikha Seal

Signature of the Executant

San Wathmanne

The Attorney

Drafted by :

Kabirul Islam

**KABIRUL ISLAM,**

Advocate,

High Court, Calcutta.

WB/250/1995





A.D.S.R., SEALDAH

17 MAY 2022

Dist-South 24 Parganas



# SPECIMEN FORM FOR TEN FINGERPRINTS



Shikha Seal	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sayan Nath	Left Hand	Little-Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



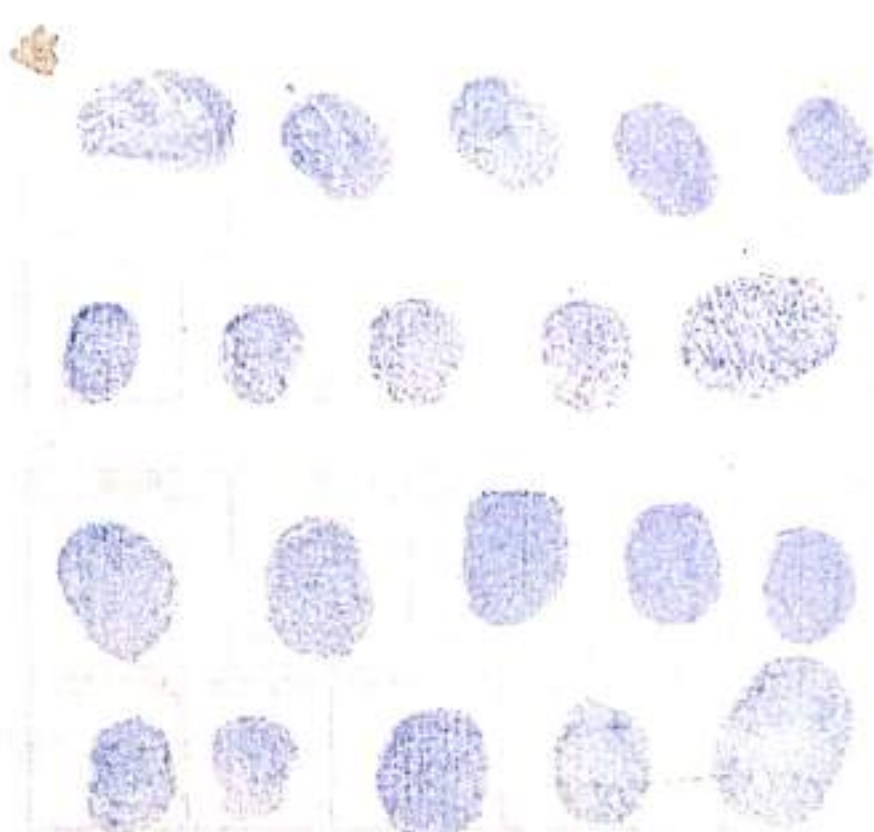
PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

5505 YAM T 1

Deed No.  
Qu...



RECEIVED  
A.D.S.R., SEALDAH  
17 MAY 2022  
A.D.S.R., SEALDAH  
17 MAY 2022  
Dist. South 24 Parganas



### Major Information of the Deed

Deed No :	I-1606-02377/2022	Date of Registration	17/05/2022
Query No / Year	1606-8001437338/2022	Office where deed is registered	
Query Date	17/05/2022 10:52:28 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kabirul Islam High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831082169, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,10,05,201/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160602373/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



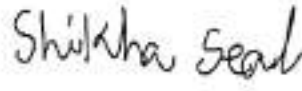
District: South 24-Parganas, P.S:- Topsia, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahendra Roy Lane, Road Zone : (Church -- Burial Ground) , , Premises No: 30A, , Ward No: 059 Pin Code : 700046

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 9 Chatak 36 Sq Ft		97,53,751/-	Property is on Road , Project Name :
Grand Total :				5.9606Dec	0 /-	97,53,751 /-	



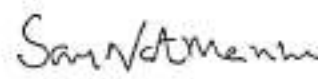
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3090 Sq Ft.	0/-	12,51,450/-	Structure Type: Structure
Gr. Floor, Area of floor : 1030 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 59 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1030 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 59 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1030 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 59 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3090 sq ft	0 /-	12,51,450 /-	

## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs SHIKHA SEAL</b> (Presentant) Wife of Late Shyam Sundar Seal Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office	 17/05/2022	 LTI 17/05/2022	 17/05/2022
58, Anath Nath Deb Lane, City:- Not Specified, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: dcxxxxxx7p, Aadhaar No: 84xxxxxxxx9621, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office				

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SOMNATH MANNA</b> Son of Netai Chandra Manna Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office	 17/05/2022	 LTI 17/05/2022	 17/05/2022
Son of Netai Chandra Manna 15, Gobra Road, City:- Not Specified, P.O:- Gobinda Khatick Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: akxxxxxx1j, Aadhaar No: 53xxxxxxxx1254, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office				

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Subir Kumar Seal</b> Son of Late Shyam Sundar Seal 58, Anath Nath Deb Lane, City:- Not Specified, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	 17/05/2022	 17/05/2022	 17/05/2022
Identifier Of Mrs SHIKHA SEAL, Mr SOMNATH MANNA			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs SHIKHA SEAL	Mr SOMNATH MANNA-5.96063 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs SHIKHA SEAL	Mr SOMNATH MANNA-3090.00000000 Sq Ft

**Endorsement For Dood Number : I - 100002377 / 2022**

**On 17-05-2022**

**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 11:01 hrs on 17-05-2022, at the Office of the A.D.S.R. SEALDAH by Mrs SHIKHA SEAL, Executant.

**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 1,10,05,201/-

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

Execution is admitted on 17/05/2022 by 1. Mrs SHIKHA SEAL, Wife of Late Shyam Sundar Seal, 58, Anath Nath Deb Lane, P.O: Belgachia, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession House wife, 2. Mr SOMNATH MANNA, Son of Netai Chandra Manna, 15, Gobra Road, P.O: Gobinda Khatick Road, Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by Profession Business

Indetified by Subir Kumar Seal, , Son of Late Shyam Sundar Seal, 58, Road: Anath Nath Deb Lane, , P.O: Belgachia, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 37900, Amount: Rs.50/-, Date of Purchase: 27/04/2022, Vendor name: S CHATTERJEE

*Amitava Ghosal*

**Amitava Ghosal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - :-

Volume number 1606-2022, Page from 85762 to 85772  
being No 160602377 for the year 2022.



Digitally signed by AMITAVA GHOSAL  
Date: 2022.05.20 14:27:46 +05:30  
Reason: Digital Signing of Deed.

*Amitava Ghosal*

(Amitava Ghosal) 2022/05/20 02:27:46 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)

2449/2022

P-2373/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

U 948280

P-2001190022/2022

Certified that this document is admitted to Registration. The signature sheet and the endorsement sheet attached to the document are part of this document.

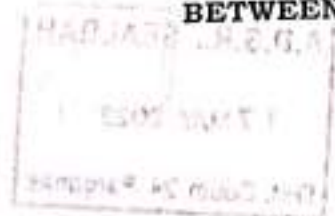
Additional Dist. Sub Registrar  
Sealdah

17/5/22

### JOINT VENTURE DEVELOPMENT AGREEMENT

THIS INDENTURE is made this 17th day of May, 2022

BETWEEN





SL. NO. 4400 DATE 11 MAY 2022

NAME

KABIRUL ISLAM  
Advocate

ADD. 10007 One Laxmi

High Court, Calcutta

AMT.



*Mousumi Ghosh*

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE

অনুমোদিত এবং স্বাক্ষরিত  
কলকাতা রেজিস্ট্রার  
এবং স্ট্যাম্প বিক্রয়  
এবং স্ট্যাম্প বিক্রয়  
এবং স্ট্যাম্প বিক্রয়

অনুমোদিত এবং স্বাক্ষরিত  
কলকাতা রেজিস্ট্রার



A.D.S.R., SEALDAH

17 MAY 2022

Dist.-South 24 Parganas

**MRS. SHIKHA SEAL, PAN. DCWPS4707P, AADHAAR NO. 848725379621,** daughter of Late Kartick Laha, wife of Late Shyam Sundar Seal, by faith - Hindu, by occupation - Housewife, residing at 58, Anath Nath Deb Lane, P.O. - Belgachia, P.S. - Tala, Kolkata - 700037, hereinafter referred and called as the **OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to include her legal heirs, successors, assigns, executors and legal representatives) of the **ONE PART**.

**AND**

**MR. SOMNATH MANNA, PAN. AKNPM2871J, AADHAAR NO. 539039481254,** son of Netai Chandra Manna, by Nationality Indian, by faith Hindu, by occupation Business, residing at 15, Gobra Road, P.O. - Gobinda Khatick Road, P.S. Topsia, Kolkata - 700046, hereinafter referred to and called as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, successors, assigns, executors and legal representatives) of the **OTHER PART**.

**WHEREAS** One Sarat Chandra Das, son of Late Hira Lal Das described as a Donor Gift, bequeath and transferred in favour of his son in law namely Kartick Chandra Laha on 23.12.1963 in respect of ALL THAT premises no. 30, Mahendra Roy Lane, Gobra, P.S. - Beniapukur, Kolkata - 700046 and the premises measuring an area of 3 cottahs 9 chittacks 36 sq.ft. more or less and it was duly registered at the office at Sub- Registrar - Sealdah and recorded into Book No. 1, Volume No. 67, Pages from 70 to 74, being no 3166 for the year 1963.

**AND WHEREAS** after obtaining deed of gift said Kartick Chandra Laha mutated his names with the records of the Kolkata Municipal Corporation and paying regular rate and taxes to the KMC and the premises re-numbered as premises No. 30A, Mahendra Roy Lane, Gobra, P.S. - Beniapukur, Kolkata - 700046.

**AND WHEREAS** said Kartick Chandra Laha died intestate on 10.09.2002 and leaving behind him wife Radha Rani Laha and only daughter Shikha Seal (Married daughter) as his legal heirs and successors. That Radha Rani Laha, wife of Late Kartick Chandra Laha died intestate on 04.06.2011 and leaving behind her only married daughter Shikha Seal and said Shikha Seal became the sole and absolute owner by way of law of inheritance and had mutated her names with the records of the Kolkata Municipal Corporation, vide Assessee No. 110591601209 in respect of premises No. 30A, Mahendra Roy Lane, Gobra, P.S. - Beniapukur, Kolkata - 700046.

**AND WHEREAS** the Developer has represented to the Owner that he is carrying on business of construction and development of properties and approached to the Owners with a proposal of joint venture Development of the said premises.





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**AND WHEREAS** the Owners being desirous of developing the property have agreed to appoint the Developer to develop by constructing a building of the said property in accordance with plan which may be sanctioned by the Kolkata Municipal Corporation duly complying with all prevailing rules and law applicable in the regard and maximum exploitation thereof on compliance of the terms and conditions mentioned herein.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and between the parties as follows : -

1. The Owner will allow the developer and the Developer shall develop the property entirely at its own costs and responsibility and bear all expenses for the same.
2. At the time of execution of this registered development agreement a Registered Development General Power of Attorney shall execute by the Owner in favour of the Developer herein and he is entitled to use the said Power of Attorney in respect of Developer's allocation as mentioned hereinafter.
3. In accordance with the sanctioned plan construction would be raised and building would be constructed on the said property with common facilities and specifications mentioned in schedule II & III herein by the Developer entirely at his own costs. Such Construction would be completed within a period of **24 months** from the date of sanctioned plan by the K.M.C. The owner shall not be liable for the said construction.
4. The Owner shall give co-operation with the Developer and shall hand over the original documents as mentioned in Schedule-IV as and when required and the Owner have no objection in this regard and shall sign deed and paper and execute papers or documents which may be necessary for taking steps by the Developer and also register and execute conveyance in favour of the intending Purchasers of the flats in Developer's allocation as a vendor/Owner parties in the said Deed of Conveyance etc.
5. The building to be constructed will be a modern apartment buildings with, marble flooring, aluminum window fitted with grill and glass pane, flush type doors affixed with wooden frame, cement paint on all external walls, upto date bathroom fittings compatible with the standard of a modern flat and first class and new materials and workmanship shall be used. The Owner herein shall be entitled to appoint and authorize any other independent qualified engineer to inspect and check up the quality and quantity of the goods and materials used and development of the Owner's area made by the Developer in Owner's Area.
6. That there are 2 Nos. of licensee/occupier in the said premises and the developer shall negotiate with the existing licensee/occupier as the developer thinks, fit and proper.
7. The developer at his own cost shall demolish the existing structure of the said premises.

#### **ARTICLE - I DEVELOPER'S RIGHTS**

1. The Owner hereby grant subject to what has been hereinafter provided the exclusive right to the Developer to build construct erect and complete the said building thereon and to enter into agreements for sale and/or transfer and/or construction in respect of the Developer's Allocation in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation with or without





A.D.S.R., SEALDAH

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amendment and/or modification made or caused by the Developer in consultation with the Architect.

2. The Developer shall be entitled to prepare, modify or alter the plan in consultation with the Architect and with the approval of the Owner and submit the same to the Kolkata Municipal Corporation in the name of the Owner at its own costs and the Developer shall pay and bear all fees including Architect's fees charges and expenses required to be paid or deposited for obtaining the sanctioned of the Kolkata Municipal Corporation for construction of the building at the said premises provided however that the Developer shall be exclusively entitled to all refunds of any or all payments and/or deposits made by the Developer.

3. Nothing in these presents shall be constructed as a demise or assignment or transfer by the Developer or as creating any right title or interest in respect thereof to the Developer other than an exclusive right to the Developer to deal with the Developer's Allocation in the building to be constructed thereon in the manner and subject to the terms hereinbefore and hereinafter written.

#### **ARTICLE - II OWNER'S ALLOCATION**

1. The Developer shall its own costs construct, erect and complete in all respect the said building and shall provide to the owner 50% of the constructed area as per sanction plan of the Kolkata Municipal Corporation.

2. The developer has paid the sum of **Rs. 5,00,000/- (Rupees Five Lacs)** **only** to the owner at the time of signing of this development agreement, which is refundable security deposit amount and this amount the owner shall refund to the developer at the time of handing over possession.

#### **ARTICLE - III DEVELOPER'S ALLOCATION**

In consideration of the above the Developer shall be entitled 50% of the constructed area as per sanction plan of the Kolkata Municipal Corporation in the constructed building upon the said premises **TOGETHER WITH** the proportionate share in land and other facilities attached thereto. The Developer shall be entitled to enter into Agreement for sale and transfer in its name and to receive realize and collect all money in respect thereof and it is hereby expressly agreed by and between the parties hereto and for the purpose of entering into such Agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the Owner and this Agreement by itself shall be treated as consent by the Owner provided. However the Developer shall not part with possession of any portion of the Developers Allocation to any of its transferees until and unless the Developer shall make over possession of the Owner's allocation to the Owner and comply with all other obligations of the Developer to the Owner under this Agreement.

#### **ARTICLE - IV SPACE ALLOCATION**

1. After completion of the Building the Owner shall be entitled to obtain physical possession of the Owner's allocation which must be within 24 months from the date of sanction plan and/or getting vacant possession from the Owner and the remaining portions of the said building shall belong to the Developer.





A.D.S.R. SEALDAH  
17 MAY 2022  
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2. Subject to aforesaid the open space shall belong to the Owner and the prospective buyers jointly for the common use.

#### **ARTICLE - V BUILDING**

1. The Developer shall at its own cost construct and complete the Building at the said premises in accordance with the plan to be sanctioned with good and standard materials as per specifications and as may be specified by the Architect from time to time.

2. The Developer shall install and erect in the said building at its own cost pump, water storage tanks, overhead reservoirs, sanitary and plumbing works, electrifications, permanent electric connection from CESC Limited and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be provided in as apartment building in Kolkata having said contained apartments and/or constructed space therein on Ownership basis and as mutually agreed upon.

3. The Developer shall be authorized in name of the Owner in so far as is necessary to apply for and obtain quotes, entitlements and other allocations of for cement, steel, bricks and other building materials allocable to the Owner for the construction of the Building as to similarly apply for and obtain temporary and permanent connection of water, electricity power, drains, sewerage and/or gas to the Building and other inputs and facilities required for the construction or enjoyment of the Building.

4. All costs, charges and expenses including Architect's fees shall be paid discharges and borne by the Developer and the Owner shall have no liability in this context.

#### **ARTICLE - VI COMMON OBLIGATIONS**

1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the Owner's Allocation of the said building accounting dues as and from the date of handing over possession by the Owner till as provided hereinafter.

2. The Owner shall not do any act deed or thing where by the Developer shall be prevented from construction and completion of the said building. That if any legal dispute arises regarding title then the Owner is liable and held responsible to borne all expenses and damages from the date of signing to this agreement and before shifting if any legal dispute arises regarding title, the Owner will refund the entire consideration amount along with interest and also refund the other expenses to the Developer within one month after giving notice to the Owner by the Developer.

#### **ARTICLE - VII LEGAL PROCEEDINGS**

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Owner to defend all actions, suits and proceedings with regard to title and suits and proceedings which may arise in respect of the Development of the said premises and all costs, charges and expenses incurred for that purpose shall be borne and paid by the Owner in consultation with the Developer.





A.D.S.R., SEALDAH  
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2. The Owner shall not be responsible for any damage or claim or any other relief arising out of any accident or injury or tortuous act during demolition or construction by any agent or workman.

#### **ARTICLE - VIII DEVELOPER INDEMNITY**

1. The Developer hereby undertakes to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relative to the construction of the said Building.
2. The Developer hereby undertakes to keep the Owner indemnified against all actions suits, costs proceedings and claims that may arise out of the Developer's actions which regard to the Development of the said premises and/or in the manner of construction of the said Building and/or any defect therein.

#### **ARTICLE - IX MISCELLANEOUS**

1. The Owner and the Developer have entered into this Agreement Purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the Developer and the Owner.
2. It is understood that from time to time to facilities the construction of the building by the Developer various deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein. The Owner hereby undertakes to do all such acts deeds matters and thing that may be reasonably required to be done in the matter.
3. Nothing in these presents shall be construed as a demise or assignment of conveyance in law by the Owner of the said premises or any part thereof to the Developer provided however the Developer shall be entitled to borrow money from any bank or banks without creating any mortgage or hypothecation of the said premises and/or without charging and/or keeping lien and/or mortgage of the proposed building and without creating any financial liability of the Owner of affecting his estate and interest in the said premises and it being expressly agreed and understood that in any event the Owner shall not be responsible and/or be made liable for payment of any dues of such bank or banks and for that purpose the Developer shall keep the Owner indemnified against all actions suits proceedings and costs charges and expenses in respect thereof.
4. That there is no existing agreement regarding the Development or sale of the said premises and that all other arrangements, if any, prior to this agreement have been cancelled and are being superseded by this Agreement.





A.D.S.R., BEALDAH  
17 MAY 2022  
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### **THE SCHEDULE - I ABOVE REFERRED TO**

**ALL THAT** piece and parcel of plot of land measuring an area 3 cottahs 9 chittacks 36 sq.ft. more or less along with three storied old dilapidated brick built building and dwelling house most dilapidated condition (more than 59 years old) standing thereon or in portions thereof consisting of bed rooms, kitchen, bath-cum-privy on the ground floor measuring 1030 sq.ft. more or less and First Floor measuring 1030 sq.ft. more or less and Second Floor measuring 1030 sq.ft. more or less with cemented flooring, Premises No. 30A, Mahendra Roy Lane, Gobra, P.S. - Topsia (Zone : Church to Burial Ground), Kolkata - 700046, Ward No. 059 which is butted and bounded as follows :-

ON THE NORTH : Mahendra Roy Lane  
 ON THE SOUTH : 30/2, Mahendra Roy Lane  
 ON THE EAST : 30/1, Mahendra Roy Lane  
 ON THE WEST : 31/A, Mahendra Roy Lane

### **THE SCHEDULE - II ABOVE REFERRED TO**

(Description of the common areas and common facilities)

1. Path and passage for egress and ingress for the road to the flat and/or apartment.
2. Areas & land liable to be kept vacant under the provisions of Kolkata Municipal Act for Sanction of building plan.
3. Pump House to be situated at the ground floor of the building and space for installation of electric energy to different flat/apartment Owner.
4. Staircase from ground floor leading upto roof and/or terrace.
5. Parapet walls on the terrace of the building and/or apartment.
6. Overhead water reservoirs.
7. Underground water reservoirs.
8. Pipe lines, water, sewerage, drains and/or pipe line for discharge of filtered water, inspection pits and any other advantages or benefits to be enjoyed in common with the Owner or other apartment or flats Owner.

### **THE SCHEDULE - III ABOVE REFERRED TO**

(The Building and Specifications).

1. Foundation - R.C.C. combine footing column foundation as per KMC sanctioned plan.
2. Structural work - R.C.C. frame structure as per drawing approved by the K.M.C.
3. Outside wall - 8" & 5" thick of 1st Class bricks with cement mortar.
4. Inside wall - 5" & 3" thick brick work with 1st Class bricks.
5. Plaster - 1:6 prop cement sand plaster for 8" thick wall and 1:4 prop cement sand for 5" and 3" thick wall.
6. Door Frame - Made of Sal or better quality wood of 4" X 2½" section painted with white wood primer.
7. Door Shutter / Pallah - Made with Waterproof Ply board painted with white wood primer with standard quality necessary fittings.





A.D.S.R. SEALDAH

17 MAY 2022

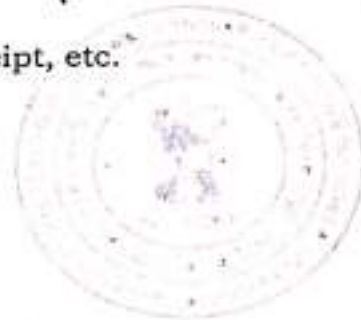
Dist. South 24 Parganas

8. Window – MS Grill with frosted glass with stay and handle.
9. Floor finish – Marble flooring.
10. Kitchen – Marble with 4" high skirting, Granite stone platform top of 6'-0" long at 34" high and 20" wide. One Granite stone sink 2'-0" high glazed tiles on walls above counter. One sink cock and bib cock at under sink.
11. Toilets Marble with 4" high skirting with 4'-6" high glazed tiles around the toilet. Concealed G.I. pipe line with C.P. fitting and shower point. One white commode with P.V.C. low down cistern with one bibcock at attached toilet.  
Hot and Cold line, one white commode with P.V.C. lowdown cistern with one bib cock in common toilet.
12. Electrical - PVC concealed wiring type with standard quality wire switch and boards without fitting and fixtures -
  - (a) Bed Room - 3 light points, 1 Fan point, One 15 amp plug point on switch board. Extra point
  - (b) Living / Dining - 3 light points, 1 Fan point, 2, 15amp plug points for refrigerator. Extra point
  - (c) Kitchen- 2 light point, 1 exhaust fan, one 15 amp plug point. One chimney point.
  - (d) Toilet (Common) - 1 light point, one exhaust fan point, 1 Geiger point & one 5 amp plug point.
  - (e) Toilet (Attached) - 1 light point, one exhaust point, 1 Geiger point & one 5 amp plug point.
  - (f) Lift facility will be provided by the developer.

**THE SCHEDULE – IV ABOVE REFERRED TO**

**(List of Documents)**

Title Deed, Tax Receipt, etc.





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A.D.S.R., SEALDAH  
17 MAY 2022  
Dist.-South 24 Parganas

IN WITNESS WHEREOF the parties have signed this agreement on the day, month and year first above written.

**SIGNED AND DELIVERED**

in the presence of :-

1. Subir Kumar Sengupta  
58, Ananta Nath Dey Lane  
Kolkata - 700037.
2. Gautam Saha  
B/14/H/12K Aggar  
Mistry Lane  
Kolkata - 700046

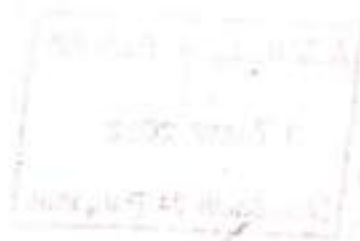
Shikha Seal

SIGNATURE OF THE OWNER

San Nathanna

SIGNATURE OF THE DEVELOPER

Drafted by -  
Kabirul Islam  
**KABIRUL ISLAM**  
Advocate  
High Court, Calcutta.  
WB/250/1995.







A.D.S.R., SEALDAH  
17 MAY 2022  
Dist.-South 24 Parganas

### **MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Developer the within named sum of **Rs. 5,00,000/- (Rupees Five Lacs) only** being the part consideration amount as per memo below :

<b>Date</b>	<b>Cheque No.</b>	<b>Bank &amp; Branch</b>	<b>Amount (Rs)</b>
17.05.2022	000061	Bank of Baroda, Park Circus	2,00,000/-
17.05.2022	000062	Bank of Baroda, Park Circus	3,00,000/-
		<b>TOTAL</b>	<b>5,00,000/-</b>

**WITNESSES :**

1. *Subin Kumar Seal.*

2. *Gouram Sela*

*Shikha Seal*  
(SIGNATURE OF THE OWNER)



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A.D.S.R., SEALDAH  
17 MAY 2022  
Dist. South 24 Parganas

# Specimen Form For The Fingerprinting



*Shikha Seal*

	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
Left Hand					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Sanjiv Kumar*

	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
Left Hand					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



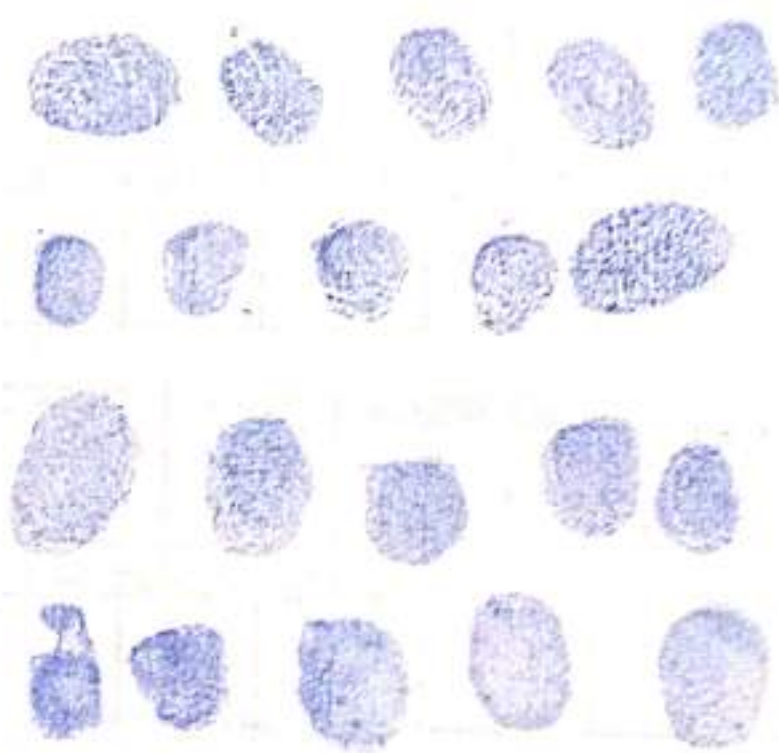
	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
Left Hand					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
Left Hand					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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A.D.S.R., SEALDAH  
17 MAY 2022  
Dist.-South 24 Parganas



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

GRN Details

GRN:	192022230026072401	Payment Mode:	Online Payment
GRN Date:	13/05/2022 12:17:02	Bank/Gateway:	State Bank of India
BRN :	CKT6675500	BRN Date:	13/05/2022 12:20:52
Payment Status:	Successful	Payment Ref. No:	2001190027/1/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Kabirul Islam
Address:	High Court, Calcutta
Mobile:	9831082169
Depositor Status:	Advocate
Query No:	2001190027
Applicant's Name:	Mr Kabirul Islam
Identification No:	2001190027/1/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001190027/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	19021 ✓
2	2001190027/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	5021 ✓
			<b>Total</b>	<b>24042</b>

IN WORDS: TWENTY FOUR THOUSAND FORTY TWO ONLY.



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### Major Information of the Deed

Deed No :	I-1606-02373/2022	Date of Registration	17/05/2022
Query No / Year	1606-2001190027/2022	Office where deed is registered	
Query Date	19/04/2022 9:38:48 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kabirul Islam High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831082169, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,10,05,201/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



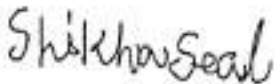
District: South 24-Parganas, P.S:- Topsia, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahendra Roy Lane, Road Zone : (Church – Burial Ground) , , Premises No: 30A, , Ward No: 059 Pin Code : 700046

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	3 Katha 9 Chatak 36 Sq Ft		97,53,751/-	Property is on Road
Grand Total :				5.9606Dec	0 /-	97,53,751 /-	



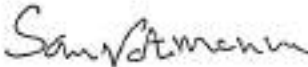
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3090 Sq Ft.	0/-	12,51,450/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1030 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 59 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1030 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 59 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1030 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 59 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		3090 sq ft	0 /-	12,51,450 /-	



Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs SHIKHA SEAL</b> <b>(Presentant )</b> Wife of Late Shyam Sundar Seal Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office	<b>Photo</b>  17/05/2022	<b>Finger Print</b>  LTI 17/05/2022	<b>Signature</b>  17/05/2022
58, Anath Nath Deb Lane, City:- Not Specified, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: dcxxxxxx7p, Aadhaar No: 84xxxxxxxx9621, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SOMNATH MANNA</b> Son of Netai Chandra Manna Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	17/05/2022	LTI 17/05/2022	17/05/2022	
Son of Netai Chandra Manna 15, Gobra Road, City:- Not Specified, P.O:- Gobinda Khatick Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxxx1j, Aadhaar No: 53xxxxxxxx1254, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUBIR KUMAR SEAL</b> Son of Late Shyam Sundar Seal 58, Anath Nath Deb Lane, City:- Not Specified, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037			
	17/05/2022	17/05/2022	17/05/2022
Identifier Of Mrs SHIKHA SEAL, Mr SOMNATH MANNA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs SHIKHA SEAL	Mr SOMNATH MANNA-5.96063 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs SHIKHA SEAL	Mr SOMNATH MANNA-3090.00000000 Sq Ft



**Endorsement For Deed Number : I - 160602373 / 2022**

**On 17-05-2022**

**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 10:20 hrs on 17-05-2022, at the Office of the A.D.S.R. SEALDAH by Mrs SHIKHA SEAL, Executant.

**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 1,10,05,201/-

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

Execution is admitted on 17/05/2022 by 1. Mrs SHIKHA SEAL, Wife of Late Shyam Sundar Seal, 58, Anath Nath Deb Lane, P.O: Belgachia, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession House wife, 2. Mr SOMNATH MANNA, Son of Netai Chandra Manna, 15, Gobra Road, P.O: Gobinda Khatick Road, Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by Profession Business

Indetified by Mr SUBIR KUMAR SEAL, , Son of Late Shyam Sundar Seal, 58, Anath Nath Deb Lane, P.O: Belgachia, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,021/- ( B = Rs 5,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/05/2022 12:20PM with Govt. Ref. No: 192022230026072401 on 13-05-2022, Amount Rs: 5,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT6675500 on 13-05-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 19,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4400, Amount: Rs.1,000/-, Date of Purchase: 11/05/2022, Vendor name: M Ghosh  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/05/2022 12:20PM with Govt. Ref. No: 192022230026072401 on 13-05-2022, Amount Rs: 19,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT6675500 on 13-05-2022, Head of Account 0030-02-103-003-02

*Amitava Ghosal*

**Amitava Ghosal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2022, Page from 85690 to 85708  
being No 160602373 for the year 2022.



Digitally signed by AMITAVA GHOSAL  
Date: 2022.05.20 14:05:28 +05:30  
Reason: Digital Signing of Deed.

*Amitava Ghosal.*

(Amitava Ghosal) 2022/05/20 02:05:28 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)