

3520/2024

I-3388/2024

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 994442

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

Additional Dist. Sub Registrar  
Saidpur

22/8/24

## DEVELOPMENT AGREEMENT

THIS AGREEMENT is made this the 22<sup>nd</sup> day of August, 2024

(Two Thousand and Twenty Four);

BETWEEN

17759

No. Name / Address Date :-

Stamp Vender Ashim Das  
ADSRO Hasnabad, Basirhat Treasury 24 Pgs.

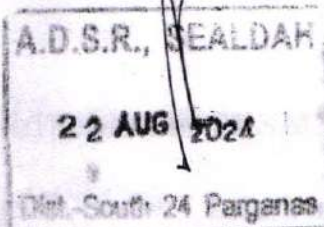
Valu  
Chalan Amount

Date  


Signature

1-6 AUG 2024

Rajib Kumar Mondal  
Advocate  
Sealdah Court



(01-a) **MRS. LAXMI SARKAR**, wife of Late Sudhir Sarkar, by occupation-House wife, (01-b) **MRS. KAKALI SARKAR**, daughter of Late Sudhir Sarkar and wife of Sri Bablu Sarkar, by occupation- House wife, (01-c) **MR. SANJIB SARKAR**, son of Late Sudhir Sarkar, by occupation- Service, (02) **MR. BABLU SARKAR**, by occupation- Service, (03) **MR. NETAI SARKAR** alias **NITAI SARKAR**, by occupation- Business, (04) **MR. GOUR SARKAR**, **Sl. No. 2, 3 & 4** sons of Late Pran Ballav Sarkar, by occupation-Business, (05) **MRS. MINA MALLICK**, wife of Sri Shyamal Mallick and daughter of Late Pran Ballav Sarkar, by occupation - House wife and (06) **MRS. SABITA SARKAR**, wife of Sri Subhas Sarkar and daughter of Late Pran Ballav Sarkar, by occupation- House wife, all are by faith- Hindu, by Nationality- Indian, residing at 141, Raja Rajendra Lal Mitra Road, P.S. & P.O.- Beliaghata, Kolkata-700 010, hereinafter referred to as the **OWNERS** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, successors, representatives & assigns) of the **FIRST PART**.

**AND**

**M/S. NIRMAN CONSTRUCTION**, a Proprietorship firm, represented by its Proprietor **SRI GOUR SARKAR**, son of Late Pran Ballav Sarkar, by occupation-Business, by faith- Hindu, by Nationality- Indian, Office and residential Address at 141, Raja RajendraLalMitra Road, P.S. & P.O.- Beliaghata, Kolkata- 700 010, herein after referred to as the **DEVELOPER** (which terms or

expression shall unless excluded by or repugnant to the context be deemed to mean and to include his respective heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

**WHEREAS** some one **MR. MANOMOHAN SARKAR**, son of Late Janaki Sarkar and **MRS. HANSI RANI DAS**, daughter of Mr. Manomohan Sarkar, wife of Mr. Pran Ballav Das, both are by faith- Hindu, by Nationality- Indian, residing at 19/H/3, Beliaghata Main Road, P.S. & P.O.- Beliaghata, Kolkata-700 010, by an Indenture on 06-03-1964 the land measuring about 2 Cottahs 4 Chittacks i.e. 1,620 sq. ft. (more or less) and 2 Cottahs 4 Chittacks i.e. 1,620 sq. ft. (more or less), total 4 Cottahs 8 Chittacks i.e. 3,240 sq. ft. (more or less), lying and situated at 141, Raja Rajendra Lal Mitra Road, P.S. & P.O.- Beliaghata, Kolkata- 700 010, Ward No.-34, Holding No.- 76 G, Dihi Panchannagram, Divn.- 3, sub-divn.- 9, Mouza - Nijo Surah Gram, from (01) **MR. NIRMAL CHANDRA NAG**, (02) **MR. BIMAL KUMAR NAG**, (03) **MR. PURNA CHANDRA NAG** and (04) **MR. TARUN KUMAR NAG**, all are sons of Late Basanta Kumar Nag, residing at 16/2, Noor Md. Lale, Kolkata- 700 009. The said Indenture was registered before the Sub Registrar, Sealdah, (S) 24- Parganas and recorded in Book No.- I, Volume No.- 28, Pages from 247 to 255, Being No.- 11453, for the year 1964.

**AND WHEREAS** the said **MR. MANOMOHAN SARKAR** and **MRS. HANSI RANI DAS** are seized and possessed of and/or otherwise sufficiently entitled to **ALL THAT** the piece and parcel of bastu land measuring about 4 Cottahs 8 Chittacks

(more or less), lying and situated at 141, Raja Rajendra Lal Mitra Road, Kolkata- 700 010, under KMC Ward No. 34, P.S. & P.O.- Beliaghata, in the District of 24-Parganas (South), together with two storied residential Building standing thereon and all easement rights thereto, free from all encumbrances by paying taxes and revenue to the govt. thereof.

**AND WHEREAS** the said Mr. Manomohan Sarkar, son of Late Janaki Sarkar during his lifetime by a registered Deed of Gift at A.D.S.R. Sealdah, dated : 10-08-1964, recorded in Book No.- I, Volume No.- 35, pages from 244 to 246, Being No. 1659 for the year 1964, gifted his share i.e. 1,620 sq. ft. of the said property to his son-in-law namely **SRI PRAN BALLAV DAS**.

**AND WHEREAS** the said Mr. Pran Ballav Das, passed away on 28-11-1984, leaving behind his only wife namely Smt. Hansi Rani Das, who become the absolute Owner of the aforesaid undivided property left by the said Pran Ballav Das (since deceased).

**AND WHEREAS** thereafter the said Smt. Hansi Rani Das (Passed away on 27-04-1987), during her lifetime made two Nos. of separate **WILL**, (**No.- 1**) on 20-04-1985 (50 % of her total immovable property, i.e. approx. 1,620 sq. ft.), in favour of her 4 (four) Nephew (sons of her brother i.e. Sri Pran Ballav Sarkar), namely (**01**) **SRI SUDHIR SARKAR**, (**02**) **SRI BABLU SARKAR**, (**03**) **SRI NETAI SARKAR** and (**04**) **SRI GOUR SARKAR** (who will be the joint Owners of 1/4<sup>th</sup> share of the aforesaid undivided property, it was registered at the Office of

Sub-Registrar of Assurances, Kolkata, on 22-04-1985 and recorded in Book No.-III, Volume No.- V, Pages from 388 to 393, Deed No.- 180 for the year 1985 and **WILL (No.- 2)** on 26-04-1985 (50 % of her total immovable property, i.e. approx. 1,620 sq. ft.), in favour of her brother's wife namely Smt. Thakur Dasi Sarkar.

**AND WHEREAS** the said Smt. Thakur Dasi Sarkar, wife of Late Pran Ballav Sarkar, passed away on 19-12-2003, leaving behind her 4 (four) sons, namely **(01) SRI SUDHIR SARKAR, (02) SRI BABLU SARKAR, (03) SRI NETAI SARKAR** and **(04) SRI GOUR SARKAR** and 2 (two) daughters, namely **(05) SMT. MINA MALLICK**, wife of Sri Shyamal Mallick and **(06) SMT. SABITA SARKAR**, wife of Sri Subhas Sarkar, who become the joint Owners of 1/6<sup>th</sup> share of the aforesaid undivided property left by the said Thakur Dasi Sarkar (since deceased).

**AND WHEREAS** an application for Probate in respect of **WILL NO.- 2**, dated : **26-04-1985**, duly granted by the Learned 5<sup>th</sup> Additional District Judge, Alipore on **27-04-1998** in Probate Proceeding No.- **OS-2/90**, in favour of **(01) SRI SUDHIR SARKAR, (02) SRI BABLU SARKAR, (03) SRI NETAI SARKAR** and **(04) SRI GOUR SARKAR**, Sl. No. 1 to 4- sons of Late Pran Ballav Sarkar & Late Thakur Dasi Sarkar and **(05) SMT. MINA MALLICK**, wife of Sri Shyamal Mallick and **(06) SMT. SABITA SARKAR**, wife of Sri Subhas Sarkar and Sl No.- 5 & 6- daughters of Late Pran Ballav Sarkar & Late Thakur Dasi Sarkar.

**AND WHEREAS** an application for Probate in respect of **WILL NO.- 1**, dated : **20-04-1985**, which was pending before the Learned District Judge, Alipore with the No.- OS-3/1990 and it was subsequently converted into a letter of administration under Section 276 of Indian Succession Act. And renumbered as letter of administration case No.- 4 of 2022. And thereafter it was duly proved and Letter of Administration was granted in favour of **SMT. KAKALI SARKAR**, daughter of Late Sudhir Sarkar along with **SMT. LAXMI SARKAR**, wife of Late Sudhir Sarkar, **SRI SANJIB SARKAR**, son of Late Sudhir Sarkar, **SRI BABLU SARKAR**, **SRI NETAI SARKAR** and **SRI GOUR SARKAR**, on **18<sup>th</sup> August, 2023**.

**AND WHEREAS** the said Sudhir Sarkar, son of Late Pran Ballav Sarkar & Late Thakur Dasi Sarkar, passed away on 06-06-2021, leaving behind his wife, (01-a) **SMT. LAXMI SARKAR**, one daughter (01-b) **SMT. KAKALI SARKAR** and one son (01-c) **SRI SANJIB SARKAR**, who become the joint Owners of 1/4<sup>th</sup> share (Will No.- 1) of the aforesaid undivided property and joint Owners of 1/6<sup>th</sup> share (Will No.- 2) of the aforesaid undivided property, left by the said Sudhir Sarkar (since deceased).

**AND WHEREAS** thereafter the aforesaid Owners recorded their name in the competent authority and paying rates and taxes regularly.

**AND WHEREAS** the Owners herein have unanimously decided to develop the said property by construction of the multistoried building for better

residential accommodation, but due to various constraints accompanied by lack of fund to carry out such development work at its own cost and expenses the Owners herein was in search of competent person/persons having vast experience in development work including construction of several storied building.

**AND WHEREAS** after knowing the intention of the aforesaid Owners, Second Part approached to the Owners with proposal to construct such several storied building as per sanction building plan, by the competent authority with his own costs, expenses and also liabilities and after protracted negotiation between the parties, the Owners finally approved their proposal and accordingly they have agreed to enter into a Development Agreement for the said purpose.

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

**THE SAID PROPERTY :-** Shall mean the piece and parcel of land measuring about 4 Cottah 8 Chittacks (more or less) at 141, Raja Rajendra Lal Mitra Road, P.S. & P.O.- Beliaghata, Kolkata- 700 010, Ward No.-34.

**OWNERS :-** Shall mean the Owners above named of the First Part.

**DEVELOPER :-** Shall mean the Developer above named of the Second Part.

**BUILDING PLAN :-** Shall mean the plans of the new multi-storied building sanctioned and approved by the KMC and shall also, wherever the context permits include

such plans, drawing designs, elevations, specifications as prepared by the Architects including variations/modifications therein if any.

**ARCHITECT :-** Shall mean such architect or firm of architects the Developer may, from time to time engage as the Architects for the new building.

**OWNERS ALLOCATIONS :-** Shall mean (01) 50 % of covered area at Ground floor, (02) Entire Second floor and (03) Entire Fourth floor, togetherwith proportionate share of land and right to use all common areas and facilities including the roof.

**DEVELOPER'S ALLOCATIONS :-** Shall mean remaining portion of the said new Building save and except the Owners Allocated portion and similarly proportionate share of land and right to use all common areas and facilities including the roof.

**POWER OF ATTORNEY :-** With the execution of this Agreement the Owners shall execute a **DEVELOPMENT POWER OF ATTORNEY** infavour of the Developer herein, so that the Developer can proceed with the construction in accordance to this Agreement and also can sell the flat/garage of his allocated portion of the said new building.

**FORCE MAJEURE :-** Shall mean floods, earthquake, riot, war, storm tempest, Civil commotion, strikes, non availability of new materials lockout and/or any other act or commission beyond the control of the Developer hereto.

**COMMENCEMENT :-** This Agreement shall be deemed to have commence with effect from the date of execution of this Agreement.

**OWNER'S RIGHT AND REPRESENTATION :-** The Owners hereby declare that they are absolutely seized and possessed of and/or otherwise well and sufficiently

entitled to the said property and there is no other owner or any other legal heirs in respect of the said property, but in future if any person or persons claim share of the said property situate and lying at the said premises, the Owners shall be liable to share with those unforeseen co-sharer/ co-owner within their own allocation without any way encumbering / affecting right and interest of the Developer.

All disputes, problems from the Land Owners or their any other relatives and/ or others, managed & pay by the Owners at their own costs & expenses. Developer will not take any responsibility of this matter.

**DEVELOPER'S RIGHT AND OBLIGATIONS :- (a)** The Developer shall complete the proposed construction within 18 months from the date of getting vacant possession of the said premises and / or the date of sanction of the Building Plan whichever is later without any litigation from the side of Land Owners.

**(b)** The Developer shall arranges the temporary alternative accommodation for the Owners during the period of construction of the new Building at its own cost till the Owners are handed over their allotted portion in the new Building.

**(c)** The Owners hereby grant, subject to what have been hereunder provided Exclusive right to the Developer to build upon and to exploit commercially

the said plot of land and shall be able to construct the new building thereon in accordance with the sanctioned plan approved by the KMC.

**(d)** All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners for which the Developer shall be liable to bear the cost.

**CONSIDERATION :-** In consideration of the Owners having agreed to permit the Developer to commercially exploit the same property and to construct, erect and build a new building in accordance with the plan at a ratio as indicated hereinabove as stated in the schedule herein below with payment of Rs. 1,001/- (Rupees One Thousand One) only as a token amount of this Agreement.

**POSSESSION & DEMOLITION :- a)** Immediately after signing of this Agreement Owners shall give quiet, peaceful and unencumbered possession to the Developer.

**b)** After the demolition of the existing structure the Developer shall have the right to sell or to reuse all the building material so recovered after demolition of the structure and the Owners shall not have any claim over any building material so receipt by the Developer herein.

**COMMON LIABILITIES AND FACILITIES :-** *a.* The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the existing building accruing due as and from the date of obtaining possession of the said premises from the Owners and if there any dues in respect of property namely property taxes and other outgoing charges, Mutation, Probate etc. remain unpaid before handing over the possession of the building by the Developer will be borne by the Owners.

*b.* The Owners shall not intentionally do any act, deed or thing whereby the Developer shall be prevented from proceeding with construction of the said project.

**COMMON RESTRICTIONS :-** The Owners allocation in the building shall be subject to the same restriction and usages as applicable in the building intended for common benefits of all occupiers of the building which shall include the followings.

*1.* Neither party shall use or permit to be used the respective allocations in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity or use other than the residential use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

*2.* Both parties shall abide by all laws, rules and regulations of the Government, statutory body and / or bodies as the case may be and shall

attend to answer and the Developer shall be responsible for any deviation and / or of any of the said laws, rules and regulations of the Government, statutory body and / or bodies.

3. Neither party shall throw accumulate any dirt rubbish waste or refuse or permit the same to be thrown or accumulated in or around the new building or in the compound corridors any other portions of the new building.

**OWNERS OBLIGATIONS :-** 1. The Owners doth hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building at the said Premises by the Developer, so far the construction work is done strictly in accordance with the sanctioned building plan and specification.

2. The Owners doth hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building at the said premises, subject to the condition that the Owners' interest in this regard will not be hampered in any way by the Developer.

3. The Owners hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and/or charge the said premises or any portions thereof without the consent in writing of the Developer during the period of construction except the Owners' share in the said New Building.

**JOINT OBLIGATIONS :-** The Developer doth hereby agree and covenant with the Owners to complete the construction within a period of 24 months from the date of delivery of possession of the Premises by the Owners to the Developer.

The Owners shall put their name and signature in all papers, plans, documents and deeds (if required) those may come on the way of the Developer for successful implementation of the project.

That the both Owners and the Developer shall refer any dispute/ difference that may crop up in course of the construction of the building and allocation of shares to the co,petent Court of Law having jurisdiction to try and entertain the same.

**THE FIRST SCHEDULE ABOVE REFERRED TO :  
(THE SAID LAND)**

**ALL THAT** the piece and parcel of land measuring about 4 Cottahs 8 Chittacks (more or less), Holding No.- 76 G, Dihi Panchannagram, Divn.- 3, Sub-divn.- 13, Mouza- Nijo Surah Gram, together with Pucca structures measuring about 500 sq. ft. (more or less), standing thereon, at 141, Raja Rajendra Lal Mitra Road, P.S. & P.O.- Beliaghata, Kolkata- 700 010, Ward- 34, Assessee No.-11034160952, Zone Road (W- 34,35) Off Road-Off Road, togetherwith all easement right thereto which is butted and bounded that is to say :

**ON THE NORTH** : 140, Raja Rajendra Lal Mitra Road ;

**ON THE SOUTH** : 142, Raja Rajendra Lal Mitra Road ;

**ON THE EAST** : 140, Raja Rajendra Lal Mitra Road and

**ON THE WEST** : KMC Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO :  
(OWNERS AND DEVELOPERS ALLOCATIONS)**

**OWNERS ALLOCATIONS :-** Shall mean (01) 50 % of covered area at Ground floor, (02) Entire Second floor and (03) Entire Fourth floor, togetherwith proportionate share of land and right to use all common areas and facilities including the roof.

**N.B.-** *Be it mentioned here that the said Owners will be obliged to get their own share through lottery.*

**DEVELOPER'S ALLOCATIONS :-** Shall mean remaining portion of the said new Building save and except the Owners Allocated portion i.e. (01) 50 % of covered area at Ground floor, (02) Entire First floor and (03) Entire Third floor and similarly proportionate share of land and right to use all common areas and facilities including the roof.

**THE THIRD SCHEDULE ABOVE REFERRED TO :  
(GENERAL SPECIFICATON OF BUILDING CONSTRUCTION)**

- 01. STRUCTURE** : R.C.C. Framed Structure.
- 02. WALLS & CEILING** : *Internal-* Brick walls with Plaster of Paris finish.  
*External-* Brick walls with surface whether coat finish,
- 03. DOORS** : Flush door in all rooms as well as main door of flat.
- 04. WINDOWS** : Aluminum sliding window with Box grill & glass panel.
- 05. FLOOR FINISH** : Marbles of reputed available make with finishing.

- 06. TOILET** : P.V.C. Doors (reputed make), fittings etc. with Internal 6' height all round Tiles work.
- 07. STAIR CASE** : Marble Finished.
- 08. KITCHEN** : Raised cooking platform of Black Stone with sink glazed tiles.
- 09. PLUMBING** : GI and PVC pipes of reputed available make.
- 10. WATER SUPPLY** : KMC water shall store in underground reservoir then it shall restore in overhead Tank and supply in each and every flats through pipe line connector.
- 11. ELECTRICAL** : Concealed wiring with good quality cable, switch, reasonable point will be all rooms, toilet, kitchen etc.
- 12. ELECTRICITY** : Direct elec. connections from **CESC** Ltd. with main switches and main mother meter, main switches for individual flats will be provided.
- 13. SEWERAGE** : Proper drainage and sewerage lines common to the building and from the building to the **KMC** drains.
- 14. LIFT** : One reputed make lift.
- 15. EXTRA WORKS** : Will be charged extra.

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

**SIGNED, SEALED and DELIVERED**

at Kolkata in the presence of :-

1. *Malay Samajpatri.*  
133 1/2 Raji Rajendra Lal  
Mitra Road, Kol-85.

2. *Raja Sarkar*  
141, Raja Rajendra Lal Mitra  
Road, Kolkata - 700010

*মালয় সমাজপত্র*

*রাজা সর্কার*

*Rajib Sarkar.*

*Raja Sarkar*

*Kolkata Sarkar*

*Gauri Sarkar*  
*গৌরী সর্কার*

*Sabita Sarkar*  
**SIGNATURE OF THE OWNERS**

*Rajib Kr. Mondal*

**RAJIB KR. MONDAL**  
Sessions Civil & Criminal  
Court, Kolkata - 700014  
F1613A/1583/1999

*Gauri Sarkar*

**SIGNATURE OF THE DEVELOPER**

## **MEMO OF CONSIDERATION**

**RECEIVED** from withnamed Developer the withmentioned sum being adjustable advance of **Rs. 1,001/- (Rupees One Thousand One)** only as part earnest / consideration money in respect of the first schedule property of this agreement in respect of land/ property mentioned in the first schedule above.

### **M E M O**

|                   |     |               |             |
|-------------------|-----|---------------|-------------|
| Cash/Chq./D.D.No. | Dt. | Bank & Branch | Amount (Rs) |
|-------------------|-----|---------------|-------------|

**WITNESS :**

1. *Malay Samajpati*  
133/2, Raja Rajendra Lal  
Mitra Road, Kolkata-85
2. *Raja Sarkar*  
141, Raja Rajendra Lal Mitra  
Road, Kolkata - 700 010

- *মলয় সামজপতি*
- *রাজা ১৩৩০*
- *Sanjib Samrón.*
- *Balab Sarkar*
- *Kakali Sorkar*
- *Gour Sarkar*
- *বিমল সর্কার*
- *Sabita Sarkar*

**SIGNATURE OF THE OWNERS**

|                                                                                   |            | THUMB                                                                             | INDEX                                                                             | MIDDLE                                                                             | RING                                                                                | PINKY                                                                               |
|-----------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  | LEFT HAND  |  |  |  |  |  |
|                                                                                   | RIGHT HAND |  |  |  |  |  |

NAME .....

SIGNATURE मनीषा साहू



|                                                                                    |            | THUMB                                                                               | INDEX                                                                               | MIDDLE                                                                               | RING                                                                                  | PINKY                                                                                 |
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NAME .....

SIGNATURE विनय साहू

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NAME SANJIB SARKAR

SIGNATURE Sanjib Sarkar

|                                                                                   |            | THUMB                                                                             | INDEX                                                                             | MIDDLE                                                                             | RING                                                                                | PINKY                                                                               |
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NAME Baldev Sarkar  
SIGNATURE Baldev Sarkar

|                                                                                    |            | THUMB                                                                               | INDEX                                                                               | MIDDLE                                                                               | RING                                                                                  | PINKY                                                                                 |
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NAME .....  
SIGNATURE Kakali Sarkar

|                                                                                     |            | THUMB                                                                               | INDEX                                                                               | MIDDLE                                                                               | RING                                                                                  | PINKY                                                                                 |
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NAME GOUR SARKAR  
SIGNATURE Gour Sarkar

|                                                                                   |            | THUMB                                                                             | INDEX                                                                             | MIDDLE                                                                             | RING                                                                                | PINKY                                                                               |
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NAME ..... சின்னா கமலி .....

SIGNATURE .....

|                                                                                    |            | THUMB                                                                               | INDEX                                                                               | MIDDLE                                                                               | RING                                                                                  | PINKY                                                                                 |
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NAME .....

SIGNATURE ..... Savita Sarkar .....

|                                                                                     |            | THUMB                                                                               | INDEX                                                                               | MIDDLE                                                                               | RING                                                                                  | PINKY                                                                                 |
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|                                                                                     | RIGHT HAND |  |  |  |  |  |

NAME ..... GOUR SARKAR .....

SIGNATURE ..... Gour Sarkar .....



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



192024250148459962

GRN Details

|                        |                     |                     |                      |
|------------------------|---------------------|---------------------|----------------------|
| GRN:                   | 192024250148459962  | Payment Mode:       | Counter Payment      |
| GRN Date:              | 01/08/2024 20:35:49 | Bank/Gateway:       | Indian Overseas Bank |
| BRN :                  | 2408051673042918    | BRN Date:           | 05/08/2024 00:00:00  |
| GRIPS Payment ID:      | 010820242014845995  | Payment Init. Date: | 01/08/2024 20:35:49  |
| Payment Status:        | Successful          | Payment Ref. No:    | 2002057123/6/2024    |
| [Query No*/Query Year] |                     |                     |                      |

Depositor Details

|                           |                                                       |
|---------------------------|-------------------------------------------------------|
| Depositor's Name:         | nirman construction                                   |
| Address:                  | 141 raja rajendralal mitra road                       |
| Mobile:                   | 8910342901                                            |
| Contact No:               | 8777252610                                            |
| Depositor Status:         | Others                                                |
| Query No:                 | 2002057123                                            |
| Applicant's Name:         | Mr Saheb Dey                                          |
| Identification No:        | 2002057123/6/2024                                     |
| Remarks:                  | Sale, Development Agreement or Construction agreement |
| Period From (dd/mm/yyyy): | 01/08/2024                                            |
| Period To (dd/mm/yyyy):   | 01/08/2024                                            |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C<br>Description               | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2002057123/6/2024 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 39921      |
| 2       | 2002057123/6/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 71         |
| Total   |                   |                                          |                    | 39992      |

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED NINETY TWO ONLY.



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



010820242014845995

## GRIPS Payment Detail

|                   |                      |                     |                     |
|-------------------|----------------------|---------------------|---------------------|
| GRIPS Payment ID: | 010820242014845995   | Payment Init. Date: | 01/08/2024 20:35:49 |
| Total Amount:     | 39992                | No of GRN:          | 1                   |
| Bank/Gateway:     | Indian Overseas Bank | Payment Mode:       | Counter Payment     |
| BRN:              | 2408051673042918     | BRN Date:           | 05/08/2024 00:00:00 |
| Payment Status:   | Successful           | Payment Init. From: | GRIPS Portal        |

## Depositor Details

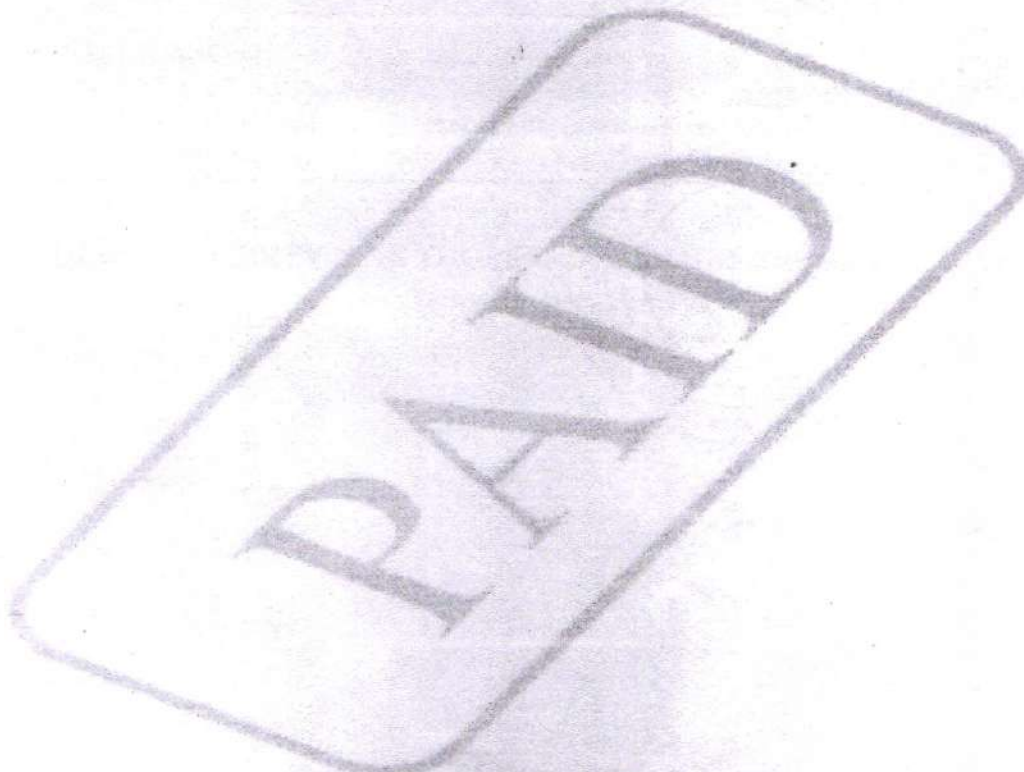
Depositor's Name: nirman construction  
Mobile: 8910342901

## Payment(GRN) Details

| Sl. No. | GRN                | Department                                  | Amount (₹) |
|---------|--------------------|---------------------------------------------|------------|
| 1       | 192024250148459962 | Directorate of Registration & Stamp Revenue | 39992      |
| Total   |                    |                                             | 39992      |

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED NINETY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



### Major Information of the Deed

|                                                              |                                                                                                                                                     |                                                                                                                                         |            |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|------------|
| Deed No :                                                    | I-1606-03388/2024                                                                                                                                   | Date of Registration                                                                                                                    | 22/08/2024 |
| Query No / Year                                              | 1606-2002057123/2024                                                                                                                                | Office where deed is registered                                                                                                         |            |
| Query Date                                                   | 31/07/2024 5:24:59 PM                                                                                                                               | A.D.S.R. SEALDAH, District: South 24-Parganas                                                                                           |            |
| Applicant Name, Address & Other Details                      | Saheb Dey<br>Sealdah Court,Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 8910342901, 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 : 1,001/-] |            |
| Set Forth value                                              |                                                                                                                                                     | Market Value                                                                                                                            |            |
|                                                              |                                                                                                                                                     | Rs. 2,70,90,003/-                                                                                                                       |            |
| Stampduty Paid(SD)                                           |                                                                                                                                                     | Registration Fee Paid                                                                                                                   |            |
| Rs. 40,021/- (Article:48(g))                                 |                                                                                                                                                     | Rs. 71/- (Article:E, E, B)                                                                                                              |            |
| Remarks                                                      | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                                      |                                                                                                                                         |            |

### Land Details :

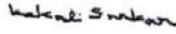
District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Rajendralal Mitra Road, Road Zone : (W-34,35) Off Road -- Off Road) , , Premises No: 141, , Ward No: 034 Pin Code : 700010

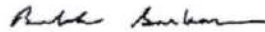
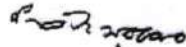
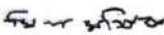
| Sch No        | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land     | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details       |
|---------------|-------------|----------------|-----------------------|------------------|-------------------------|-----------------------|---------------------|
| L1            | (RS :- )    |                | Bastu                 | 4 Katha 8 Chatak |                         | 2,70,00,003/-         | Property is on Road |
| Grand Total : |             |                |                       | 7.425Dec         | 0 /-                    | 270,00,003 /-         |                     |

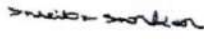
### Structure Details :

| Sch No                                                                                                                                                    | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                        | On Land L1        | 500 Sq Ft.        | 0/-                     | 90,000/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 90 Years, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :                                                                                                                                                   |                   | 500 sq ft         | 0 /-                    | 90,000 /-             |                           |

**Land Lord Details :**

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                   |                                                                                                                      |                                                                                                    |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| 1     | Name                                                                                                                                                                                                                                                                                                                                                                                                                           | Photo                                                                                             | Finger Print                                                                                                         | Signature                                                                                          |
|       | <b>Laxmi Sarkar</b><br>Wife of Late Sudhir Sarkar<br>Executed by: Self, Date of Execution: 22/08/2024<br>, Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office                                                                                                                                                                                                                                                    | <br>22/08/2024   | <br>Captured<br>LTI<br>22/08/2024   | <br>22/08/2024   |
|       | 141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: OKxxxxxx1F, Aadhaar No: 82xxxxxxx7735, Status :Individual, Executed by: Self, Date of Execution: 22/08/2024<br>, Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office |                                                                                                   |                                                                                                                      |                                                                                                    |
| 2     | Name                                                                                                                                                                                                                                                                                                                                                                                                                           | Photo                                                                                             | Finger Print                                                                                                         | Signature                                                                                          |
|       | <b>Kakali Sarkar</b><br>Wife of Bablu Sarkar<br>Executed by: Self, Date of Execution: 22/08/2024<br>, Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office                                                                                                                                                                                                                                                         | <br>22/08/2024   | <br>Captured<br>LTI<br>22/08/2024   | <br>22/08/2024   |
|       | 141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: OKxxxxxx1F, Aadhaar No: 82xxxxxxx7735, Status :Individual, Executed by: Self, Date of Execution: 22/08/2024<br>, Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office |                                                                                                   |                                                                                                                      |                                                                                                    |
| 3     | Name                                                                                                                                                                                                                                                                                                                                                                                                                           | Photo                                                                                             | Finger Print                                                                                                         | Signature                                                                                          |
|       | <b>Sanjib Sarkar</b><br>Son of Late Sudhir Sarkar<br>Executed by: Self, Date of Execution: 22/08/2024<br>, Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office                                                                                                                                                                                                                                                    | <br>22/08/2024 | <br>Captured<br>LTI<br>22/08/2024 | <br>22/08/2024 |
|       | 141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.: gyxxxxxx2n, Aadhaar No: 61xxxxxxx2122, Status :Individual, Executed by: Self, Date of Execution: 22/08/2024<br>, Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office      |                                                                                                   |                                                                                                                      |                                                                                                    |

|                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                  |                                                                                                                   |                                                                                                                                             |                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 4                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Name</b><br><b>Bablu Sarkar</b><br>Son of Late Sudhir Sarkar<br>Executed by: Self, Date of Execution: 22/08/2024<br>, Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office                        | <b>Photo</b><br><br>22/08/2024   | <b>Finger Print</b><br><br>Captured<br>LTI<br>22/08/2024   | <b>Signature</b><br><br>22/08/2024    |
| 141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: EUxxxxxx8M, Aadhaar No: 75xxxxxxxx8388, Status :Individual, Executed by: Self, Date of Execution: 22/08/2024 , Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office  |                                                                                                                                                                                                                  |                                                                                                                   |                                                                                                                                             |                                                                                                                         |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Name</b><br><b>Nitai Sarkar, (Alias: Netai Sarkar)</b><br>Son of Late Sudhir Sarkar<br>Executed by: Self, Date of Execution: 22/08/2024<br>, Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office | <b>Photo</b><br><br>22/08/2024   | <b>Finger Print</b><br><br>Captured<br>LTI<br>22/08/2024   | <b>Signature</b><br><br>22/08/2024    |
| 141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: BBxxxxxx7Q, Aadhaar No: 54xxxxxxxx7004, Status :Individual, Executed by: Self, Date of Execution: 22/08/2024 , Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office |                                                                                                                                                                                                                  |                                                                                                                   |                                                                                                                                             |                                                                                                                         |
| 6                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Name</b><br><b>Gour Sarkar</b><br>Son of Late Pran Ballav Sarkar<br>Executed by: Self, Date of Execution: 22/08/2024<br>, Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office                    | <b>Photo</b><br><br>22/08/2024 | <b>Finger Print</b><br><br>Captured<br>LTI<br>22/08/2024 | <b>Signature</b><br><br>22/08/2024 |
| 141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: auxxxxxx5I, Aadhaar No: 52xxxxxxxx2022, Status :Individual, Executed by: Self, Date of Execution: 22/08/2024 , Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office |                                                                                                                                                                                                                  |                                                                                                                   |                                                                                                                                             |                                                                                                                         |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Name</b><br><b>Mina Mallick</b><br>Wife of Shyamal Mallick<br>Executed by: Self, Date of Execution: 22/08/2024<br>, Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office                          | <b>Photo</b><br><br>22/08/2024 | <b>Finger Print</b><br><br>Captured<br>LTI<br>22/08/2024 | <b>Signature</b><br><br>22/08/2024  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                        |                                                                                                                 |                                                                                                                                           |                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| 141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: dtxxxxxx1r, Aadhaar No: 74xxxxxxxx1059, Status :Individual, Executed by: Self, Date of Execution: 22/08/2024<br>, Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office |                                                                                                                                                                                        |                                                                                                                 |                                                                                                                                           |                                                                                                                      |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Name</b><br><b>Sabita Sarkar</b><br>Wife of Subhas Sarkar<br>Executed by: Self, Date of Execution: 22/08/2024<br>, Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office | <b>Photo</b><br><br>22/08/2024 | <b>Finger Print</b><br><br>Captured<br>LTI<br>22/08/2024 | <b>Signature</b><br><br>22/08/2024 |
| 141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: IFxxxxxx9G, Aadhaar No: 20xxxxxxxx5469, Status :Individual, Executed by: Self, Date of Execution: 22/08/2024<br>, Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office |                                                                                                                                                                                        |                                                                                                                 |                                                                                                                                           |                                                                                                                      |

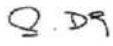
#### Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                        |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>MS NIRMAN CONSTRUCTION</b><br>141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 , PAN No.:: AUxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

#### Representative Details :

| Sl No                                                                                                                                                                                                            | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                  |                                                                                                                           |                                                                                                                                             |                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                | <table border="1"> <tr> <td> <b>Name</b><br/> <b>Gour Sarkar (Presentant )</b><br/> Son of Late Pran Ballav Sarkar<br/> Date of Execution - 22/08/2024, , Admitted by: Self, Date of Admission: 22/08/2024, Place of Admission of Execution: Office </td> <td> <b>Photo</b><br/>  <br/> Aug 22 2024 3:14PM </td> <td> <b>Finger Print</b><br/>  <br/> Captured<br/> LTI<br/> 22/08/2024 </td> <td> <b>Signature</b><br/>  <br/> 22/08/2024 </td> </tr> </table><br>141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , , PAN No.:: auxxxxxx5l, Aadhaar No: 52xxxxxxxx2022 Status : Representative, Representative of : MS NIRMAN CONSTRUCTION (as proprietor) | <b>Name</b><br><b>Gour Sarkar (Presentant )</b><br>Son of Late Pran Ballav Sarkar<br>Date of Execution - 22/08/2024, , Admitted by: Self, Date of Admission: 22/08/2024, Place of Admission of Execution: Office | <b>Photo</b><br><br>Aug 22 2024 3:14PM | <b>Finger Print</b><br><br>Captured<br>LTI<br>22/08/2024 | <b>Signature</b><br><br>22/08/2024 |
| <b>Name</b><br><b>Gour Sarkar (Presentant )</b><br>Son of Late Pran Ballav Sarkar<br>Date of Execution - 22/08/2024, , Admitted by: Self, Date of Admission: 22/08/2024, Place of Admission of Execution: Office | <b>Photo</b><br><br>Aug 22 2024 3:14PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Finger Print</b><br><br>Captured<br>LTI<br>22/08/2024                                                                      | <b>Signature</b><br><br>22/08/2024   |                                                                                                                                             |                                                                                                                         |

**Identifier Details :**

| Name                                                                                                                                                                          | Photo                                                                             | Finger Print                                                                                  | Signature                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Saheb Dey</b><br>Son of G Dey<br>Sealdah Court, City:- Not Specified, P.O:-<br>Entally, P.S:-Entally, District:-South 24-<br>Parganas, West Bengal, India, PIN:-<br>700014 |  | <br>Captured |  |
|                                                                                                                                                                               | 22/08/2024                                                                        | 22/08/2024                                                                                    | 22/08/2024                                                                          |
| Identifier Of Laxmi Sarkar, Kakali Sarkar, Sanjib Sarkar, Bablu Sarkar, Nitai Sarkar, Gour Sarkar, Mina Mallick, Sabita Sarkar, Gour Sarkar                                   |                                                                                   |                                                                                               |                                                                                     |

**Transfer of property for L1**

| Sl.No | From          | To. with area (Name-Area)           |
|-------|---------------|-------------------------------------|
| 1     | Laxmi Sarkar  | MS NIRMAN CONSTRUCTION-0.928125 Dec |
| 2     | Kakali Sarkar | MS NIRMAN CONSTRUCTION-0.928125 Dec |
| 3     | Sanjib Sarkar | MS NIRMAN CONSTRUCTION-0.928125 Dec |
| 4     | Bablu Sarkar  | MS NIRMAN CONSTRUCTION-0.928125 Dec |
| 5     | Nitai Sarkar  | MS NIRMAN CONSTRUCTION-0.928125 Dec |
| 6     | Gour Sarkar   | MS NIRMAN CONSTRUCTION-0.928125 Dec |
| 7     | Mina Mallick  | MS NIRMAN CONSTRUCTION-0.928125 Dec |
| 8     | Sabita Sarkar | MS NIRMAN CONSTRUCTION-0.928125 Dec |

**Transfer of property for S1**

| Sl.No | From          | To. with area (Name-Area)                |
|-------|---------------|------------------------------------------|
| 1     | Laxmi Sarkar  | MS NIRMAN CONSTRUCTION-62.50000000 Sq Ft |
| 2     | Kakali Sarkar | MS NIRMAN CONSTRUCTION-62.50000000 Sq Ft |
| 3     | Sanjib Sarkar | MS NIRMAN CONSTRUCTION-62.50000000 Sq Ft |
| 4     | Bablu Sarkar  | MS NIRMAN CONSTRUCTION-62.50000000 Sq Ft |
| 5     | Nitai Sarkar  | MS NIRMAN CONSTRUCTION-62.50000000 Sq Ft |
| 6     | Gour Sarkar   | MS NIRMAN CONSTRUCTION-62.50000000 Sq Ft |
| 7     | Mina Mallick  | MS NIRMAN CONSTRUCTION-62.50000000 Sq Ft |
| 8     | Sabita Sarkar | MS NIRMAN CONSTRUCTION-62.50000000 Sq Ft |

On 22-08-2024

**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 14:25 hrs on 22-08-2024, at the Office of the A.D.S.R. SEALDAH by Gour Sarkar ,.

**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 2,70,90,003/-

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

Execution is admitted on 22/08/2024 by 1. Laxmi Sarkar, Wife of Late Sudhir Sarkar, 141, Road: Raja Rajendralal Mitra Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 2. Kakali Sarkar, Wife of Bablu Sarkar, 141, Road: Raja Rajendralal Mitra Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 3. Sanjib Sarkar, Son of Late Sudhir Sarkar, 141, Road: Raja Rajendralal Mitra Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Service, 4. Bablu Sarkar, Son of Late Sudhir Sarkar, 141, Road: Raja Rajendralal Mitra Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Service, 5. Nital Sarkar, Alias Netai Sarkar, Son of Late Sudhir Sarkar, 141, Road: Raja Rajendralal Mitra Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 6. Gour Sarkar, Son of Late Pran Ballav Sarkar, 141, Road: Raja Rajendralal Mitra Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 7. Mina Mallick, Wife of Shyamal Mallick, 141, Road: Raja Rajendralal Mitra Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 8. Sabita Sarkar, Wife of Subhas Sarkar, 141, Road: Raja Rajendralal Mitra Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife

Indetified by Saheb Dey, , , Son of G Dey, Sealdah Court, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 22-08-2024 by Gour Sarkar, proprietor, MS NIRMAN CONSTRUCTION (Sole Proprietorship), 141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010

Indetified by Saheb Dey, , , Son of G Dey, Sealdah Court, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 71.00/- ( B = Rs 50.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 71/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2024 12:00AM with Govt. Ref. No: 192024250148459962 on 01-08-2024, Amount Rs: 71/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 2408051673042918 on 05-08-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 17759, Amount: Rs.100.00/-, Date of Purchase: 16/08/2024, Vendor name: ASHIM DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/08/2024 12:00AM with Govt. Ref. No: 192024250148459962 on 01-08-2024, Amount Rs: 39,921/-,  
Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 2408051673042918 on 05-08-2024, 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 1606-2024, Page from 104182 to 104213

being No 160603388 for the year 2024.



*Amitava Ghosal*

Digitally signed by AMITAVA GHOSAL  
Date: 2024.08.28 11:33:28 +05:30  
Reason: Digital Signing of Deed.

(Amitava Ghosal) 28/08/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.