

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

L 562999

20/11/2024
Q-2002827577/2024

Certified that the document is identical to the original and the contents of the document are the part of this document

(Signature)




DEVELOPMENT AGREEMENT

THIS AGREEMENT is made this 20th day of NOVEMBER,
TWO THOUSAND TWENTY FOUR, Anno Domini,

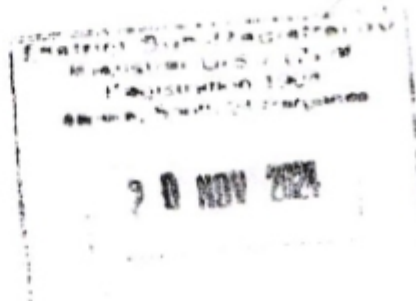
30 SEP 2024

S. No. 17153 Unit
Sold to
Rs. 5000/-
Rupees.....

SUDIPTA CHAKRABORTY
Advocate, Alipore Judges Court
Kolkata-27


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kolkata-27

17153 - 5000/-
=



Subha Mondal
240, Rifle Club Road
Kolkata-27

BETWEEN

SRI PARIMAL CHANDRA DAS, Son of Late Chintaharan Das, PAN-ADBD4530C, Date of birth-02/01/1940, Aadhaar No.918256970165, By Faith Hindu, By Occupation-Retired Person, residing at P-12, Bansdrone Park, Post Office and Police Station-Bansdrone, Kolkata-700070, hereinafter called and referred to as the "OWNER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his respective heir/heirs, successor/successors, executor/executors, administrator/administrators, legal representative/representatives and person/persons, deriving title under each of them} of the FIRST PART.

:AND:

SRI RAJU SARKAR, Son of Sri Ranjit Sarkar, By Faith Hindu, By Occupation-Business, PAN-AMAPS2742R, Aadhaar No.309686839941, residing at 70, Bansdrone Park, Police Station - Bansdrone, Kolkata-700070, Sole Proprietor of "SARKAR CONSTRUCTIONS" having its Office at 168, Bansdrone Place, Police Station- Bansdrone, Kolkata-700070, hereinafter called and referred to as the "BUILDER/ COLLABORATOR/DEVELOPER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his heir/heirs, successor/successors, executor/executors, legal representative/representatives, administrator/ administrators, successor-in-Office, and assigns} of the SECOND PART.

WHEREAS in this Agreement unless it be contrary or repugnant to the context the following words or terms shall have the following meaning :-

- I} The "FIRST PARTY" shall mean and include the OWNER of the Property of the Premises and his heirs and successors, representatives, executors.

II} The "SECOND PARTY" shall mean and include the "BUILDER/DEVELOPER" and his heirs, successors, representatives, executors.

III} The said "PROPERTY OR LAND" shall mean ALL THAT piece or parcel of Land measuring 5 Cottah 00 Chittaks a bit little more or less Homestead Land, together with structure thereon, in C.S and R.S. Dag No.1214, Khatian No.714, of MOUZA-BANSDRONI J.L.No.45, within the Limits of KOLKATA MUNICIPAL CORPORATION, being Premises No.27, Bansdroni Park, Assessee No.311130600273, WARD NO.113, Police Station-previously Regent Park now Bansdroni, Kolkata-700070, District South 24-Parganas, is in the possession of the First Party/Owner particularly described in the FIRST SCHEDULE hereunder written.

IV} "OWNER'S ALLOCATION" shall mean the Owner/First Party will be provided 50% of the entire Ground floor (Eastern Side) and One 3BHK flat on First Floor, Eastern Side (as per KMC Sanction Plan), One 3BHK flat on Second Floor, Eastern Side (as per KMC Sanction Plan), One 3BHK flat on Third Floor, Western Side (as per KMC Sanction Plan), together with undivided proportionate share of land underneath the building and common areas and common roof right and all common facility as per the sanction plan to be sanctioned by the Kolkata Municipal Corporation.

V} "DEVELOPER'S ALLOCATION" shall mean save and except the Owner/First Party's allocation i.e. 50% of the entire Ground floor (Western Side) and remaining flat area (1BHK or 2BHK or 3BHK) on First Floor, Western Side (as per KMC Sanction Plan), The remaining flat area (1BHK or 2BHK or 3BHK) on Second Floor, Western Side (as per KMC Sanction Plan), The remaining flat area (1BHK or 2BHK or 3BHK) on Third Floor, Eastern Side (as per KMC Sanction Plan), together with undivided proportionate share of land underneath the building and common areas and common roof right and all common facility as per the sanction plan to be sanctioned by the Kolkata Municipal Corporation.

VI} "PRINCIPAL'S ACCOUNT" shall mean and as referred to in "GENERAL POWER OF ATTORNEY" shall mean the Developer's Account who will bear the total expenses for construction of Building thereon in the said Property at his own liability and responsibility.

VII} "COMMON PARTS, USERS AND FACILITIES" shall mean and include common passage, common users, staircase-cum-landing, equipments and accessories, common use and enjoyment.

VIII} "PROPORTIONATE SHARE" means the share which is agreed to be fixed Owners' and Developer's shares respectively in the Land.

W H E R E A S on 20/06/1961 one Nirmala Bala Sarkar, Wife of Hirendra Lal Sarkar, Sold, conveyed and transferred her property 2 Cottahs 8 Chittaks more or less in Mouza - Bansdroni, J.L. No.45, Dag No.1214, to Chintaharan Das, by way of registered Deed, which was registered at Sub-Registrar, Alipore, Sadar, recorded in Book No.I, Volume No.108, pages 32 to 36, pages 5287, for the year 1961.

A N D W H E R E A S on the same day on 20/06/1961 said Nirmala Bala Sarkar, Wife of Hirendra Lal Sarkar, Sold, conveyed and transferred her property 2 Cottahs 8 Chittaks more or less in Mouza - Bansdroni, J.L. No.45, Dag No.1214, to Chittaranjan Das, by way of registered Deed, which was registered at Sub-Registrar, Alipore, Sadar, recorded in Book No.I, Volume No.108, pages 37 to 41, pages 5288, for the year 1961.

A N D W H E R E A S on 12/11/1970 said Chittaranjan Das, sold, conveyed and transferred his property 2 Cottahs 8 Chittaks more or less in Mouza - Bansdroni, J.L. No.45, Dag No.1214 to Chintaharan Das, by way of registered Deed, which was registered at Sub-Registrar, Alipore, Sadar, recorded in Book No.I, Volume No.130, pages 280 to 284, pages 4817, for the year 1970.

AND WHEREAS subsequently on 3rd March, 1977, said Chintaharan Das executed a Will and gave and bequeath all his property both moveable and immovable in faovur of his son Shri Parimal Chandra Das and after the demise of Chittaharan Das, his son Shri Parimal Chandra Das obtained the Probate from district Delegate 9th Sub-Judge, Alipore, on 09/08/1983 and became the absolute owner, he mutated his name in the record of the Kolkata Municipal Corporation and paying regular taxes thereon.

AND WHEREAS the First Party/Owner is the sole and absolute Owner and are in uninterrupted Khas Possession of the Property by way of inheritance and well and sufficiently entitled in respect of ALL THAT piece or parcel of Land measuring 5 Cottah 00 Chittaks a bit little more or less Homestead Land, together with structure thereon, in C.S and R.S. Dag No.1214, Khatian No.714, of MOUZA-BANSDRONI J.L.No.45, within the Limits of KOLKATA MUNICIPAL CORPORATION being Premises No.27, Bansdrone Park, Assessee No.311130600273, WARD NO.113, Police Station-previously Regent Park now Bansdrone, Kolkata-700070, District South 24-Parganas.

AND WHEREAS the First Party herein as Owner of the said Property now seized and possessed the land by way of gift containing an area of piece or parcel of Land measuring 5 Cottah 00 Chittaks a bit little more or less Homestead Land, together with structure thereon, in C.S and R.S. Dag No.1214, Khatian No.714, of MOUZA-BANSDRONI J.L.No.45, within the Limits of KOLKATA MUNICIPAL CORPORATION being Premises No.27, Bansdrone Park, Assessee No.311130600273, WARD NO.113, Police Station-previously Regent Park now, Bansdrone, Kolkata-700070, District South 24-Parganas, have decided to "Commercially Exploit" through Developer residential Building by raising Building and/or as per Sanction Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION consuming maximum F.A.R. on the said Property more fully and particularly described in the FIRST SCHEDULE below and the

Second Party having sound knowledge and financial ability approached the First Party with the terms, conditions and covenants herein below appearing and the First Party herein allowed the Second Party herein to raise such construction at 2nd Party's own cost and/or at the cost of 2nd Party's legal heirs on the FIRST SCHEDULE Property as per the Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION for the benefit of the both parties to this AGREEMENT.

AND WHEREAS the Second Party hereinafter considering the proposal of the First Party herein have agreed to raise G+III storied Building with lift facility as per Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION at 2nd Party's own cost and/or 2nd Party's legal heirs' cost as described in the FIRST SCHEDULE below on certain terms and conditions to which both the FIRST PARTY and Second Party agreed.

AND WHEREAS to avoid future complication, the parties execute this Agreement this day by incorporating the said terms and conditions as FOLLOWS:-

: TERMS & CONDITIONS :

- 1} That the First Party herein shall give vacant Possession of the said property described in the FIRST SCHEDULE below to the Second Party on the date of execution of this Agreement.
- 2} That the SECOND PARTY herein on receiving vacant Possession of the property described in the FIRST SCHEDULE below as stated above shall at Second Party's own cost will start the construction after obtaining the Sanction Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION in favour of the FIRST PARTY.

- 3} That the First Party shall pay all the arrears of Corporation Taxes and BLLRO, and also shall pay the mutation expenses, and will submit B.L.L.R.O Tax, Electric Bills and other bills for the FIRST SCHEDULE Property upto the date of vacant the Possession.
- 4} That the First Party herein shall allow the Second Party to erect said Building construction as per Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION for at his/ legal heirs' cost in the land described in the FIRST SCHEDULE below.
- 5} That the Second Party herein at his own cost and initiative will make the said Plan to be Sanctioned or the alteration/modification, if necessary, in the name of the First Party from the KOLKATA MUNICIPAL CORPORATION and the First Party shall assist/co-operate in all respect in obtaining the sanctioned, modification/alteration of Plan by the KOLKATA MUNICIPAL CORPORATION for construction wherein the First Party will not make any hindrances or obstructions.
- 6} That the First Party shall allow the Second Party to stock all Building materials required for construction of the said building within the said Premises the safety and Security for protection of the Building Materials including Building/renovating of existing boundary walls on or about the said FIRST SCHEDULE Property and to appoint darowan/darowans and/or his own men and to keep him posted at site and providing him temporary facilities within the said premises for security purpose is the sole responsibility of the second party and shall be done at Second Party's risk and cost and the First Party will not make any hindrance in doing so.
- 7} That except the Owner's Allocation out of total Sanction Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION that is mentioned common areas and facilities to be provided by the Second Party to the First Party as mentioned in the SECOND SCHEDULE of the Building and whatsoever areas,

common areas and facilities of the Building will be exclusively Developer's Allocation with the exclusive right to dispose of the same in any manner i.e. the Developer's allocation and owner's allocation only shall be fixed up clearly according to the ratio of promotion work immediately after the sanctioning the building plan to be sanctioned by the concerned municipality at the cost of the Developer.

- 8) That the First Party shall execute a POWER OF ATTORNEY in favour of the SECOND PARTY and/or authorizing the Second Party to negotiate, act and do all things necessary for and on behalf of the First Party for more fully and effectually in respects as he could do the same himself with regard to obtaining the necessary, sanction, permits, etc. from the KOLKATA MUNICIPAL CORPORATION and Government and/or Semi Government Institution, if necessary, and also the powers empowered to him with the clauses as mentioned and to be mentioned in the Power of Attorneys which will be treated as part of this Agreement being coupled with interest involves herein.
- 9) That the First Party shall further authorize the Second Party to act on his behalf by incorporating the following acts and deeds in the aforesaid nontransferable POWER OF ATTORNEY. The second party will have no right to transfer the Power of Attorney (to any other person whatsoever or provide any supplementary Power of Attorney).
- 10) To advertise, negotiate, execute by signing and registering, transfer document or documents of Agreement and to receive Booking money advance or earnest money and consideration money in respect of the Developer's allocation only.
- 11) To proceed with sale of the said constructed areas other than the Owner's Allocation described in the SECOND SCHEDULE hereunder written which shall rightfully belong to the First Party.

- 12} That the Second party will negotiate and fix the price to be claimed from his Intending Purchaser or Purchasers in respect of the said constructed area other than the First Parties allocation as mentioned in the SECOND SCHEDULE below and the first party will not raise any objection, hindrance or claim against the same. The Second Party shall check the back ground of the intending purchaser or purchasers regarding proficiency of the purchaser.
- 13} That the First Party shall have "NO OBJECTION" of being treated as Owner of the Flats to the Intending Purchasers to be constructed even under the WEST BENGAL APARTMENT OWNERSHIP ACT XVI OF 1972, subject to all subsequent amendments and/or the Second Party taking all necessary steps towards registering the aforesaid construction comprising several self-contained spaces/flats belongs to Developer's allocation under the WEST BENGAL APARTMENT {REGULATION OF CONSTRUCTION AND TRANSFER} ACT. XVIII OF 1979.
- 14} That the First Party shall execute at the option of the Second Party the necessary documents in favour of the Second Party in respect of the Developer's allocation with proportionate undivided share attributable to the land underneath the Building or do such other things as would be deemed necessary for more fully assuring the right, title and ownership of the Second Party or his legal heirs including the Intending Purchaser/Purchasers in respect of the Flats and with proportionate undivided share in the land as stated above.
- 15} That the Second Party shall complete the Flats in the said premises in all respect including completion of electrical fittings and fixtures fixing up lift, doors and windows, plumbing work, putty for internal walls and Acrylic Based weather proof Colour in external walls within 24 Months from the date of obtaining the Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION. However, the period may be extended further, if any reasonable unpredictable hindrance occurred (including force majeure) which is not attributable to the Second party.

16} That the Second Party shall complete the construction of the said Building as per Sanction Plan on land described in the FIRST SCHEDULE below within 24 Months from the date of Sanctioning the Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION and any other works to make the building fully operational and habitable that the second party if fails to handover the owner's allocation to the first party within 24 months from the date of obtaining the sanction plan, the second party shall be liable to companion to the first party as per provision of RERA.

17} That each terms of this Agreement is the consideration for the other and failure to comply with the terms and conditions of this Agreement by either of the Parties shall be a cause of action as mentioned below.

18} This Agreement will not be treated as a Partnership between the First Party and Second Party or an Agreement for sale of the said property by the First Party to the Second Party. The Second Party is given only right to develop the said Property as aforesaid and the First Party's Allocation is in lieu of this land.

19} The Building will be constructed for Residential purposes.

20} The Second Party declared that he has entered into this Agreement after fully satisfying about the title of the FIRST PARTY. Save and except any material defect of title and the Property being encumbered.

21} All out of pocket expenses of and incidental to this Agreement and the transactions in pursuance thereof including the Deed/Deeds of Conveyance/ Conveyances and other assurance in respect thereof in connection with the Proposed Building including Stamp Duty and Registration charges shall be borne and paid by the Second Party and/or his legal heirs alone save and except the schedule below property in question. The first party will be the party owners of the deed and undertake to execute and all deeds i.e. only of Owner Allocation.

- 22} If any dispute arise between the parties, then the both parties solve his problems by the competent court of law.
- 23} Entire building shall be erected and finished at the cost of the Second Party and in no case the Frist Party shall take any financial liability in respect of the within mentioned development/promotion work.
- 24} During construction work if any accident occurs the Developer shall bear entire financial liability and also all the hazards thereto.
- 25} Developer shall erect the building as per sanctioned building plan and also as per specification as herein mentioned. If any deviation in the building plan is done the Developer shall regularize the same in accordance with law at his cost.
- 26} That after execution of this Agreement the Developer/Second party will take the possession of the First Schedule below property for local measurement and construction of boundary walls and for the purpose of obtaining the Sanction Plan from the KOLKATA MUNICIPAL CORPORATION and for which the First Party/Owner will have no objection in any way.
- 27} That the Developer/Second party will provide 2 nos. of two bed room flats during the construction period till handing over the owner's allocation, which will be started from the date of vacant possession of the First Schedule property.
- 28} That the Second party/Developer will demolish the Existing Building at his own cost and the sale proceeds will be credited in favour of Second Party/ Developer.
- 29} The Jurisdiction of the Court will be at ALIPORE.
- 30} Be it further noted that after completion of the proposed new building the developer/second party will provide the owner's allocation at First and subsequently will handover the other flats and others to different intending purchaser.

31} The first party shall have every right to transfer, sell, mortgage of the owner's allocation to any person and person and right to receive any consideration money for his allocation then in that case the developer will have no objection in any way.

32} That if any owner shall dies during the construction period and/or up to last transaction of the Developer allocation then in that case the legal heirs and/or successor of the died person and present owner bound to maintain all terms and condition of this Principal Development Agreement and bound to sign, execute and register the same for further proceeding by executing any supplementary document.

33} That all the original paper of the property will be delivered at the time of execution of this Agreement by the owner to the developer and after sell out the entire Developer's allocation, the developer will return the Original Paper to the First Party. Be it noted that before submitting the sanction plan, the second party has already handed over the Draft Plan for approval.

: THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of Land measuring 5 Cottah 00 Chittaks a bit little more or less Homestead Land, together with 200 Square Feet residential structure thereon, in C.S and R.S. Dag No.1214, Khatian No.714, of MOUZA-BANSDRONI J.L.No.45, within the Limits of KOLKATA MUNICIPAL CORPORATION, being Premises No.27, Bansdrone Park, Assessee No.311130600273, WARD NO.113, Police Station-previously Regent Park now Bansdrone, Kolkata-700070, District South 24-Parganas, and butted and bounded by :-

<u>ON THE NORTH</u>	:	342, Bansdrone Park.
<u>ON THE SOUTH</u>	:	16' feet wide KMC Road.
<u>ON THE EAST</u>	:	P-13, Bansdrone Park.
<u>ON THE WEST</u>	:	28, Bansdrone Park.

: THE SECOND SCHEDULE ABOVE REFERRED TO :
"OWNER'S ALLOCATION"

OWNER will be provided 50% of the entire Ground floor (Eastern Side) and One 3BHK flat on First Floor, Eastern Side (as per KMC Sanction Plan), One 3BHK flat on Second Floor, Eastern Side (as per KMC Sanction Plan), One 3BHK flat on Third Floor, Western Side (as per KMC Sanction Plan), together with undivided proportionate share of land underneath the building and common areas and common roof right and all common facility as per the sanction plan to be sanctioned by the Kolkata Municipal Corporation.

"DEVELOPER'S ALLOCATION"

"DEVELOPER'S ALLOCATION" shall mean save and except the owner allocation i.e. 50% of the entire Ground floor (Western Side) and remaining flat area (1BHK or 2BHK or 3BHK) on First Floor, Western Side (as per KMC Sanction Plan), The remaining flat area (1BHK or 2BHK or 3BHK) on Second Floor, Western Side (as per KMC Sanction Plan), The remaining flat area (1BHK or 2BHK or 3BHK) on Third Floor, Eastern Side (as per KMC Sanction Plan), together with undivided proportionate share of land underneath the building and common areas and common roof right and all common facility as per the sanction plan to be sanctioned by the Kolkata Municipal Corporation.

: THE THIRD SCHEDULE ABOVE REFERRED TO :

{PROPORTIONATE COMMON PARTS/PORTIONS OF BOTH THE OWNER & DEVELOPER }

- 1} Entrance and exits of the Building.
- 2} Boundary walls and Main Gate.

- 3} Drainage and sewerage line, septic tank, UGR, and other installations for the same {except only those installed within the exclusive area of any flat and/or exclusively for its use}.
- 4} Stair-case, lobbies on all the floors, lift and common roof right.
- 5} Electric sub-station and electrical wiring and other fittings {excluding only those installed within the exclusive area of any flat and/or exclusively for its use}.
- 6} Water motor pump, water pump space, water reservoir tank, together with all common plumbing installations for carriage of water {save only those exclusively installed for the exclusive use of any flat}.
- 7} Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the land and the Building as may be necessary for passage and/or user the flats in common by the co-owner.

: S P E C I F I C A T I O N F O R T H E F L A T :

TYPE OF STRUCTURE :

R.C.C. Foundation and footing in the concrete proportionate of 3:1.5:1 (Stone Chips : Sand : Cement) ratio after adequate soil treatment and consolidation.

F L O O R I N G :

Entire Flooring will be of Marble and bath room will be of floor tiles.

D O O R S :

All doors will be of Flash Door (Good Quality ISI Marked) and Bath room and kitchen door will be PVC.

W I N D O W S :

Aluminum sliding windows will grill of Iron and entire verandah will be covered by 3' feet grill.

KITCHEN :

Granite Cooking platform with steel sink with necessary 1 No. water tap will be provided. 3' feet height Glaze tiles over kitchen platform will be provided.

TOILET :

- a) Concealed internal Hot and cold water lines (in main toilet) within PVC Pipes and fittings will be in one toilet.
- b) White Porcellin commode.
- c) 2 Taps with necessary C.P. Fittings, Hot & Cold water provision with 2 in 1 mixture (in One Toilet).
- d) 6' feet height Glaze tiles on the walls will be provided.

PLUMBING & DRAINAGE :

- A) Necessary drain sewer lines, inspection pits and necessary duly connected to the septic tank.
- B) Water pump coupled with motor of requisite capacity.
- C) Cost Iron/PVC rain water pipes for roof under disposal.

PAINTING :

- A) Acrylic based weather coat paint of 1st quality will be used on outside walls and inside walls will be finished up to putty, primer in all doors and frames.

ELECTRIFICATION :

- A} Concealed wiring with copper cable built in switch board with standard switches i.e. ISI Mark will be provided.
- B} 2 Light Points, 1 Fan Point and 1 Plug Point in each Bed Room, A.C. Points in two Bed room,
- C} 2 Light Points, 1 Fan Point, 1 Power Point and One Plug Point in each Living-cum-Dining Room and 1 inverter point.
- D} 1 Light Point, 1 Exhaust Fan Point and 1 Power Points in each Kitchen.
- E} 1 Light Point, one exhaust fan point, one geyser point in Toilet.
- F} One Power point for washing machine, inverter point, Aqua guard point, Mixer grinder point, Fridge point.
- G} One Cable Point in living-cum-Dining Room or any room.

ELECTRIC METER :

Main Electric Meter Expenses will be borne by the Owner and Developer proportionately and individual meter (owner's allocation) expenses will borne by the Owner separately.

WATER SUPPLY :

Water will be provided through K.M.C. water supply.

IN WITNESSES WHEREOF, the PARTIES have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED
BY THE OWNER AT KOLKATA
IN THE PRESENCE OF :

1. Subin Hoidal
220, Rifle Club Road
Kol-700070.

2. Syib Sh.
S/o Phaimal Chanda Sh.
P-12, Bansdora Park
Kol-700070.

Parimal Chandra Das

SIGNATURE OF THE OWNER.

SIGNED SEALED AND DELIVERED
BY THE DEVELOPER AT KOLKATA
IN THE PRESENCE OF :

1. Subin Hoidal

2. Syib Sh.

Tajiv Sarkar

Proprietor








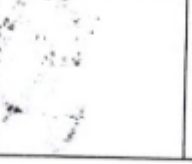



SIGNATURE OF THE DEVELOPER.

DRAFTED AND PREPARED BY ME.

Sumita Chakraborty (SUMITA CHAKRABORTY)
{ ADVOCATE }
WB/1056/1999
ALIPORE JUDGES' COURT, KOL-27.


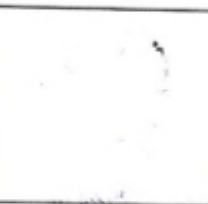

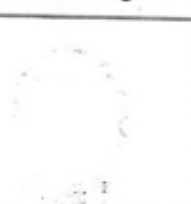
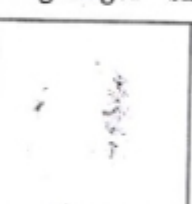

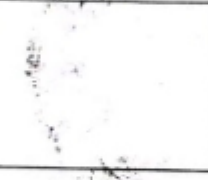
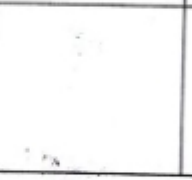

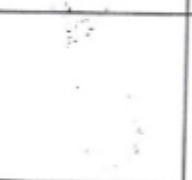

TYPED BY ME.

Soumya Prasad
{ TYPIST }

		Thumb	1 st finger	middle finger	ring finger	small finger
 <i>Parimal Chandra Das</i>	Left Hand					
	Right Hand					

Name PARIMAL CHANDRA DAS

Signature *Parimal Chandra Das*

		Thumb	1 st finger	middle finger	ring finger	small finger
 <i>Raju Sarkar</i>	Left Hand					
	Right Hand					

Name RAJU SARKAR

Signature *Raju Sarkar*

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name

Signature



Combined e-Receipt for Property Tax (PD, FS, LOI)
THE KOLKATA MUNICIPAL CORPORATION
Assessment-Collection Department

Printed On 28/10/2024 12:14 PM

RECEIPT INFORMATION

Receipt No: E2804926 Receipt Date and Time: 24/09/2024 1:04 PM
Transaction Id: 3020240000387298

MAILING ADDRESS AND ASSESSEE INFORMATION

ASSESSEE NO : 311130600273 Ward No: 113
PREMISES NO : 27
STREET NAME: BANSDRONI PARK

OWNER INFORMATION

PARIMAL CH. DAS

DEMAND INFORMATION

PD BILL DETAILS:

Sl No.	BILL TYPE	QUATER	GROSS AMOUNT	REBATE AMOUNT	INTEREST AMOUNT	PENALTY AMOUNT	NET AMOUNT(Rs)
1	P	1/2024	1905.00	0.00	36.82	190.50	2132.00
2	P	2/2024	1905.00	0.00	0.00	0.00	1905.00
3	P	3/2024	1905.00	95.25	0.00	0.00	1810.00
4	P	4/2024	1905.00	95.25	0.00	0.00	1810.00

PD AMOUNT PAID: 7657.00

Online Payment Discount: 38

Total Paid Amount: 7619.00

This document being an e-Property Tax Bill does not require any signature





Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250281798471

GRN Details

GRN:	192024250281798471	Payment Mode:	Online Payment
GRN Date:	20/11/2024 09:50:52	Bank/Gateway:	State Bank of India
BRN :	IK0DAABXK9	BRN Date:	20/11/2024 09:51:43
GRIPS Payment ID:	201120242028179846	Payment Init. Date:	20/11/2024 09:50:52
Payment Status:	Successful	Payment Ref. No:	2002827577/2/2024

[Query No/**/Query Year]

Depositor Details

Depositor's Name:	SUDIPTA CHAKRABORTY
Address:	Alipore Judges Court Kolkata, West Bengal, 700027
Mobile:	9831036678
EMAIL:	sudiptachakroborty@ymail.com
Depositor Status:	Advocate
Query No:	2002827577
Applicant's Name:	Mr SUDIPTA CHAKRABORTY
Identification No:	2002827577/2/2024
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	20/11/2024
Period To (dd/mm/yyyy):	20/11/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002827577/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2002827577/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1604-11984/2024	Date of Registration	20/11/2024
Query No / Year	1604-2002827577/2024	Office where deed is registered	
Query Date	09/11/2024 9:25:51 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 45,60,004/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



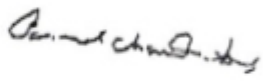
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bansdroni Park, , Premises No: 27, , Ward No: 113 Pin Code : 700070

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	5 Katha		45,00,004/-	Width of Approach Road: 20 Ft.,
Grand Total :				8.25Dec	0 /-	45,00,004 /-	

Structure Details :

Sch. No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	0 /-	60,000 /-	



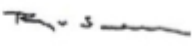
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PARIMAL CHANDRA DAS Son of Late Chintaharan Das Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office	Photo  20/11/2024	Finger Print  Captured LTI 20/11/2024	Signature  20/11/2024
P-12, Bansdroni Park, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth: XX-XX-1XX0 , PAN No.:: ADxxxxxx0C, Aadhaar No: 51xxxxxxxx0165, Status :Individual, Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office				



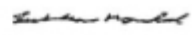
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SARKAR CONSTRUCTIONS 168, Bansdroni Place, City:- , P.O:- Bansdroni, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.:: AMxxxxxx2R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAJU SARKAR (Presentant) Son of Mr Ranjit Sarkar Date of Execution - 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024, Place of Admission of Execution: Office	Photo  Nov 20 2024 12:58PM	Finger Print  Captured LTI 20/11/2024	Signature  20/11/2024
64, Bansdroni Park, City:- , P.O:- Bansdroni, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX2 , PAN No.:: AMxxxxxx2R, Aadhaar No: 30xxxxxxxx9941 Status : Representative, Representative of : SARKAR CONSTRUCTIONS (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHA MONDAL Son of Mr Sashi Mondal Alipore Judges Court, City:- , P.O:- Bansdroni, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700070		 Captured	
	20/11/2024	20/11/2024	20/11/2024
Identifier Of Mr PARIMAL CHANDRA DAS, Mr RAJU SARKAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PARIMAL CHANDRA DAS	SARKAR CONSTRUCTIONS-8.25 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PARIMAL CHANDRA DAS	SARKAR CONSTRUCTIONS-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160411984 / 2024

On 20-11-2024

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 12:17 hrs on 20-11-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr RAJU 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 45,60,004/-

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

Execution is admitted on 20/11/2024 by Mr PARIMAL CHANDRA DAS, Son of Late Chintaharan Das, P-12, Bansdrani Park, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person

Indetified by Mr SUBHA MONDAL, , , Son of Mr Sashi Mondal, Alipore Judges Court, P.O: Bansdrani, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-11-2024 by Mr RAJU SARKAR, Proprietor, SARKAR CONSTRUCTIONS (Sole Proprietorship), 168, Bansdrani Place, City:- , P.O:- Bansdrani, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Mr SUBHA MONDAL, , , Son of Mr Sashi Mondal, Alipore Judges Court, P.O: Bansdrani, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2024 9:51AM with Govt. Ref. No: 192024250281798471 on 20-11-2024, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0DAABXK9 on 20-11-2024, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 17153, Amount: Rs.5,000.00/-, Date of Purchase: 30/09/2024, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2024 9:51AM with Govt. Ref. No: 192024250281798471 on 20-11-2024, Amount Rs: 2,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0DAABXK9 on 20-11-2024, Head of Account 0030-02-103-003-02


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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 353220 to 353245

being No 160411984 for the year 2024.



Digitally signed by Anupam Halder
Date: 2024.11.29 10:56:37 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 29/11/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.