

5502/24

I-55/0/2024

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q. No. 2001139527/2024

F 872065

Signature Sheet and
endorsement Sheet are
the Part & Parcel of the
Document.

Addl. District Sub-Registrar
Chinsurah, Dt.-Hooghly

24 MAY 2024

DEVELOPMENT AGREEMENT

THIS MEMORANDAM OF THIS AGREEMENT is made on this the
24th day of May, Two Thousand Twenty Two (2024).

BETWEEN

2508

তারিখ

22/05/2024

মূল্য

5000/-

ক্রেতার নাম

Sumita Roy Chowdhury

সকিম

63 Block, New Alipw

থানা

New ALIPW

জেলা

South 24 Parganas

স্বাক্ষর

অনুপ কুমার গাঙ্গুলী

মাইনিস্ট্রেল স্ট্যান্ডিং জেতার চুঁরী জাভ কোর
অনুপ কুমার গাঙ্গুলী

Addl. District Sub-Registrar
Sadia, Hooghly

24 MAY 2024

(2)

✓ (1) **SMT SUMITA ROY CHOWDHURY** (PAN NO. **ADDPR9527K**) (Aadhaar No.-**3372 0028 4622**), W/O Shobhan Roy Chowdhury D/O Late Sunil Kumar Ghosh, by religion - Hindu, by occupation - Housewife, residing at 563 Block New Alipur, Kolkata 700053, hereinafter called and referred to as the **OWNERS/FIRST PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, successors, representative and assigns) of the **ONE PART**;

AND

JORAG NIRMAN, a proprietorship Firm having its registered office at Kacharipara Road, Barabazar, PO & PS - Chinsurah Dist-Hooghly, Represented by sole proprietor **ARNAB DUTTA (PAN-ALLPD2941D) AADHAAR - 7802 9329 0180** son of Anjan Dutta by faith Hindu, by-occupation - Business, residing at 337, Kacharipara Road, Barabazar, Chinsurah, Hooghly-712101, hereinafter called and referred to as the **DEVELOPER/BUILDER/SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, its successors-in-office, transferees, administrator representatives and assigns) of the **OTHER PART**;

AND WHEREAS ALL THAT piece and parcel of Bastu Land measuring about 0.050 acre or 3 Kata 45 Square feet little more or less together with Old Structures standing thereon, comprised in R.S. Khatian No.1614, R.S. Dag No.1903 corresponding to LR khatian No. 4128, LR Dag no 2635, Within Mozua - Bali, J.L- 9, holding No.-138/122, Kazi Danga, Ward no -5 under Hooghly Chinsurah Municipality, District - Hooghly as more fully and particularly described in the SCHEDULE -'A' herein below, is the subject matter of present development Agreement.

✓ **AND WHEREAS** The property described in schedule below originally belonged to Rekha Ghosh now deceased purchased from Heuri Desuza S/O Gorge Desuza being constituted attorney of Arch Bishop L.T.P cyachi, the Arch Bishop of Kolkata by register sale deed being deed no 3697 for the year 1973 and after purchasing such property she mutated her name in the records of the local Municipality and also in the settlement office by paying relevant taxes and rents therein in her own name.



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legal heirs and successors became the owner and possessor of the property mentioned in the schedule below.

AND WHEREAS after demise of said Rekha ghosh her aforesaid legal heirs are became joint owners of undivided share of said property as left by their mother rekha Ghosh and each having $\frac{1}{2}$ share thereon.

AND WHEREAS on the occasion Mr Subrata Ghosh being one of the legal heirs of said mother Rekha Ghosh executed a registered deed of gift being deed no 8994 for the year 2023 at the office of the Addl District Sub Register Hooghly at Chinsurah and recorded therein in Book No - 1, Volume No - 0603-2023, Pages from - 160806 to 160819 in favour of Sumita Roy Chowdhury

AND WHEREAS after obtaining the aforesaid property the owner herein now seized possessed and occupied the schedule "A" mentioned property and absolute owner by exercising right title interest thereon.

AND WHEREAS for the purpose of better utilisation of land, the owner decided to develop the said property described in the Schedule "A" below hereunder by constructing a multi-storeyed building upon it through and at the costs and expenses of the developer.

AND WHEREAS the developer has agreed to gets the said property developed by constructing a multi-storied building (G+4) upon the land of the said property at its own costs and expenses under the terms and conditions stipulated in this agreement.

IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :

That in this agreement unless otherwise agreed upon the followings will mean as hereinafter contained:

1. **A) OWNER** : shall mean and include the above named owners namely **MRS SUMITA ROY CHOWDHURY** W/O Shobhan Roy Chowdhury by religion - Hindu, by occupation - Housewife, residing at 563 Block -N, New Alipur, Kolkata 700053 and in her absence, their heirs, successors, executors, transferees, representatives, assigns as the case may be.

B) DEVELOPER : shall mean and include the above named developer namely **JORAG NIRMAN**, a proprietorship firm having its registered office at Kacharipara Road, Barabazar, PO & PS -



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- C) SAID PROPERTY :** shall mean and include the landed properties described in schedule "A" below' hereunder written - **ALL THAT** piece and parcel of Bastu Land measuring about 3 katha 45 sq feet or 0.050 acre little more or less **TOGETHER WITH** old dilapidated Structure standing thereupon, under Hooghly Chinsurah Municipality, holding no.138/122, Police Station- Chinsurah, District Hooghly, R.S. Khatian No.1614, R.S. Dag No.1903 corresponding to LR khatian No. 4128, LR Dag no 2635 , Ward no -5 of Mouza - Bali, Police Station - Chinsurah, District Hooghly.
- D) BUILDING :** shall mean the multi- storied (G+4) building to be constructed at the aforesaid property described in the Schedule "A" below' herein under in accordance with the building plan or plans to be sanctioned by the Hooghly Chinsurah Municipality.
- E) COMMON FACILITIES AND AMENITIES :** Corridor, Stairways, Passages, Overhead Tank, Water Pump a Motor and front and side open spaces drainage pipe lines, septic tank and other facilities which may be mutually agreed upon between the parties and required for establishment maintenance and /or management of the building.
- F) SALEBLE SPACE :** shall mean and include the space of building available for independent use and occupation after making due provisions for common areas and facilities and space required thereof.
- G) OWNER'S ALLOCATION :** shall mean and include its allocable portion thereof 30% of total constructed area of the proposed Multi-Storied Building to be Constructed by the Developer as per sanction plan, the land of the said property described in the schedule "A" below .
- H) DEVELOPER'S ALOOCATION :** shall mean and include the rest of the 70% of the constructed area of the proposed multi-storied(G+4) building to be constructed by the Developer upon the schedule "A" below .
- I) TIME FOR COMPLETION :** The entire project will be 36 months from the date of sanctioned plan, but in case of any



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2. That this Agreement for Development shall be deemed to have commenced on and from the date of execution of these presents and shall remain valid till sale of entire Developer's allocation.
3. That Developer shall develop the said property more fully described in the schedule "A" hereunder written by construction a multi-storied building on it as per Building Plan duly Sanctioned by the Hooghly Chinsurah Municipality.
4. The Developer shall demolish the old existing structure at his own cost and the materials of the existing building such as bricks, wooden doors, windows, Iron rods and others shall be sold out by the Developer.
5. That for smooth running and progress of the proposed construction work, the Owner herein shall execute and registered General Power of Attorney, inter alia, conferring the power therein to make negotiation and take steps on behalf of the owner for obtaining sanction of the building plan, supervision of the construction work, to create and negotiate for sale in respect of the Developer's share or allocation as also to receive and acknowledge the earnest money, part payment including full and final payments or consideration money and bookings from the prospective buyers/purchasers of the Developer's share or allocation in the proposed new building together with undivided proportionate share of land inclusive of all other necessary and incidental powers and rights for the proposed new construction of the building on the said property in pursuance of this Agreement.
6. That Developer shall arrange for obtain necessary permissions as may be required from time to time for development of the said property at the costs and expenses of the Developer and the Developer shall be at liberty to engage engineer, architect, mason, labours etc at his own cost and owner shall have no liability in this regard but the owners shall provide their best co- operation to the Developer.
7. That Developer shall during the construction and development of the said property follow the laws, rules and regulations of the Government, statutory or local bodies and other concerned authority.



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encumbrances, charges, demands, liens attachments and trusts, whatsoever nature and the same is not affected by any scheme or proceedings or notice for acquisition or requisition by central or state Government or any local body or authorities or Municipal Authority.

9. There is no impediment of any nature whatsoever for the Owner to entrust to the Developer herein with the development of the said property in the manner herein agreed and /or the construction of the said building as per the building plan duly sanctioned by the Hooghly Chinsurah Municipality.
10. The Owner hereby confirm that they are not presently binding into any Agreement for sale and / or Development Agreement in respect of the said property or any part or portion thereof with any person or party.
11. The Owner after execution of this Agreement shall not in any manner encumber, mortgage, sell or transfer or let out or otherwise deal with or dispose of the said property or any part or portion thereof though the Owner shall have every right to transfer their allocated share as mentioned hereinabove.
12. The owner herein declare and confirms that there is no injunction in connection with any suit or other legal proceedings concerning or relating to the said property of the Owner pending or instituted in any Court of Law which may prevent the Owner to execute this agreement with the present Developer.
13. That during construction, if any accident occurs, the Developer will be solely responsible for the same and the Owner shall not have any responsibility in this regard.
14. That the Owner shall give all facilities to the Developer for entry, peaceful and vacant possession of the said property for the purpose of carrying out implementation and / or construction of the building in the said property in terms of this Agreement.
15. The Owner herein empower and give absolute liberty to the Developer herein to construct the multi-storied building over the said property at the cost and expenses of the Developer.



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of the said property and / or construction of the said multi-storied building.

17. The developer agrees to bear all Municipal and / or other rents and taxes from the date of possession of the said property till the transfer of the flats to the intending purchasers and the Owner herein in the proposed multi-storied building to be constructed on the property and the Owners shall be liable to clear the Municipal and or other rents and taxes, if any, for the period before handing over the said possession of the said property in favour of the Developer.
18. The developer shall subject to force majeure complete the said development and construction of the building in all respect and habitable condition including the Owner allocated portion upon the said property as per the building plan duly sanctioned by the Hooghly Chinsurah municipality . The Developer shall complete the residential flat within 36 month from the date of sanctioned plan.
19. That if required the Owner shall execute Deed of Conveyance/ Conveyances in respect of the property in favour of the developer and /or intending purchaser/ purchasers to be nominated by the Developer of flat/ flats, car- parking space / spaces and shop / shops forming part or portion of the building attributable to and / or in relation to such flats or saleable space of the developer's allocation.
20. The Developer is hereby authorized and empowered by the Owner at all times during subsistence of this Agreement in relation to the said construction work so far as may be necessary to apply and obtain temporary and permanent connection of water, electricity and or gas to the building and other facilities required for construction of the building.
21. The owner shall not do any acts, deeds or things whereby the developer shall be prevented from construction and completion of the said building and shall render all co- operation and assistance to the Developer as may be required from time to time for the purpose of construction and completion of the building on the said property including sanction, extension and or revised building plan



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said property as described in the Schedule 'A' hereunder written shall always be kept harmless in the custody of the Developer.

23. The Developer shall be entitled to put its Sign Board on the said property describing its name, address and other particulars and also shall have right to advertise in media for self-publicity and sale of flats, shops and car- parking spaces.
24. That after completion of the proposed multi-storied building the Developer shall handover the Owner's allocated share within 36 months from the date of execution of this present Agreement.
25. To facilitate the uninterrupted construction of the building by the Developer various deeds, matter and things not herein specified may be required to be done by the Developer and for which the Developer may need and seek the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provision may not have been framed herein, the Owner hereby undertake to do all such deeds, matters and things and the Owner shall execute any such additional authorization as may be required by the Developer for this purpose and the owners also undertake to sign and execute all such additional applications and other documents, as the case may be , if the reasonability demands and it is not outside the scope of the understanding herein.

SCHEDULE "A"

(Description of Total Property)

All THAT piece and parcel of Bastu Land measuring about 0.050 acre or 3 Kata 45 Square feet little more or less together with Old Structures standing thereon, comprised in R.S. Khatian No.1614 , R.S. Dag No.1903 corresponding to LR khatian No. 4128, LR Dag no 2635 ,Within Mozua – Bali, J.L- 9, holding No.- 138/122, Kazi Danga, Ward no -5 under Hooghly Chinsurah Municipality, District - Hooghly together with pucca structures, standing thereon, butted and bounded as follows:-

ON THE NORTH BY : 23 feet wide metal Road
ON THE SOUTH BY : House of Ashis Chandra S/O Late



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SCHEDULE "B"

PART - I

(Owner's allocation)

OWNERS' ALLOCATION shall mean that owner Will entitled to get 30% of total constructed area within the proposed multi- storied building to be constructed by the Developer as per sanction plan, including undivided, proportionate share in the LAND, common parts/ facilities. The Land of the Said Property described in the Schedule 'A' hereinabove.

SCHEDULE 'B'

PART - II

(Developer's Allocation)

DEVELOPER'S ALLOCATION shall mean that Developer Will entitled to get remaining 70% of total constructed area within the proposed multi-storied building to be constructed by the Developer as per sanction plan including undivided, proportionate share in the LAND, common parts/ facilities. The Land of the Said Property described in the Schedule 'A' hereinabove.



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SCHEDULE -'C'

(Specification of construction)

STRUCTURE	: R.C.C. Structure.
WALL & CEILING	: Internal 3" thick brick wall with plaster of Paris finished and external 5" thick Brick Wall with cement Plastered.
FLOOR FINISHING	: All Flooring will be done by floor tiles with 6" skirting. One Black stone platform 2'feet tiles above the kitchen and one steel sink and 1 water tap point.
KITCHEN	
TOILET	: Tiles Flooring with 4" skirting fitted with glazed tiles upto 6" height from floor level, one Indian type pan ,PVC door fitted with PVC frame, 3 water tap point to be given.
WINDOWS	: All Aluminium window.
DOORS	: Frame of all doors will be made by Shal Wood / Doors will be Given of commercial ply door in each room along with main door fitted with door bolt, tower bolt, one handle.
WATER SUPPLY	: Through Boring Installation.
ELECTRICAL WIRING	: All wiring will be of council wiring Bed Room - 5 Points including plug point ,Hall & dining Room - 4 Points, Kitchen - 2 Points, Bathroom - 1 Point, Calling Bell - 1 Point.
ELECTRICAL METER	: Any new connection except the existing connection of Landlord intending purchaser have to deposit Rs. 40,000/- for New electric Meter (excluding Security Deposit). Common lift facilities will be installed.
EXTRA WORK	: Any extra work than standard specification stated above, shall charge extra and such cost of construction to be paid by the intending



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24 MAY 2024

(11)

IN WITNESS WHEREOF the parties hereto signed on this Agreement on this day, month, year first above written in the presence of:-

SIGNED, SEALED AND DELIVERED

in the presence of:-

WITNESSES

1. *Amitava Barman*
Sp Late Prasanto Barman
Kamarpara Road, Chinsurah
Hooghly, Dist - 712101

Sumita Roy Chowdhury

2. *Kisore Kumar Das*
Sp Late Arshadyarayan Das
Chinsurah Court
Hooghly.

(SIGNATURE OF THE FIRST PARTIES)

3. *Tapan K. S.*
J. Choudhury -
Chinsurah

anmol dutta
(SIGNATURE OF THE SECOND PARTY)

Drafted by me:-

Advocate
WS32/SAS/94

(PROPRIETOR OF JORAG NIRMAN)



Addl. District Sub-Registrar
Sadar, Houghly

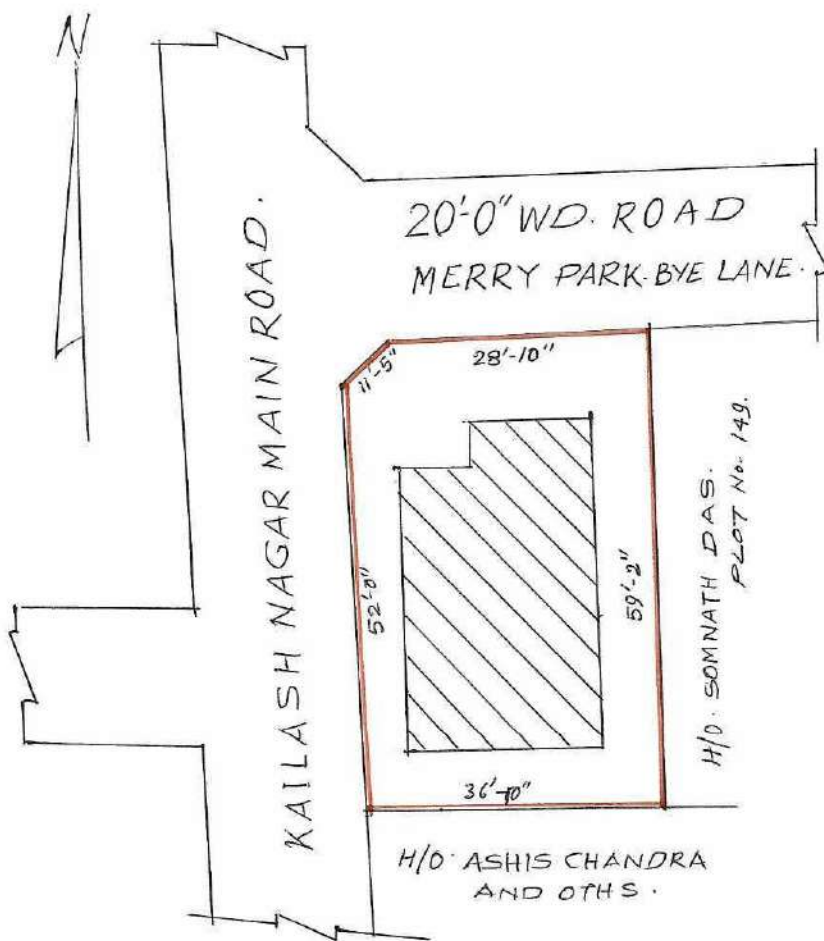
24 MAY 2024

A PLAN OF MOUZA-BALLY, JL.No. 9, R.S.KH.No. 1614, R.S. DAG
No. 1903, L.R.KH.No. 4128, L.R. DAG No. 2635, HOLD.No. 138/122
AT KAZIDANGA, WARD No. 5, UNDER-HOOGHLY-CHINSURAH
MUNICIPALITY, P.S. CHINSURAH, DIST. HOOGHLY.

AREA OF LAND - 0.050 ACRES.

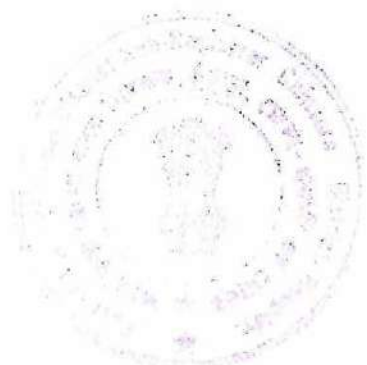
COV-AREA - 1200 SFT.

SHOWN THUS. 



Copy
ASD
29/5/2016

Sumida Roychowdhury



Addl. District Sub-Registrar
Sadar, Hoshiy

24 MAY 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

First part

LEFT HAND FINGER PRINT (VENDOR)



Little	Ring	Middle	Fore	Thumb
				

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little
				

second part

LEFT HAND FINGER PRINT (VENDOR)



Little	Ring	Middle	Fore	Thumb
				

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little
				

LEFT HAND FINGER PRINT (VENDOR)

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Handwritten signature



Addl. District Sub-Registrar
Sadar, Hooghly

24 MAY 2024



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



192024250055832038

GRN Details

GRN:	192024250055832038	Payment Mode:	SBI Epay
GRN Date:	22/05/2024 14:45:19	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1492433310039	BRN Date:	22/05/2024 14:45:49
Gateway Ref ID:	IGARHHANG7	Method:	State Bank of India NB
GRIPS Payment ID:	220520242005583202	Payment Init. Date:	22/05/2024 14:45:19
Payment Status:	Successful	Payment Ref. No:	2001139527/2/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr ARNAB DUTTA
Address:	337 KANCHCHARIPARA ROAD, CHINSURAH, HOOGHLY.
Mobile:	7980298085
Period From (dd/mm/yyyy):	22/05/2024
Period To (dd/mm/yyyy):	22/05/2024
Payment Ref ID:	2001139527/2/2024
Dept Ref ID/DRN:	2001139527/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001139527/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2001139527/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				41

IN WORDS: FORTY ONE ONLY.

PAID

Court of West Bengal Directorate of Registration & Stamp Revenue GRPS & Chellan Registration & Stamp

Sl. No.	Particulars	Amount	Total
1	Registration Fee	100000	100000
2	Stamp Duty	50000	50000
3	Chellan Fee	25000	25000
4	GRPS Fee	15000	15000
5	Other Charges	10000	10000
6	Grand Total	200000	200000

Sl. No.	Particulars	Amount	Total
1	Registration Fee	100000	100000
2	Stamp Duty	50000	50000
3	Chellan Fee	25000	25000
4	GRPS Fee	15000	15000
5	Other Charges	10000	10000
6	Grand Total	200000	200000

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1	Registration Fee	100000	100000
2	Stamp Duty	50000	50000
3	Chellan Fee	25000	25000
4	GRPS Fee	15000	15000
5	Other Charges	10000	10000
6	Grand Total	200000	200000



Major Information of the Deed

Deed No :	I-0603-05510/2024	Date of Registration	24/05/2024
Query No / Year	0603-2001139527/2024	Office where deed is registered	
Query Date	06/05/2024 2:18:37 PM	A.D.S.R. CHINSURA, District: Hooghly	
Applicant Name, Address & Other Details	DIBYENDU ROY CHOWDHURY CHINSURAH COURT,Thana : Chinsurah, District : Hooghly, WEST BENGAL, PIN - 712101, Mobile No. : 7980298085, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 15,00,000/-		Rs. 22,19,653/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGLY-CHINSURAH, Road: Kazidanga Road, Mouza: Bali, JI No: 9, Pin Code : 712103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2635 (RS :-1903)	LR-4128, (RS:- 1614\0)	Bastu	Bastu	3 Katha 45 Sq Ft	10,00,000/-	15,00,778/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
Grand Total :					5.0531Dec	10,00,000 /-	15,00,778 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	5,00,000/-	7,18,875/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	5,00,000 /-	7,18,875 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Sumita Roy Chowdhury (Presentant) Wife of Mr Shobhan Roy Chowdhury Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office	Photo  24/05/2024	Finger Print  LTI 24/05/2024	Signature  24/05/2024
563 New Alipur, Block/Sector: N, City:- Not Specified, P.O:- New Alipur, P.S:-New Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,Date of Birth:XX-XX-1XX1 , PAN No.: adxxxxxx7k, Aadhaar No: 33xxxxxxxx4622, Status :Individual, Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Jorag Nirman Kachcharipara Road Barabazar, City:- Not Specified, P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 , PAN No.: ALxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Arnab Dutta Son of Mr Anjan Dutta Date of Execution - 24/05/2024, , Admitted by: Self, Date of Admission: 24/05/2024, Place of Admission of Execution: Office	Photo  May 24 2024 6:46PM	Finger Print  LTI 24/05/2024	Signature  24/05/2024
337 Kachcharipara Road, City:- Not Specified, P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: alxxxxxx1d, Aadhaar No: 78xxxxxxxx0180 Status : Representative, Representative of : Jorag Nirman (as Sole Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri TAPAN KUMAR SIL Son of Late PANCHUGOPAL SIL CHOWMAIHA, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101		 Captured	
	24/05/2024	24/05/2024	24/05/2024
Identifier Of Smt Sumita Roy Chowdhury, Mr Arnab Dutta			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Sumita Roy Chowdhury	Jorag Nirman-5.05313 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Sumita Roy Chowdhury	Jorag Nirman-1200.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Kazidanga Road, Mouza: Bali, JI No: 9, Pin Code : 712103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2635, LR Khatian No.- 4-128	Owner: ব্রজা মোহ, Gurdian: সুশীল কুমার, Address: বনজিলা ১৬৬ মেরিসার্ক ব্যাওল Classification: বহু, Area: 0.05000000 Acre.	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 060305510 / 2024

On 24-05-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:29 hrs on 24-05-2024, at the Office of the A.D.S.R. CHINSURA by Smt Sumita Roy Chowdhury ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 22,19,653/-

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

Execution is admitted on 24/05/2024 by Smt Sumita Roy Chowdhury, Wife of Mr Shobhan Roy Chowdhury, 563 New Alipur, Sector: N, P.O: New Alipur, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife

Identified by Shri TAPAN KUMAR SIL, , Son of Late PANCHUGOPAL SIL, CHOWMATHA, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Others

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

Execution is admitted on 24-05-2024 by Mr Arnab Dutta, Sole Proprietor, Jorag Nirman (Sole Proprietorship), Kachcharipara Road Barabazar, City:- Not Specified, P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101

Identified by Shri TAPAN KUMAR SIL, , Son of Late PANCHUGOPAL SIL, CHOWMATHA, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/05/2024 2:45PM with Govt. Ref. No: 192024250055832038 on 22-05-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 1492433310039 on 22-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 20/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2508, Amount: Rs.5,000.00/-, Date of Purchase: 22/05/2024, Vendor name: A K Ganguly

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/05/2024 2:45PM with Govt. Ref. No: 192024250055832038 on 22-05-2024, Amount Rs: 20/-, Bank: SBI EPay (SBIPay), Ref. No. 1492433310039 on 22-05-2024, Head of Account 0030-02-103-003-02


Samit Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0603-2024, Page from 98554 to 98573
being No 060305510 for the year 2024.



Samit Ghosh

Digitally signed by SAMIT GHOSH
Date: 2024.06.10 15:21:19 +05:30
Reason: Digital Signing of Deed.

(Samit Ghosh) 10/06/2024

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
West Bengal.**