

1679/2024

1-1534/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 567477

11:01 AM  
10-09-2024  
2-2307540  
2024

Notarizing that this document is a true and correct copy of the original document as presented to me for notarization and I have signed and sealed the same accordingly.

3

Notary Public for West Bengal  
Kolkata, India

10 SEP 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 10<sup>th</sup> day of SEPTEMBER Two Thousand Twenty Four (2024) BETWEEN (1) SMT RAKHI SARKAR (PAN AXHPS 1439B), wife of Sri Ashis Sarkar, by religion Hindu, by occupation Business, by Nationality Indian and-

002128P822 (1)

(2) **SRI ASHIS SARKAR** (PAN AMAPS 3920P), son of Late Makhan Lal Sarkar, by religion: Hindu, by occupation Business, by Nationality Indian and both are residing at 188, Sukantapally, P.O. Boral, P.S. Narendrapur, Kolkata- 700154, Dist. 24 Parganas (S), hereinafter referred to as the "**OWNERS / VENDORS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

**A N D**

**CREATIVE ENTERPRISE** (PAN AATFC 7125R), having its registered office at 188, Sukantapally, P.O. Boral, P.S. Narendrapur, Kolkata- 700154, Dist. 24 Parganas (S), being represented by its two partners namely (1) **SMT RAKHI SARKAR**, wife of Sri Ashis Sarkar and (2) **SRI ASHIS SARKAR**, son of Late Makhan Lal Sarkar, both by religion: Hindu, by occupation Business, by Nationality Indian and both are residing at 188, Sukantapally, P.O. Boral, P.S. Narendrapur, Kolkata- 700154, Dist. 24 Parganas (S), hereinafter referred to as the "**DEVELOPER / CONTRACTOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be



deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.

**WHEREAS** the owners hereinabove purchased a piece of land measuring more or less 1 (one) cottah 8 (eight) chittacks 18 (eighteen) sq.ft. from the then owner of the land namely Sri Pradip Kumar Das son of Sri Gopal Chandra Das by one registered deed of sale, which was registered on 13.03.2015 and recorded in book no. I, CD volume no. 9, pages 3924 to 3940, being no. 01952 for the year 2015 and registered at the office at Addl. District Sub-Registrar at Alipore and the said property is now lying within the jurisdiction of Kolkata Municipal Corporation, Ward No. 111, being known as premises no. 53, Panchanantala, postal address Bhattacharjee Para, Kolkata- 700096, Assessee No. 31-111-16-0053-7, Touzi No. 14, J.L. No. 48, R.S. No. 168, Mouza Brahmapur, R.S. Khatian No. 101, R.S. Dag No. 1166, P.S. Bansdroni.

**AND WHEREAS** the above two owners i.e. Smt. Rakhi Sarkar and Sri Ashis Sarkar purchased another piece of land from the then owners Sri Atindra Mohan Banerjee son of Late Ajit Kumar Banerjee and Smt. Joly Banerjee wife of Sri Atindra Mohan Banerjee, land area measuring more or less 2 (two) cottahs Bastu, P.S. Bansdroni, Mouza Brahmapur, premises no. 502, Kamdahari, Purbapara within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 111

(Assessee No. 31-111-12-0502-8), Touzi No. 14, J.L. No. 48, R.S. No. 176, 178, R.S. Khatian No. 31, R.S. Dag No. 1146 by one registered deed of conveyance, which was registered on 20.04.2015 and recorded in book no. I, CD volume no. 13, pages 3232 to 3247, being no. 02850/15.

**AND WHEREAS** the above two owners Smt. Rakhi Sarkar and Sri Ashis Sarkar amalgamated the above two purchase lands into a single premises no. 53/1, Panchanantala, Assessee No. 31-111-16-0982-6, Ward No. 111, land area more or less 3 cottahs 8 chittaks 18 sq.ft. and later on obtained one amalgamated Mutation Certificated dt. 12.11.2022, premises no. 53/1, Panchanantala, Assessee No. 311111609826, Ward No. 111.

**AND WHEREAS** the above two owners herein above desirous for constructing one III storied building comprising of several self contained residential flats etc. experience expertise and assistance of their own on the land morefully and particularly described in the first schedule hereunder written.

**AND WHEREAS** the said two owners handed over the land as described in the first schedule hereunder to the above Developer /

Contractor company for developing the said property with self contained flats on each floor of the said property.

**AND WHEREAS** the said Developer Company namely "Creative Enterprise" applied to the Kolkata Municipal Corporation for sanction of one III storied building plan on their land as described in the first schedule hereunder and later on the owners obtained one sanctioned building plan permit no. 2023110003, dt. 5.4.2023 for the construction of one III storied building and the said Developer Company started construction of one III storied building on the land as described in the first schedule hereunder and expressed their intention to sell flats etc. in the said amalgamated KMC premises no. 53/1, Panchanantala, P.S. Bansdrani, Kolkata- 700096, Ward 111.

**AND WHEREAS** the said present two owners of the schedule property is now enjoying the right, title and interest in the said property of the first part felt in an urgent necessity and decided and intended to that effect to cause the said property to be developed and to cause to be constructed one straight-III storied building on the land as described in the schedule hereunder.

**NOW THEREFORE, THESE PRESENTS WITNESSETH** and the Parties hereby agreed as follows:-

## **ARTICLE - I : DEFINITION**

**BUILDING** : Shall mean the building to be constructed on the said property according to the sanctioned plan of the Appropriate Authority (hereinafter for the sake of convenience referred to either as "new buildings" or "building" or "multi-storied building")

**COMMON FACILITIES** : Shall include roofs, corridors, stairways, passage way, common lavatories, overhead and underground water tanks, water pump and motor and other facilities attached or to be attached to the said building which may be mutually agreed upon between the parties herein and required for the establishment, location enjoyment provisions maintenance and/or management of the building morefully described in hereinafter.

**OWNERS' ALLOCATION** : The owner's shall get 40 (forty) percent constructed area in the proposed building including the other common facilities and undivided proportionate share and interest in the property.

**DEVELOPER'S ALLOCATION** : The Developers shall get the remaining 60 (sixty) percent constructed area in the new building



including the other areas common facilities, and undivided proportionate share and interest in the said property.

**BUILDING PLAN** : Shall mean the Plan already sanctioned by the Kolkata Municipal Corporation.

**SPACE** : Shall mean space in the new building / buildings to be constructed on the said property available for independent use and occupation after making due provisions for common facilities as mentioned herein and space required therefore.

**TRANSFER** : Shall mean making over of both physical and legal possession of the right, title and interest in relation to the flat / space in the said building / property to the Purchasers thereof by any other means adopted for effecting what is understood as a transfer of space in multi-storied building.

**COMMON PURPOSE** : Shall mean and include the purpose of maintaining the said property and the proposed building and in particular the common parts and for meeting the common expenses and matters relating to mutual rights and obligations of the flat owners and the common users and enjoyment thereof.

**FITTINGS & FIXTURES** : Shall mean the fittings and fixtures as are defined in the Third Schedule hereunder written.

**ARCHITECT** : Shall mean any person or firm appointed or nominated by the Developers as Architect of the Building / Buildings to be constructed in the said property.

**FORCE MAJEURE** : Shall mean flood, earthquake, riot storm, tempest civil commotion or commission beyond the control of the party affected thereby viz. drainage, water and power connection and non-availability or essential materials like cement, steel etc.

## **ARTICLE - II : CONSTRUCTION**

1. The Developer / Contractor shall construct and complete the building as per the plan with standard materials as shall be approved by the Architect of the building for the time being and the decision of the said Architect regarding the quality of materials shall be final. The said building shall be finished with the specifications as per the specification sheet enclosed herewith.



2. The flat shall be constructed in accordance with the said plan duly sanctioned by the Kolkata Municipal Corporation.
3. The owners shall not cause any obstruction or interruption in the construction of the proposed building in the said property.
4. The Developer / Owners shall not do any act, deed or thing whereby construction on the said property or any portion is in any way hampered or obstructed.

#### **ARTICLE - III : OWNERS' OBLIGATIONS**

1. The Owners shall handover vacant possession of the said property to the Developer for development purpose.
2. The Owners shall give license and permission to the Developer / Contractor to enter upon the said property with full right and authority with men and material to commence carry on and complete development and construction thereon of one straight-III storied building in accordance with the plan annexed hereto and or the sanctioned plan.

3. The owners shall on request by the Developer / Contractor sign and execute the application plans and other documents necessary in relation to the said development and construction and the costs and expenses thereof would be borne by the Developer / Contractor.
4. The Owners agree execute conveyances or Sale Deeds or join in the execution thereof in favour of the prospective Purchasers of Flats in the said building to be constructed on the said property. The stamp Duty and Registration Charges and all formalities in connection therewith will be paid and borne by the Purchasers and that the Owners shall have no responsibility whatsoever in respect thereof.
5. The Owners will grant to the Developer and / or its nominee or nominees a General Power of Attorney as may be required for the purpose of obtaining sanction of the building plan including any alteration or modification thereto, all necessary permission and sanction from different authorities in connection with the construction of the building pursuing and following up the matter with the other authorities for effectually sale, transfer of flats and / or enter into Agreements for such sale / transfer of flats and / or other space pertaining to Developer's Allocation,

to do all other acts, deeds and things as may be required for the purpose of giving effect and implementing these presents.

#### **ARTICLE - IV : DEVELOPER'S RIGHT**

1. The Owners doth hereby grant, subject to what has been hereunder provided, exclusive right to the Developer / Contractor to built upon construct and erect a new building or buildings at the said property and to commercially exploit the same by entering into Agreements for Sale and / or transfer and / or construction in respect of the Developer's Allocation in accordance with the plan or plans to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and / or modification thereto made or caused to be made by the Developer.
2. The Developer / Contractor shall be entitled to take exclusive possession of the balance constructed area (excluding Owners' Allocation as above) in the building including the other areas as car parking spaces, common facilities and undivided proportionate share and interest in the said property.



3. 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 / submitted by the Developer on behalf of the owners at their own costs and expenses and the Developer shall pay and bear all fees including Architect's fees, charge and expenses required to be paid or deposited for exploitation of the said premises.
4. The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive of the same without any right / claim or interest therein whatsoever of the owners and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's and the Owners shall not have any claim or right whatsoever in respect thereof.
5. The Developer / Contractor shall be entitled to make advertisements, hung up advertisement boards upon the said property and do such other things as might be required for the purpose of sale of the flats in the said property to be constructed without in any way prejudicing the interests of the owner.

6. The Developer / Contractor shall be at liberty to sell or allot flats or apartments or units in the said building to be constructed on the said property and to enter into agreements with the prospective buyers or allottees individually or collectively on such terms and conditions as she might think fit and proper without affecting any right or interest of the owner.
  
7. The developer / Contractor shall be authorised in the names of the owners so far as is necessary to apply for and obtain quotas, entitlements and other allocation of or for cement, bricks and other building materials allocable to the owner for the construction for the building and to similarly apply for and obtain temporary and permanent connection for water, electricity, power, drainage, sewerage and / or gas to the new building and other inputs and facilities required for the construction or enjoyment of the new building for which purpose the owners shall execute in favour of the Developer / Contractor a General Power of Attorney and other authorities as shall be required by the Developer.

**ARTICLE - V : DEVELOPER'S OBLIGATIONS**

1. In consideration of the Owners having given license and permission to the Developer / Contractor to enter upon the said property and in consideration of having agreed to entrust to the Developer / Contractor to develop and construct the multi-stored building on the said property and to confer upon the developers rights, powers, privileges and benefits mentioned in these presents.
2. The Developer / Contractor will develop the said property and construct the said new multistoried building and complete the same in every respect from their own financial sources using standard and good quality materials.
3. The Developer / Contractor shall install / erect in the said building at their own costs pump, water storage tanks, overhead and underground reservoirs and other facilities as are required to be provided for in a residential building having self contained apartments and constructed area for sale of flats therein on ownership basis.



4. The Developer / Contractor hereby agrees and covenants with the owners not to do any act deed or thing whereby the owners shall be prevented from enjoying selling assigning and / or disposing of any of the owners' allocation in the building / buildings at the said property.
5. The Developer / Contractor shall not part with possession of any portion of the Developer's allocation to any of its transferees until and unless the Developer / Contractor handover the possession of owner's allocation to the owner under this agreement, it being expressly agreed that this will not prevent the Developer / Contractor in entering into agreement for sale and transfer in respect of the Developer / Contractor allocation.
6. The Developer / Contractor shall bear all cost, charges, and expenses carry out the work of development of the said property and construction and completion of the said multi storied building including the drainage system, laying of cables, water pipes and obtaining connections for electricity as might be necessary and required under the plans, sanctions, permissions of the authorities concerned and would make the said property fit for occupation and use.

7. The Developer / Contractor shall pay and discharge all taxes, rates and other levies on or in relation to the said property and building and payable by the owner or occupiers thereof from the date of this agreement upto the date of possession of the constructed area in the new building.
8. The Developer/ Contractor shall be at liberty to sell or allot flats or apartments or units in the said building to be constructed on the said land and to enter into agreements with the prospective buyers or allottees individually or collectively on such terms and conditions as they might think fit and proper without affecting any right or interest of the owner.
9. The Agreement to sell or allotment of flats that might be entered into by the Developer / Contractor shall be in accordance with the laws applicable and the rules and regulations governing the said building and flats and allow any of the parties to occupy any of the flats or dwelling units without affecting any right of the owner under these presents.
10. It will be the sole responsibility of the Developer / Contractor to deal with the authorities concerned and to comply with the rules and regulations of the said multistoried building and

transfer thereof to the intending purchasers of the flats at their own costs and expenses and that the Owner shall not be responsible in any manner whatsoever.

#### **JOINT OBLIGATIONS OF BOTH OWNERS & DEVELOPER**

1. It is understood that from time to time to facilitate the construction of the new building / buildings by the Developer / Contractor various deeds, matters, and things not herein specified may be required to be executed or to be done for which the Developer / Contractor may need the authority of their owner and various applications and other documents may be required to be signed or made by the owners relating to which specific provisions may not have been mentioned herein and for such matters and the owners will execute any such additional Power of Attorney as may be required by the Developer / Contractor for the purpose of aforesaid and the owner agrees to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters, and things do not in any way infringe the rights of the owner and / or go against the spirit of this agreement.



2. On and from the date of completion of these building / buildings the developer / contractor and / or its transferees and the owners and / or their transferees shall each be liable to pay and bear proportionate charges on account of rent, rates and wealth taxes and other taxes payable in respect of their space.
3. The owners will execute deed / deeds of conveyance in respect of the Developers / Contractors allocation including the undivided proportionate land area attributable thereto in favour of the Developer / Contractor or his nominee or nominees in such or parts as shall be required by developer / contractor on completion of construction of the building or at such time as may be mutually agreed upon between the parties hereto.
4. The Developer / Contractor shall pay and bear all property taxes and other dues and outgoings in respect of the new building / buildings to be constructed on the said property on and from the date of handing over possession of the said premises to the Developer / Contractor by the Owner.

**JURISDICTION** : The Court having territorial jurisdiction over the said property alone shall have the jurisdiction over the said property

alone shall have the jurisdiction to try, receive, entered and determine all actions, suits, and proceedings arising out of these presents between the parties herein.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(Amalgamated premises no. 53/1, Panchanantala)**

**(Assessee No. 31-111-16-0982-6)**

ALL THAT piece and parcel of land measuring 3 cottahs 8 chittaks 18 sq.ft. the same or little more or less along with one tiled shed structure about 500 sq.ft. standing thereon comprised in R.S. Khatian No. 3429, 3430, R.S. Dag No. 1146, 1166, Mouza Brahmapur, P.S. Bansdrani, P.O. Garia, J.L. No. 48, Collectorate Touzi No. 14, R.S. No. 168, 176, 178, within District 24 Parganas (South), Sub-Registry Office Alipore, within the limits of the Kolkata Municipal Corporation, Ward No. 111, KMC premises no. 53/1, Panchanantala, Kolkata- 700096, Borough XI, together with the structure/s, hereditaments, tenements, premises and others thereof butted and bounded that is to say :-

**ON THE NORTH :** R.S. Dag No. 1146 Land

**ON THE EAST :** R.S. Dag No. 1163 Land

ON THE SOUTH : 12' wide common passage and  
land of Biswajit Das

ON THE WEST : R.S. Dag No. 1146 – Plot- 3

**THE SECOND SCHEDULE ABOVE REFERRED TO**

A) **OWNER'S ALLOCATION :**

The owners shall get 40 (forty) percent constructed area in the new building.

B) **DEVELOPER'S ALLOCATION :**

The developers shall get balance 60 (sixty) percent constructed area in the new building (to be constructed according to the sanctioned building plan).

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**SPECIFICATION OF FLATS AND AMENITIES**

1) **BUILDING :**

- a) R.C.C. frame building with R.C.C. Foundations, columns, beams slabs as designed by structural engineers.



- b) External walls will be of 8" (200 mm) and internal walls will be 3"/5" (75/125mm).
- c) All walls and ceilings will be plastered with cement mortar.
- d) All internal wall will be finished with plaster of paris.
- e) External walls will be coated with super quality water resistant paints informing the intending occupiers about the possible colour scheme.

2) **DOORS** :

- a) Standard quality wooden frame will be provided for doors.
- b) All doors will be of commercial type flush door, with anodized aluminum, fittings.

3) **WINDOWS** :

- a) Steel grills with aluminium windows with glass including fittings.

4) **FLOORINGS** :

- a) Vitrified tiles.

5) **KITCHEN** :

- a) Floor will be finished with vitrified tiles.
- b) Standard size Black Stone cooking platform.
- c) Standard size Black Stone will be provided.
- d) Four feet high glaze tiles will be provided above cooking platform.

6) **TOILET :**

- a) White glaze sanitary fixtures of standard quality of ISI marked will be provided an all toilets.
- b) All internal pipe fittings will be concealed I nature with P.R.P. Pipe.
- c) Good Quality C.P. fittings will be provided for each toilet.
- d) Toilet wall will be a glazed tile up to a height of seven feet's.
- e) Floor will be finish with vitrified tiles.

7) **ELECTRIFICATIONS :**

- a) All wiring will be of concealed in nature excepting at water supply.

8) **WATER SUPPLY :**

- a) Overhead water storage tank of sufficient capacity will be provided- KMC water.

The Purchasers along with the final payment shall pay the following amounts.

- i) Electricity deposit, meter costs, transformer costs related expenses to WBSEDCL will be borne proportionately by each individual flats owner.
- ii) The difference in amounts for various extra provisions provided on requisition.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED BY

in the presence of :-

WITNESSES:-

1. ২০১২/১১/১২  
১২/১১/১২  
১২/১১/১২  
১২/১১/১২

1) Rakhi Sarkar  
2) ASin's Sarkar

SIGNATURE OF THE FIRST PARTY  
(OWNERS/VENDORS)

2. Malay K. Sau,  
Peyarabagan  
P.O. Laskarpur  
P.S. Narendrapur  
Kol- 700153

CREATIVE ENTERPRISE

CREATIVE ENTERPRISE

Rakhi Sarkar  
Partner

ASin's Sarkar  
Partner

SIGNATURE OF THE SECOND PARTY  
(DEVELOPERS / CONTRACTORS)

Drafted by me:

Nirajan Kaunda (Adv)  
(NIRANJAN KAUNDA)  
W.D. 17/8/1978  
Alipore Police Court  
Kol - 27

Typed by me:

Malay K. Sau.  
Malay Kumar Sau  
Laskarpur, Peyarabagan, Kol-153



	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
left hand					
right hand					

PHOTO

Name .....

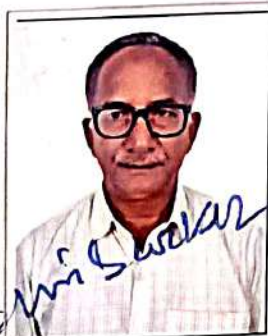
Signature .....



	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
left hand					
right hand					

Name RAKHI SARKAR

Signature Rakhi Sarkar



	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
left hand					
right hand					

Name ASHIS SARKAR

Signature Ashis Sarkar



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



040920242019271027

## GRIPS Payment Detail

GRIPS Payment ID:	040920242019271027	Payment Init. Date:	04/09/2024 14:53:56
Total Amount:	2041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6654475446845	BRN Date:	04/09/2024 14:54:06
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

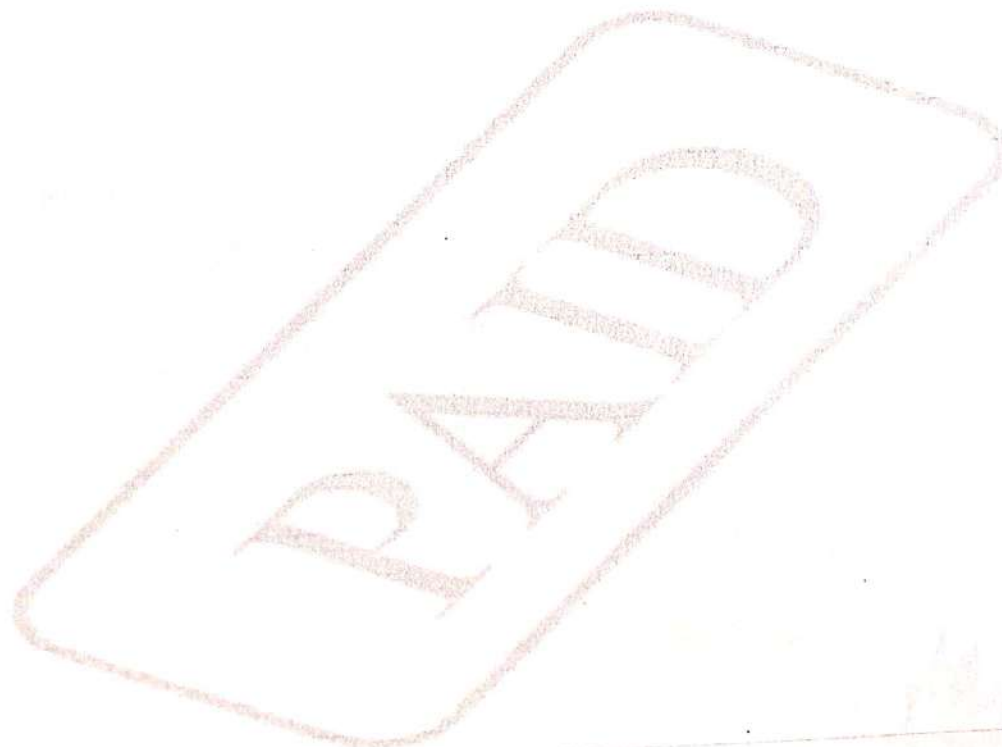
Depositor's Name: Mr ASHIS SARKAR  
Mobile: 9163226922

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250192710288	Directorate of Registration & Stamp Revenue	2041
Total			2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

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







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



192024250192710288

GRN Details

GRN:	192024250192710288	Payment Mode:	SBI Epay
GRN Date:	04/09/2024 14:53:56	Bank/Gateway:	SBIcPay Payment Gateway
BRN :	6654475446845	BRN Date:	04/09/2024 14:54:06
Gateway Ref ID:	CHQ9818709	Method:	State Bank of India NB
GRIPS Payment ID:	040920242019271027	Payment Init. Date:	04/09/2024 14:53:56
Payment Status:	Successful	Payment Ref. No:	2002307540/1/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr ASHIS SARKAR
Address:	188, SUKANTAPALLY
Mobile:	9163226922
Period From (dd/mm/yyyy):	04/09/2024
Period To (dd/mm/yyyy):	04/09/2024
Payment Ref ID:	2002307540/1/2024
Dept Ref ID/DRN:	2002307540/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002307540/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2002307540/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>2041</b>

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

PAID



### Major Information of the Deed

Deed No :	I-1605-01534/2024	Date of Registration	10/09/2024
Query No / Year	1605-2002307540/2024	Office where deed is registered	
Query Date	29/08/2024 5:27:30 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	MALAY KUMAR SAU PEYARABAGAN, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 6289869680, Status : Solicitor firm		
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. 2/-	Rs. 41,68,500/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (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 :



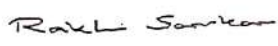


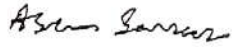
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brahmapur, , Premises No: 53/1, , Ward No: 111 Pin Code : 700096

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 8 Chatak 18 Sq Ft	1/-	40,18,500/-	Width of Approach Road: 12 Ft.,
Grand Total :				5.8163Dec	1 /-	40,18,500 /-	

### 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.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	1,50,000 /-	

**Land Lord Details :**







SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt Rakhi Sarkar</b> Wife of Shri Ashis Sarkar Executed by: Self, Date of Execution: 10/09/2024 , Admitted by: Self, Date of Admission: 10/09/2024 ,Place : Office	<b>Photo</b>  10/09/2024	<b>Finger Print</b>  Captured LTI 10/09/2024	<b>Signature</b>  10/09/2024
	188, Sukantapally,now P.S. - Narendrapur, City:- , P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: AXxxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/09/2024 , Admitted by: Self, Date of Admission: 10/09/2024 ,Place : Office			
2	<b>Name</b> <b>Shri Ashis Sarkar (Presentant)</b> Son of Late Makhan Lal Sarkar Executed by: Self, Date of Execution: 10/09/2024 , Admitted by: Self, Date of Admission: 10/09/2024 ,Place : Office	<b>Photo</b>  10/09/2024	<b>Finger Print</b>  Captured LTI 10/09/2024	<b>Signature</b>  10/09/2024
	188, Sukantapally,now P.S. - Narendrapur, City:- , P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AMxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/09/2024 , Admitted by: Self, Date of Admission: 10/09/2024 ,Place : Office			

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>CREATIVE ENTERPRISE</b> 188, Sukantapally, Now P.S. - Narendrapur, City:- , P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



# Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt Rakhi Sarkar</b> Wife of Shri Ashis Sarkar Date of Execution - 10/09/2024, , Admitted by: Self, Date of Admission: 10/09/2024, Place of Admission of Execution: Office	<b>Photo</b>  Sep 10 2024 11:17AM	<b>Finger Print</b>  Captured LTI 10/09/2024	<b>Signature</b>  10/09/2024
	188, Sukantapally, Now P.S. - Narendrapur, City:- , P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: AXxxxxxx9B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CREATIVE ENTERPRISE (as PARTNER)			
2	<b>Name</b> <b>Shri Ashis Sarkar</b> Son of Late Makhn Lal Sarkar Date of Execution - 10/09/2024, , Admitted by: Self, Date of Admission: 10/09/2024, Place of Admission of Execution: Office	<b>Photo</b>  Sep 10 2024 11:18AM	<b>Finger Print</b>  Captured LTI 10/09/2024	<b>Signature</b>  10/09/2024
	188, Sukantapally, Now P.S. - Narendrapur, City:- , P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AMxxxxxx0P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CREATIVE ENTERPRISE (as PARTNER)			

# Identifier Details :

Name	Photo	Finger Print	Signature
<b>Shri Malay Kumar Sau</b> Son of Shri Kedar Nath Sau Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 10/09/2024	 Captured 10/09/2024	 10/09/2024
Identifier Of Smt Rakhi Sarkar, Shri Ashis Sarkar, Smt Rakhi Sarkar, Shri Ashis Sarkar			

# Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Rakhi Sarkar	CREATIVE ENTERPRISE-2.90812 Dec
2	Shri Ashis Sarkar	CREATIVE ENTERPRISE-2.90812 Dec

# Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt Rakhi Sarkar	CREATIVE ENTERPRISE-250.00000000 Sq Ft
2	Shri Ashis Sarkar	CREATIVE ENTERPRISE-250.00000000 Sq Ft



**Endorsement For Deed Number : I - 160501534 / 2024**

**On 10-09-2024**

**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 11:01 hrs on 10-09-2024, at the Office of the A.D.S.R. ALIPORE by Shri Ashis Sarkar , one of the Executants.

**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 41,68,500/-

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

Execution is admitted on 10/09/2024 by 1. Smt Rakhi Sarkar, Wife of Shri Ashis Sarkar, 188, Sukantapally,now P.S. - Narendrapur, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business, 2. Shri Ashis Sarkar, Son of Late Makhan Lal Sarkar, 188, Sukantapally,now P.S. - Narendrapur, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business

Indetified by Shri Malay Kumar Sau, , , Son of Shri Kedar Nath Sau, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 10-09-2024 by Smt Rakhi Sarkar, PARTNER, CREATIVE ENTERPRISE (Partnership Firm), 188, Sukantapally, Now P.S. - Narendrapur, City:- , P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Shri Malay Kumar Sau, , , Son of Shri Kedar Nath Sau, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 10-09-2024 by Shri Ashis Sarkar, PARTNER, CREATIVE ENTERPRISE (Partnership Firm), 188, Sukantapally, Now P.S. - Narendrapur, City:- , P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Shri Malay Kumar Sau, , , Son of Shri Kedar Nath Sau, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 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 04/09/2024 2:54PM with Govt. Ref. No: 192024250192710288 on 04-09-2024, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 6654475446845 on 04-09-2024, 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 13921, Amount: Rs.5,000.00/-, Date of Purchase: 06/09/2024, Vendor name: Tanmoy Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/09/2024 2:54PM with Govt. Ref. No: 192024250192710288 on 04-09-2024, Amount Rs: 2,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 6654475446845 on 04-09-2024, Head of Account 0030-02-103-003-02



**MANIMALA CHAKRABORTY**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2024, Page from 67108 to 67141

being No 160501534 for the year 2024.



Digitally signed by MANIMALA CHAKRABORTY  
Date: 2024.09.10 12:30:34 +05:30  
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 10/09/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.