

2337/23

I 2271/23

भारतीय न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AE 682510

Handwritten:
12 Noon
30/03/23
8-2-792089/23

Printed:
I certify that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document are the part of this document

Stamp:
WEST BENGAL SUB-REGISTRAR
CUM. DISTRICT MORTGAGE OFFICER
KOLKATA

Signature:
Sub-Registrar
Kolkata, West Bengal

30 MAR 2023

30 MAR 2023

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this the ^{29th} day of March, 2023 (Two Thousand and Twenty Three) as per CHRISTIAN ERA.

Contd...2

Signature:
Alokendra Bandyopadhyay
Advocate

1543
6/3/2023

নাম- Alokendu Bandyopadhyay

সন ও তারিখ- Barrackpore Court Advocate IN

ক্রেতার নাম-

সাক্ষিন-

স্ট্যাম্প মূল্য-

ক্রেতার ঠিকানা-

বারাসাত কোর্ট

উত্তর ২৪ পরগনা

টি. ডি. নং-

স্ট্যাম্প ক্রয়ের তারিখ-

মোট স্ট্যাম্পের মূল্য-

ট্রেজারী অফিস-বারাসাত

ক্রেতার ঠিকানা- অক্ষয় কুমার সান্নাল

06 FEB 2023

3 0 0 0 0



Ayan Banerjee.
Adv

B/o. Swapan Banerjee
Barrackpore Court

North 24 Parganas District Sub-Registrar
Sodepur, North 24-Parganas

(2)

BETWEEN

SRI HARADHAN DUTTA (PAN: BDIPD2654K), Son of Late Manamohan Dutta, by Nationality- Indian, by Religion- Hindu, by Occupation- Business, Residing at: 2No. Ashok Sen Nagar, 'C' Block, P.O. Sodepur, P.S. Ghola, Dist. North 24 Parganas, Kolkata 700110, hereinafter called and referred to as the **LAND OWNER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assign) of the **FIRST PART.**

AND

"M/S. DATTA CONSTRUCTION" having it's Office at Indraloke, Road No. 2, P.O. Sodepur, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700110. **PAN: AASFD9931H**, hereby represented by it's Partners:

(1) SRI PRASENJIT DATTA (PAN: AHPPD9401J), Son of Late Chittaranjan Dutta, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Sodepur Kalitala, P.O. Panshila, P.S. Ghola, Dist: North 24 Parganas, Kolkata-700112,

(2) SRI BIKAS DATTA (PAN: AGSPD7932Q), Son of Sri Benimadhab Dutta, by Nationality-Indian, by Religion-Hindu, by Occupation - Business, Residing at: 81, Uttarayan, P.O. Sodepur, P.S Khardah, Dist. North 24 Parganas, Kolkata-700110, hereinafter referred to as the **DEVELOPER** (Which terms or expression shall unless excluded by or repugnant to the subject of contest be deemed to mean



Utkendu Bandhopadhyay

Advocate

Contd...3

(3)

and include it's executors, administrators, legal representatives, successors, successors in office, successors in interest and assignees) of the **SECOND PART.**

WHEREAS the land Owner hereof has purchased a piece of land measuring more or less 3Chittaks 38sq.ft. of land, alongwith a Tin Shaded Shop Room standing thereon, within Mouza-Ghola, J.L.No. 14, Re.Su. no. 103, Touzi No. 3, 63, 163, 1217, 1652, Comprised and Contained in R.S. Dag No. 80, under R.S. Khatian No. 1015, P.S. Ghola (Formally Khardaha), A.D.S.R.O. Sodepur, Dist : North 24 Parganas by virtue of a Bengali Registered Deed of Sale being no. 06566 which was executed and registered by the predecessor-in-title of the present owner namely Sri Beni Madhab Roy (Son of Late Raj Mohan Roy), on 11.06.2010 at the office of A.D.S.R.O. Barrackpore and the same was recorded in Book no. I. CD Vol. No. 23, Pages from 3425 to 3437, being no. 06566, for the year 2010.

AND WHEREAS thus by way of the said Bengali Deed of Sale the land owner herein has become the absolute owner of 3Chittaks 38 sq.ft. of land alongwith a shop room and has been possessing and enjoying the same peacefully, quietly and without interruption of others and mutated his name in the local Panihati Municipality, bearing Holding No. 70, Barasat Road, under ward no. 31 and paid relevant rents & taxes to the authority concerned regularly.



Atokendra Banerjee

Advocate

Contd...4

(4)

AND WHEREAS with a view to fulfil his desire by making construction of a Multistoried Building over the said land mentioned in the Schedule hereunder written, the Land Owner of the First Part with a proposal to amalgamate his piece of land with the other contiguous land owner's and he also approached the Developer of the Second Part hereof to construct a Multistoried Building consisting of several residential flats, shops and garages etc. as per plan as would be sanctioned by the Local Panihati Municipality at the cost, expenses and charges of the Developer and the Developer hereto has agreed to the approach of land owner.

AND WHEREAS the parties hereto make and execute this agreement for construction of a Multistoried Building through joint venture on the terms and conditions hereunder contained.

After completion of the construction of the proposed building the Land Owner will be entitled to:-

In consideration of the Owner having granted the Developer an exclusive consent to develop the said property the Owner shall be entitled to get **an Independent Shop Room having constructed covered area more or less 500 sq.ft. (with 11ft. frontage) on the Ground Floor, North-West Facing**, (no right to use the ultimate Roof of the Building and no right to use Lift Facility & Stair Case) into the proposed multistoried building so to be constructed by the Developer.

(Covered Area = Carpet Area + Wall Thickness)



Atokendu Bandhyopadhyay

A. Prasad

Contd...5

(5)

Be it mentioned hereto that after receiving the possession of owner's allocation shop room as mentioned hereinabove the Owner herein shall have no future claim or demand in respect of his allocation from the Developer.

Apart from the Owners' allocation as aforesaid the remaining portion of the said proposed Multi Storied Building will be the sole property of the Developer.

Be it specifically mentioned here that the developer has have the liberty to construct the multistoried building with the approval/sanction plan of Panihati Municipality in that event the land owner hereof shall have no claim of further owner's allocation for extention of any additional Floor.

The Land Owner shall pay all the taxes & outgoing & shall be liable to pay all the outstanding dues and arrears till the date of signing of this agreement or handing over the vacant physical possession which ever is earlier & shall not call upon the Developer for the same.

AND WHEREAS the parties hereto confirm all the terms and conditions being accepted by them and/or now desirous of recording in writing the same terms and conditions subject to which the Developer agreed with the Land Owner for construction of a Multistoried building on the said land comprising the said property in the following manner:

a) Simultaneously with the execution of this Agreement the Owner shall deliver physical vacant possession of the said property morefully described in the Schedule hereunder



Atananda Bandyopadhyay

640000

Contd...6

(6)

written for proceedings with acts, deeds and things necessary for Development of the said property and construction of a proposed Multistoried Building thereon in accordance with the covenants of this Agreement.

b) Simultaneously with the execution of this Agreement the Developer shall make prepare and caused to be made and prepared all Plan or Plans, Design, Drawings, specifications, applications, and all other papers and documents as may be necessary and/or required for the purpose of and/or for and/or in connection and/or in relation to the construction and/or erection of the proposed building by an Architect and/or Engineer of the Building at the entire costs, fees, charges to be borne by the Developer exclusively which shall be signed, executed, affirmed, endorsed by the Land Owner and to be submitted and filed by the Developer in the name of the Land Owner before the Panihati Municipality for sanctioning thereof, Fire Brigade Authority, Police authority, B.L. & L.R.O. Office, C.E.S.C. or W.B.S.E.D.C.L. or any other appropriate Government, Semi Govt. or Quasi Govt, authority or authorities whomsoever and when required necessary from time to time at the entire costs charges and expenses of the Developer. The Land Owner hereby declare that he would extend all sorts of co-operation necessary for such require acts, deeds and things to be done and/or would be caused to be done by the Developer.

c) It is specifically agreed by the parties that all costs, charges, fees, fines, penalties, expenses etc. to be incurred and/or paid on account of obtaining of the required building



Hokenlu Bandyopadhyay

Address:

Contd...7

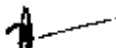
(7)

plan in respect of the said proposed Multi Storied building to be sanctioned by the Panihati Municipality and/or other concerned authority as the case may be shall exclusively be borne and/or paid by the Developer.

d) The Developer shall construct, reconstruct, erect and/or build the said proposed building on the land comprised in the said property as per the said sanctioned building Plan at its own costs.

e) The Developer shall complete the construction, re-construction, erection and/or build the said proposed building in accordance with the sanctioned building Plan as per below mentioned specification within **42 months** from the date of execution & registration of this Development Agreement save & except due to force majeure viz. act of god, interalia, earthquakes, civil war, Air raid, Enemy War, Strike, Riot, Civil commotion and/or held up and/or obstructed due to any central and/or state government enactment ordinance or any injunction order of the court or any other reasons beyond the control of the Developer, then and in that event the said stipulated period shall be increased by the same period without any objection by the Land Owner.

f) The Land Owner shall execute Registered Development Power of attorney in favour of the Developer authorising it to take all steps for obtaining sanctioned plan or plans in respect of construction of the proposed building as aforesaid and for the purpose of the same to do all allied works, deeds or things in terms of this presents.



Atokendu Bandyopadhyay

Advocate

Contd...8

(8)

- g) The Developer is at liberty to enter into agreement for sale with the intending purchaser or purchasers in respect of flats, shop room and/or Garages from the Developer's allocation and to receive the earnest money, advances or payment from them without any consent of the Owner at the terms and conditions the Developer may think and proper. The Land Owner will not be liable for any transaction entered into by the Developer for the Developer's allocation and vise-versa.
- h) The Developer is entitled to enter into such Agreement and/or in all or any other agreements for sale, transfer, assignment, mortgage as may from time to time be prepared, executed and/or registered by the Developer in favour of such said intending buyers' and/or purchaser of the respective units or portion comprising the said share due to the developer in which the Land Owner shall have no say whatsoever and the Land Owner shall whenever be necessary be a confirming or principle party in such sale or transfer on the request of the Developer.
- i) The Developer shall be at liberty to sell, let-out, lease out take advance for the Developer portion except Owners' allocation as per agreement.
- j) Save and except as stated herein the Land Owner shall have no right to enter into any agreement of whatsoever nature with any third party in respect of the said property after execution of this Agreement and shall keep the Developer indemnified for the same.



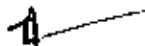
Mokendu Bandyopadhyay

Attorney

Contd...9

(9)

- k) If the Land Owner and Developer fail or neglect to comply with any of the terms and conditions of this agreement then the Land Owner and the Developer shall have right to sue either party for specific performance of this Agreement and/or for damage.
- l) The Land Owner will not interfere in the day to day working of the Developer. The Developer will use quality materials for construction and in case of any dispute the decision of the appointed Architect or Engineer will be final and binding upon both the parties.
- m) If the Land Owner intend to sell the Owners' allocation to any purchaser/purchasers, the measurement of the flat should be calculated as Super-built-up area.
- n) After demolishing the existing structure those materials will be the sole property of the Developer. The Land Owner shall not claim for the same. Both the Developer and the Land Owner shall do all other acts, deeds and things as may be required in law for giving effect to and/or due implementation of this Agreement and not to do any act, deeds or things which may amount to violation or contravention of any of the terms and condition herein contained.
- (o) The original papers and documents and title deeds in respect of the said premises during the period of construction shall be kept with the developer as that interested person/ intending buyers shall be entitled to have inspection and upon completion of the building the same shall be further handed over to the land owner and such handover of original documents must be in writting and vice-versa.



Atakendu Rameshchandran
14/10/20

Contd...10

(10)

(p) The Completion Certificate of Municipality will be obtained by the Developer at the costs, expenses and charges of the Developer.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring more or less **3 Chittaks 38 sq.ft.** of land classified as "**Bastu**" togetherwith a **173 sq.ft.** Tin Shed Shop Room standing thereon with **Cemented Flooring** which is lying and situated within **Mouza-Ghola**, J.L.No. 14, Re.Su. no. 103, Touzi No. 3, 63, 163, 1217, 1652, Comprised and Contained in R.S. Dag No. 80, corresponding to **L.R. Dag No. 145**, under R.S. Khatian No. 1015, corresponding to L.R. Khatian No. 5858, P.S. Ghola (Formerly Khardaha), A.D.S.R.O. Sodepur, within the local limits of Panihati Municipality, bearing Holding No. 70, Barasat Road, under ward no. 31 which is the subject property of this Development Agreement.

Butted and Bounded by

On the North : 80ft. wide Barasat Road.

On the South : House of Partha Pratim Roy & Ors.

On the East : Land of Utpal Roy.

On the West : Land of Tarit Kumar Ray & Others.

Individual Meter: Cost of individual meter and proportionate cost of Electrical Infrastructure i.e mother line will be borne by the land owner for his unit.

Extra works: Any extra work other than the standard schedule shall be charged extra and such amount shall be deposited by the owner or purchaser before the execution of such works.



Atokendu Bandyopadhyay

Attocate

Contd...11

(11)

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED & DELIVERED

in presence of following

WITNESSES:

1. *Indrajit Datta*
240 Ashok Son Nagar,
Kolkata - 700

2. Ayan Banerjee. *21.01.2013*

Adv
S/o - Swapan Banerjee.
Barrackpore Court
Enrol. No. F/1434/1013.

SIGNATURE OF THE LAND OWNER

M/s. DATTA CONSTRUCTION

Indrajit Datta *Rao A.*
Partner

SIGNATURE OF THE DEVELOPER

DRAFTED BY:

Alokendu Bandyopadhyay
Adv

ALOKENDU BANDYOPADHYAY
Advocate
Calcutta High Court, District Judge's Court Barrack,
Barrackpore Court
Enl. No. -WB-570/2004

LASER SETTER:

Preetam Das
Preetam Das

ORDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI HARADHAN DUTTA**

श्रीहरिधन ५३

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

श्रीहरिधन ५३

SIGNATURE OF THE PRESENTANT

X

X
PHOTO
PASTED

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

All the above fingerprints are of the abovenamed person, and attested by the said person.

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

ORDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI PRASENJIT DATTA**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Prasenjit Datta

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI BIKAS DATTA**
Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Bikas Datta

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



280320232036262724

GRIPS Payment ID:	280320232035252724	Payment Init. Date:	28/03/2023 21:56:52
Total Amount:	4941	No of GRN:	1
Bank/Gateway:	AXIS Bank	Payment Mode:	Online Payment
BRN:	326521393	BRN Date:	28/03/2023 21:57:37
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

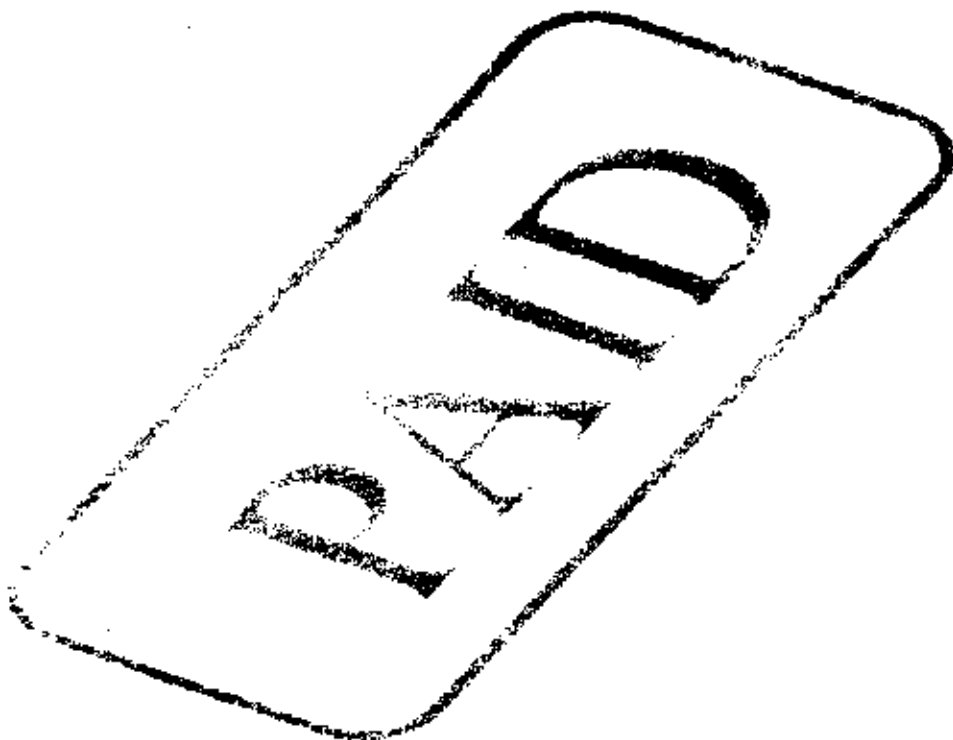
Depositor Detail

Depositor's Name: Alokendu Bandyopadhyay
Mobile: 9830075574

Payment

Sr. No.	Sl. No.	Description	Amount (₹)
1	192022230352527251	Directorate of Registration & Stamp Revenue	4941
Total			4941

IN WORDS: FOUR THOUSAND NINE HUNDRED 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**



192022230352527251

GRN Details

GRN:	192022230352527251	Payment Mode:	Online Payment
GRN Date:	28/03/2023 21:56:52	Bank/Gateway:	AXIS Bank
BRN :	326521393	BRN Date:	28/03/2023 21:57:37
GRIPS Payment ID:	280320232035252724	Payment Init. Date:	28/03/2023 21:56:52
Payment Status:	Successful	Payment Ref. No:	2000792089/1/2023

[Query No^m/Query Year]

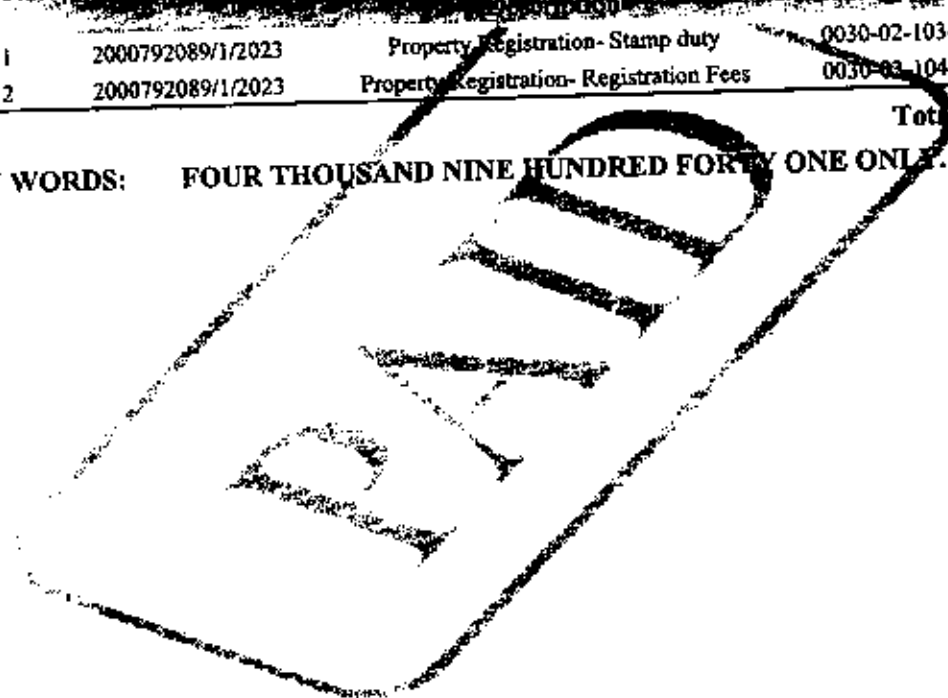
Depositor

Depositor's Name: Alokendu Bandyopadhyay
Address: 76, Central Road, Anandaloke, Sodepur, Kolkata
Mobile: 9830075574
Depositor Status: Advocate
Query No: 2000792089
Applicant's Name: Mr Alokendu Bandyopadhyay
Identification No: 2000792089/1/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 28/03/2023
Period To (dd/mm/yyyy): 28/03/2023

Payment Details

Sl. No.	Query No.	Description	Amount
1	2000792089/1/2023	Property Registration- Stamp duty	4920
2	2000792089/1/2023	Property Registration- Registration Fees	21
Total			4941

IN WORDS: FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.



Major Information of the Deed

Deed No :	I-1524-02271/2023	Date of Registration	30/03/2023
Query No / Year	1524-2000792089/2023	Office where deed is registered	
Query Date	24/03/2023 1:32:44 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, 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. 2,00,000/-	Rs. 15,92,682/-		
Stamp duty 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: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Barasat Road, Mouza: Ghola, , Ward No: 31, Holding No:70 JI No: 14, Touzi No: 3 Pin Code : 700110



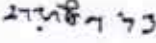
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-145 (RS :-)	LR-5858	Commercial Use	Bastu	3 Chatak 38 Sq Ft	1,00,000/-	14,75,907/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
Grand Total :					.3965Dec	1,00,000 /-	14,75,907 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	173 Sq Ft.	1,00,000/-	1,16,775/-	Structure Type: Structure
Gr. Floor, Area of floor : 173 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		173 sq ft	1,00,000 /-	1,16,775 /-	

ard Details :



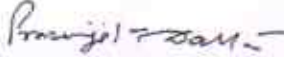


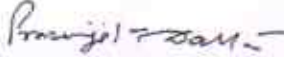


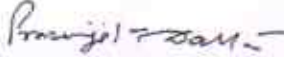
Name,Address,Photo,Finger print and Signature




Name	Photo	Finger Print	Signature
Mr Haradhan Dutta (Presentant) Son of Late Manamohan Dutta Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office			
30/03/2023	LTI 30/03/2023	30/03/2023	
2No., Ashok Sen Nagar, C Block, City:- Panihati, P.O:- Sodepur, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BDxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DATTA CONSTRUCTION Indraloke, Road No. 2, City:- Panihati, P.O:- Sodepur, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 , PAN No.:: AAxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Prasenjit Datta Son of Late Chittaranjan Dutta Date of Execution - 30/03/2023 , , Admitted by: Self, Date of Admission: 30/03/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Mar 30 2023 12:13PM</td> <td>LTI 30/03/2023</td> <td>30/03/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Prasenjit Datta Son of Late Chittaranjan Dutta Date of Execution - 30/03/2023 , , Admitted by: Self, Date of Admission: 30/03/2023, Place of Admission of Execution: Office				Mar 30 2023 12:13PM	LTI 30/03/2023	30/03/2023	
Name	Photo	Finger Print	Signature										
Mr Prasenjit Datta Son of Late Chittaranjan Dutta Date of Execution - 30/03/2023 , , Admitted by: Self, Date of Admission: 30/03/2023, Place of Admission of Execution: Office													
Mar 30 2023 12:13PM	LTI 30/03/2023	30/03/2023											
Sodepur Kalitala, City:- Panihati, P.O:- Panshila, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700112, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx1J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DATTA CONSTRUCTION (as Partner)													

Name	Photo	Finger Print	Signature
Bikas Datta Son of Mr Benimadhab Dutta Date of Execution - 30/03/2023, , Admitted by: Self, Date of Admission: 30/03/2023, Place of Admission of Execution: Office			
	Mar 30 2023 12:14PM	LTI 30/03/2023	30/03/2023
81, Uttarayan, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DATTA CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan Banerjee Son of Mr. Swapan Banerjee Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			
	30/03/2023	30/03/2023	30/03/2023
Identifier Of Mr Haradhan Dutta, Mr Prasenjit Datta, Mr Bikas Datta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Haradhan Dutta	DATTA CONSTRUCTION-0.396458 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Haradhan Dutta	DATTA CONSTRUCTION-173.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Barasat Road, Mouza: Ghola, , Ward No:
 31, Holding No:70 JI No: 14, Touzi No: 3 Pin Code : 700110

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 145, LR Khatian No:- 5858		Seller is not the recorded Owner as per Applicant.

03-2023

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) 48(1), W.B. Registration Rules, 1962)

Presented for registration at 12:03 hrs on 30-03-2023, at the Office of the A.D.S.R. SODEPUR by Mr Haradhan Dutta, Executant.

Certificate of Market Value (WB PUV rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 15,92,682/-

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

Execution is admitted on 30/03/2023 by Mr Haradhan Dutta, Son of Late Manamohan Dutta, 2No., Ashok Sen Nagar, C Block, P.O: Sodepur, Thana: Ghola, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Business

Identified by Mr Ayan Banerjee, Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-03-2023 by Mr Prasenjit Datta, Partner, DATTA CONSTRUCTION (Partnership Firm), Indraloke, Road No. 2, City:- Panihatii, P.O:- Sodepur, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Identified by Mr Ayan Banerjee, Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 30-03-2023 by Mr Bikas Datta, Partner, DATTA CONSTRUCTION (Partnership Firm), Indraloke, Road No. 2, City:- Panihatii, P.O:- Sodepur, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Identified by Mr Ayan Banerjee, Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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 28/03/2023 9:57PM with Govt. Ref. No: 192022230352527251 on 28-03-2023, Amount Rs: 21/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 326521393 on 28-03-2023, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100.00/-
= Rs 4,920/-

Description of Stamp

Stamp: Type: Impressed, Serial no 1543, Amount: Rs.100.00/-, Date of Purchase: 06/03/2023, Vendor name: T K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/03/2023 9:57PM with Govt. Ref. No: 192022230352527251 on 28-03-2023, Amount Rs: 4,920/-, Bank:
AXIS Bank (UTIB0000005), Ref. No. 326521393 on 28-03-2023, Head of Account 0030-02-103-003-02



Debjani Halder

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal**

Deed of Registration under section 60 and Rule 69.

Registered in Book - I

Deed number 1524-2023, Page from 90391 to 90414

Deed No 152402271 for the year 2023.



Digitally signed by DEBJANI HALDER
Date: 2023.04.05 15:29:36 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 2023/04/05 03:29:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)