

11255/22

I-11114/2022

सत्यमेव जयते

एक सौ रुपये

Rs. 100



ONE HUNDRED RUPEES

100

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 236846

2/3419704/22

Notarized that the document is admitted to registration. The signature sheet / sheet's of the undersigned / undersigned's are the part of this document

Notary Public Sub-Registrar
Kolkata, North 24 Parganas

DEVELOPMENT AGREEMENT

08 DEC 2022

THIS DEED OF AGREEMENT is made on this the 8th day of December, 2022 (Two Thousand and Twenty Two) as per CHRISTIAN ERA.

Contd...2

Ajayendra Banerjee (as per)

437

03 DEC 2022

Name: _____
 Address: _____
 City: _____
 District: _____
 Name of Treasury: Barrackpore
 Name of Vendor: RANA SUR
 Date of Bill: _____
 Total Amount: _____
 Signature of Vendor: _____

M/S DUKA-Cross Centre
 Gholi -
 12/11

29 NOV 2022

140 000




2
 Additional District Sub-Registrar
 Codepur, North 24 Parganas

08 DEC 2022

Ayan Banerjee
 ADV
 J/o - Anapan Banerjee
 Barrackpore Police Station

(2)

BETWEEN


SRI AJOY KUMAR BHATTACHARJEE (PAN: AFMPB4081R), Son of Late Hiran Kumar Bhattacharjee, by Nationality- Indian, by Religion- Hindu, by Occupation- Retired, Residing at: D-1, Vivekananda Park, Barasat Road, 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 NO. AASFD9931H**, hereby represented by its Partners:

(1) SRI PRASENJIT DATTA, 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, 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 and include it's


Atakendu Bandyopadhyay
Advocate

Contd...3

(3)

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 plot of land measuring more or less 1Cottahs 3Chittaks 41sq.ft., alongwith a 524 sq.ft. asbestos shed residential house 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. 2186 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 03.05.2007 at the office of A.D.S.R.O. Barrackpore and the same was recorded in Book no. 1. Vol. No. 20, Pages from 125 to 132, being no. 2186, for the year 2007.

AND WHEREAS thus by way of the said Bengali Deed of Sale the land owner herein has become the absolute owner of 1Cottahs 3Chittaks 41sq.ft. of land with structure 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. 69, Barasat Road, under ward no. 31 and paid relevant rents & taxes to the authority concerned regularly.



Ananda Kumar Padhyay

Subj. No.

Contd...4


(4)

AND WHEREAS with a view to fulfil his desire by making construction of a Multi Storeyed Building over the said land mentioned in the Schedule hereunder written, the Land Owner of the First Part approached the Developer of the Second Part to construct a Multi Storeyed 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 Multi Storeyed 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 a self contained 3BHK residential flat on the **Second Floor, North-West Facing, measuring an area more or less 1200 sq.ft. covered area** into the proposed multistoried building so to be constructed by the Developer and the owner will be also entitled to get a sum of **Rs. 12,00,000.00 (Rupees Twelve Lacs)** only as non-adjustable/non-refundable amount in his part in consideration of the Owner's allocation out of which at the time of execution and registration of this Development


Mokendu Bandyopadhyay
Advocate

Contd...5

(5)

Agreement the Developer shall Pay **Rs. 2,00,000.00 (Rupees Two Lakh)** only as part payment to the owner and the rest **Rs. 10,00,000.00 (Rupees Ten Lakhs)** only shall be paid by the Developer to the Land Owner in Four Installments before handover the peaceful vacant possession of the owner's allocation flat and after receiving such amount as aforesaid the owner shall issue the proper money receipt in favour of the Developer.


(Covered Area = constructed covered area of unit/flat + proportionate share of common stair case, corridor & lift area).

Be it mentioned hereto that after receiving the possession of owner's allocation flat as mentioned hereinabove and the entire consideration amount as Owner's allocation 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 as (G+5) 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 & outgoings & 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.


Hakimda Bancherpalhyav

16/10/00

Contd...6

(6)

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 Multi storeyed 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 written for proceedings with acts, deeds and things necessary for Development of the said property and construction of a proposed Multi Storeyed 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



Alokendra Bandyopadhyay

Admission

Contd...7


(7)

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 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


Alokendra Bandyopadhyay
Lawyer

Contd...8

(8)

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. However, if the Developer fails to handover the position of the Owner's allocation within the stipulated period, the Developer will pay the Bank Interest till the date of handover of Owner's allocation.

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.

g) The Developer is at liberty to enter into agreement for sale with the intending purchaser or purchasers in respect of flats 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 vice-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



Atkema Bandyopadhyay

Atkema

Contd...9

(9)

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.
- 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.



Alakendra Bandhopadhyay

46/2016

Contd...10

(10)


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 writing and vice-versa.

(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.


Mokunda Bandyopadhyay
Attorney

Contd...11

(11)

SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring more or less **1Cottahs 3Chittaks 41sq.ft.** of land classified as "**Bastu**" togetherwith a 524 sq.ft. Asbestos Shed old dilapidated one storied residential house 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. 69, Barasat Road, under ward no. 31 which is the subject property of this Development Agreement

Butted and Bounded by .

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

On the South : 3ft. wide Common Passage.

On the East : Land of Sukriti Bhusan Ray & Others.

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

(Specification of work)

NUMBER OF FLOOR : Ground floor plus upper stories (G+5).

BUILDING AND WALL : R.C.C. Super structure with Grade 1 quality materials local brick field's bricks.

Internal finish : Putty.

External Finish : Cement based paint over plaster.

Door Frame : Wooden

Palla : Flash Door and Toilet with P.V.C. Frame and palla.

Windows : Aluminium sliding window will be provided with glass fitted.

(12)

Flooring : All rooms, dining, balcony, kitchen and toilet floor finished by floor tiles finish.

Stair & Corridor: Marble floor.

Kitchen : 3ft. height glazed tiles covering from kitchen table top finished with Black Stone and one steel sink and two taps will be provided.

Bathroom & Toilet: 6ft. height glazed tiles from 6 inches skirting, concealed Water pipes lines finishing with two taps and one shower point. White Indian Pan/W.C.

Balcony : 2'-6" covered with brick work/or grill fittings.

Dinning : One basin of white colour with tap.

ELECTRICITY

Sufficient electric points as follows :

Main Entrance : One Light and one Calling Bell point.

Bedroom : One Tube, One fan, One plug, Double bracket.

Balcony : One light, One plug point,

Dining : One Tube, One fan, One plug, Single Bracket, 15 Amps Plug for freeze, One D.P. Main Switch.

Toilet : One light, One fan (exhaust).

Kitchen : One light, One fan (exhaust), One 15 Amps Plug points.

Water Supply : Deep tube well with sub-mercible pump to overhead reservoir with individual distribution.

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

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.



Alokendra Bandyopadhyay

Architect

Contd...13

(13)

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. Ayan Banerjee.
S/o. Suraj Banerjee
Barrackpore Court
Enl. No: F/1929/2015

2. Anis Khan
Adv.
Barrackpore Court

Ajay Kumar Bhalla Chandra
SIGNATURE OF THE LAND OWNER

Ms. DATTA CONSTRUCTION
Partner

SIGNATURE OF THE DEVELOPER

DRAFTED BY:

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

LASER SETTER:

Preetam Das
Preetam Das

Alokendu Bandyopadhyay

9876543210

Contd...14

Memo of Consideration

I, **SRI AJOY KUMAR BHATTACHARYYA** do hereby received a sum of **Rs. 2,00,000.00 (Rupees Two Lakhs)** only from the within named Developer in the following manner:-

<u>Date</u>	<u>Cheque No.</u>	<u>Bank Name</u>	<u>Amount</u>
07/12/22	005746 (D.D.)	IDBI (SODEPUR BR.)	Rs 2,00,000/-

Total **Rs. 2,00,000.00**

In Word : Rupees Two Lakhs Only.

SIGNED AND DELIVERED
IN PRESENCE OF FOLLOWING

WITNESSES:

1. Ayan Banerjee.
S/o-Swapan Banerjee.
Barrackpore Court
Enginr- FT/129/2013

2. Ajoy Kumar Bhattacharyya

 Barrackpore Court
SIGNATURE OF THE LAND OWNER

Ajoy Kumar Bhattacharyya

ORDER RULE 44A OF THE I.R. ACT



Name : **SRI AJOY KUMAR BHATTACHARJEE**

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.

Ajoy Kumar Bhattacharjee

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



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

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



081220222020701571

GRIPS Payment Detail

GRIPS Payment ID:	081220222020701571	Payment Init. Date:	08/12/2022 09:29:16
Total Amount:	8942	No of GRN:	1
Bank/Gateway:	AXIS Bank	Payment Mode:	Online Payment
BRN:	325718670	BRN Date:	08/12/2022 09:30:06
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: Alokendu Bandyopadhyay
Mobile: 9830075574

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230207015721	Directorate of Registration & Stamp Revenue	8942
Total			8942

IN WORDS: EIGHT THOUSAND NINE HUNDRED FORTY TWO ONLY.

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

PAID



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



192022230207015721

GRN Details

GRN: 192022230207015721 Payment Mode: Online Payment
GRN Date: 08/12/2022 09:29:16 Bank/Gateway: AXIS Bank
BRN : 325718670 BRN Date: 08/12/2022 09:30:06
GRIPS Payment ID: 081220222020701571 Payment Init. Date: 08/12/2022 09:29:16
Payment Status: Successful Payment Ref. No: 2003419704/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Alokendu Bandyopadhyay
Address: 76, Central Road, Anandaloke, Sodepur, Kolkata
Mobile: 9830075574
Depositor Status: Advocate
Query No: 2003419704
Applicant's Name: Mr Alokendu Bandyopadhyay
Identification No: 2003419704/2/2022
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 08/12/2022
Period To (dd/mm/yyyy): 08/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003419704/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2003419704/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	2021
			Total	8942

IN WORDS: EIGHT THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

No :	I-1524-11114/2022	Date of Registration	08/12/2022
Deed No / Year	1524-2003419704/2022	Office where deed is registered	
Deed Date	04/12/2022 2:28:58 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], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 31,99,080/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 2,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



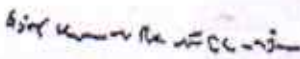
District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Barasat Road, Mouza: Ghola, , Ward No: 31, Holding No:69 JI No: 14, Touzi No: 3 Pin Code : 700110

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-145 (RS :-)	LR-5858	Bastu	Bastu	1 Katha 3' Chatak 41 Sq Ft	14,00,000/-	30,57,600/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
Grand Total :					2.0533Dec	14,00,000 /-	30,57,600 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	524 Sq Ft.	1,00,000/-	1,41,480/-	Structure Type: Structure
Gr. Floor, Area of floor : 524 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		524 sq ft	1,00,000 /-	1,41,480 /-	



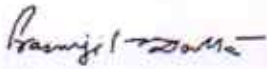
Details :




Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr Ajoy Kumar Bhattacharjee (Presentant) Son of Late Hiran Kumr Bhattacharjee Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office	 08/12/2022	 LTI 08/12/2022	 08/12/2022
D-1, Vivekananda Park, Barasat Road, City:- Panihati, P.O:- Sodepur, P.S:-Ghola, District:-North24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,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	Name	Photo	Finger Print	Signature
	Mr Prasenjit Datta Son of Late Chittaranjan Dutta Date of Execution - 08/12/2022, , Admitted by: Self, Date of Admission: 08/12/2022, Place of Admission of Execution: Office	 Dec 8 2022 4:18PM	 LTI 08/12/2022	 08/12/2022
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, 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 - 08/12/2022, , Admitted by: Self, Date of Admission: 08/12/2022, Place of Admission of Execution: Office			
	Dec 8 2022 4:19PM	LTI 08/12/2022	08/12/2022
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, 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			
	08/12/2022	08/12/2022	08/12/2022
Identifier Of Mr Ajoy Kumar Bhattacharjee, Mr Prasenjit Datta, Mr Bikas Datta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ajoy Kumar Bhattacharjee	Datta Construction-2.05333 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Ajoy Kumar Bhattacharjee	Datta Construction-524.00000000 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:69 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	Owner:বেনী মাধব রায়, Gurdian:রাজমোহন , Address:নিজ , Classification:বারু, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.

2022

Date 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 of Indian Stamp Act 1899.

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

Presented for registration at 13:34 hrs on 08-12-2022, at the Office of the A.D.S.R. SODEPUR by Mr Ajoy Kumar Bhattacharjee, 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 31,99,080/-

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

Execution is admitted on 08/12/2022 by Mr Ajoy Kumar Bhattacharjee, Son of Late Hiran Kumr Bhattacharjee, D-1, Vivekananda Park, Barasat Road, P.O: Sodepur, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Retired Person

Indetified 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 08-12-2022 by Mr Prasenjit Datta, Partner, Datta Construction (Partnership Firm), Indraloke, Road No. 2, City:- Panihati, P.O:- Sodepur, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Indetified 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 08-12-2022 by Mr Bikas Datta, Partner, Datta Construction (Partnership Firm), Indraloke, Road No. 2, City:- Panihati, P.O:- Sodepur, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Indetified 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 2,021.00/- (B = Rs 2,000.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2022 9:30AM with Govt. Ref. No: 192022230207015721 on 08-12-2022, Amount Rs: 2,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 325718670 on 08-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/- by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 2839, Amount: Rs.100.00/-, Date of Purchase: 03/12/2022, Vendor name: RANA SUR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2022 9:30AM with Govt. Ref. No: 192022230207015721 on 08-12-2022, Amount Rs: 6,921/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 325718670 on 08-12-2022, Head of Account 0030-02-103-003-02

Sumanta Chakraborty

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR**

North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.

red in Book - I

æ number 1524-2022, Page from 361098 to 361123
ng No 152411114 for the year 2022.



Digitally signed by DEBJANI HALDER
Date: 2022.12.30 18:05:22 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 2022/12/30 06:05:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)