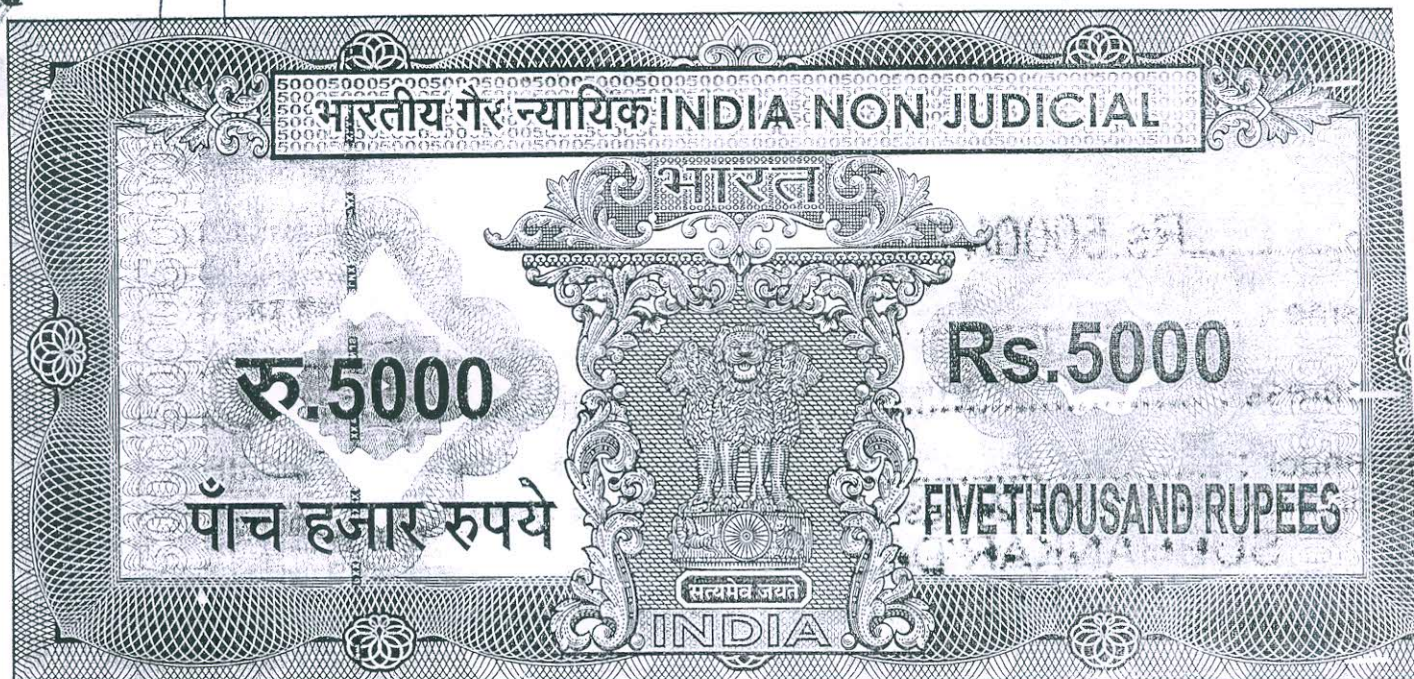


J-1732/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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08 FEB 2023

Sub-Register-III
Alipore, South 24-parganas.

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this 07th day of February, Two Thousand and Twenty-three

BETWEEN

Contd.....

-2 FEB 2023

1634

No.....Rs.5000/- Date.....

Name : Bhupal Naskar, Proprietor

Address : Maa Tara Enterprise,
Tegharia, R.K. Pally,

Vendor : Subhankar Das, Alipore, Kolkata
Alipore Collectorate, 24 Pgs. (South) - 700 150

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

1634 = 5000/-



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
08 FEB 2023

Chandral Sankar
Advocate
Son of Late Hari Kumar Sankar
Alipore Judge's Court

(1) **SRI BHUPAL NASKAR** (having PAN ADGPN2426C, Aadhaar No. 8530 0353 8815), son of Late Sudhir Chandra Naskar, by occupation Business and (2) **SMT. APARNA NASKAR** (having PAN AKTPN3711C, Aadhaar No. 8005 5569 1401), wife of Sri Bhupal Naskar, by occupation Service, both by faith Hindu, by Nationality Indian, residing at Tegharia, P.O. Ramkrishna Pally, Kolkata - 700 150, Post Office and Police Station Sonarpur, District south 24-Parganas hereinafter collectively called and referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, administrators, legal representatives and/or assigns of the) **ONE PART A N D** **SRI BHUPAL NASKAR** (having PAN ADGPN2426C, Aadhaar No. 8530 0353 8815), son of Late Sudhir Chandra Naskar, by faith Hindu, by Nationality Indian, carrying on business as Developer and Promotor under the name and style of **MAA TARA ENTERPRISE**, as **Proprietor** thereof having his Office at No.3190, Tegharia, P.O. Dashani Para, Kolkata - 700 150, Post Office Ramkrishna Pally, Police Station Sonarpur, District south 24-Parganas, hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns of the) of the **OTHER PART.**

Contd.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
08 FEB 2023

WHEREAS:

- A) By and/or under an Indenture dated 09th day of March, 2009, registered at the Office of Additional District Sub-Registrar Sonarpur and recorded in its Book No. 1, CD Vol. no. 8, Page from 831 to 852, Being No. 02682 for the year 2009, Smt. Sikha Mondal, wife of Sudhanya Kumar Mondal, therein described as the Vendor of the ONE PART and Bhupal Naskar and Smt. Aparna Naskar, the Owners herein, therein described and the Purchasers of the OTHER PART, the said Smt. Sikha Mondal for the valuable consideration sold, transferred ALL THAT the piece and parcel of 2 Cottahs 9 Chhitacks 36 Sq. ft. more or less of land situated lying at Mouza Nischintapur, J.L. No. 53, comprised in R.S. Dag Nos. 99, 100, L.R. Dag 181, R.S. Khatian Nos. 51, 98, 290, L.R. Khatian No. 475, Police Station Sonarpur, District South 24-Parganas, within the Municipal limits of Rajpur-Sonarpur Municipality.
- B) On the same day, moth and year i.e., on 09th day of March, 2009, by and/or under an another Indenture, registered at the Office of Additional District Sub-Registrar Sonarpur and recorded in its Book No. 1, CD Vol. No. 8, Page from 853 to 871, Being No. 02684 for the year 2009, Niranjana Mondal, son of Late Hari Charan Mondal, therein described as the Vendor of the ONE PART and Bhupal Naskar and Smt. Aparna Naskar, the Owners herein, therein also described and the Purchasers of the OTHER PART, the said Niranjana Mondal for the valuable consideration sold, transferred ALL THAT

Contd.....

the piece and parcel of 2 Cottahs 3 Chhitacks 30 Sq. ft. more or less of land situated lying at Mouza Nischintapur, J.L. No. 53, comprised in R.S. Dag Nos. 99, 100, L.R. Dag 181, R.S. Khatian Nos. 51, 98, L.R. Khatian No. 475, Police Station Sonarpur, District South 24-Parganas, within the Municipal limits of Rajpur-Sonarpur Municipality.

- C) Both the plots of land as aforesaid were/are contiguous and/or adjacent to each other and the Owners subsequently mutated their names in the Assessment Book of Rajpur-Sonarpur Municipality aggregating to an area of 4 Cottahs 13 Chhitacks 21 Sq. more or less and the said property was/is numbered as **Holding No. 3185, Nischintapur**, under Ward No.8 of Rajpur-Sonarpur Municipality.
- D) Subsequently, the Owners by and/or under a further Deed of Sale made in Bengali language (Saf Bikroy Kobala) dated 25th day of November, 2013 corresponding to 09th day of Agrahayan, 1420 B. S., registered at the Office of Additional Registrar of Assurances-I Kolkata and recorded in its Book No. 1; CD Vol. No. 20, Page from 10391 to 10417, Being No. 10748 for the year 2013, made between Smt. Kalpana Saha, wife of Late Paritosh Saha and Partha Saha, son of Late Paritosh Saha, therein described as the Vendors of the ONE PART and Bhupal Naskar and Smt. Aparna Naskar, the Owners herein, therein also described and the Purchasers of the OTHER PART, the said Smt. Kalpana Saha and Partha Saha for the valuable consideration sold, transferred ALL THAT the piece and

Contd.....

parcel of 5 Cottahs 21 Sq. ft. more or less of land situated lying at Mouza Nischintapur, J.L. No. 53, comprised in R.S. Dag Nos. 79, 80 and 100, L.R. Dag 171, R.S. Khatian Nos. 290, 82 and 150, L.R. Khatian No. 491, Police Station Sonarpur, District South 24-Parganas, within the Municipal limits of Rajpur-Sonarpur Municipality under its Ward No.8.

- E) Being the Joint owners of the said property having land area of 5 Cottahs 21 Sq. ft. more or less, the Owners have mutated their names in the Assessment Book of Rajpur-Sonarpur Municipality and the said property was/is numbered as Holding No. 1310, R. K. Pally, under Ward No.8 of Rajpur-Sonarpur Municipality.
- F) The Owners are thus jointly seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of 2 Cottahs 9 Chhitacks 36 Sq. ft. more or less of land situated lying at Mouza Nischintapur, J.L. No. 53, comprised in R.S. Dag Nos. 99, 100, L.R. Dag 181, R.S. Khatian Nos. 51, 98, 290, L.R. Khatian No. 475, ALL THAT the piece and parcel of 2 Cottahs 3 Chhitacks 30 Sq. ft. more or less of land situated lying at Mouza Nischintapur, J.L. No. 53, comprised in R.S. Dag Nos. 99, 100, L.R. Dag 181, R.S. Khatian Nos. 51, 98, L.R. Khatian No. 475, aggregating to an area of 4 Cottahs 13 Chhitacks 21 Sq. more or less, Police Station Sonarpur, being the Holding No. 3185, Nischintapur and also ALL THAT the piece and parcel of 5 Cottahs 21 Sq. ft. more or less of land situated lying at Mouza Nischintapur, J.L. No. 53, comprised

Contd.....

in R.S. Dag Nos. 79, 80 and 100, L.R. Dag 171, R.S. Khatian Nos. 290, 82 and 150, L.R. Khatian No. 491, Police Station Sonarpur, District South 24-Parganas, being the Holding No.1310, R. K. Pally, all under Ward No.8 of Rajpur-Sonarpur Municipality aggregating to total land Area of 9 (nine) Cottahs 13 (thirteen) Chhitacks 42 (forty-two) Sq.ft. more or less and the property/properties being the Holding No.3185, Nischintapur and Holding No. 1310, R, K. Pally, both under Ward No.8 of Rajpur-Sonarpur Municipality and both the said properties being contiguous to each other have been finally amalgamated in Municipal Records and have been numbered as **Holding No. 3185, Nischintapur** and the same is/are free from all encumbrances.

G) Thereafter, the Owners had applied before the Block Land & Land Reforms Office, Sonarpur for conversion of said lands from its previous nature and the said Authorities vide Memo dated 13-05-2022 have allowed the conversion of lands from its previous character to "**Bastu**" and the Owners are thus jointly seized and possessed of ALL THAT the said property in its entirety morefully described in the **FIRST SCHEDULE** hereunder free from all encumbrances.

H) In course of time, the Owners have decided to commercially exploit the said property by way of construction of a new building thereon comprising of Shops, Car Parking Spaces in Ground floor,

Contd.....

Commercial Space on First floor and Residential Flats on Second, Third and Fourth floors in the proposed Ground plus Four Storied building as would be constructed at the said property/premises and with the said intention the Owners through the Developer herein had caused one Building Plan for construction of the said building and on the basis of their application the Authorities of Rajpur-Sonarpur Municipality had granted one Building Plan bearing **Sanctioned Building Plan No.131/CB/08/10 dt.22-10-2022** for construction of **Ground plus Four storied Residential and Commercial Building** within the said Holding No.3185, Nischintapur.

- I) On the basis of negotiations made between the parties hereto, the Owners and as well as the Developer have now decided to enter into this Development Agreement on the Terms Conditions hereinafter contained.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE OWNERS AND THE DEVELOPER AS FOLLOWS :

1. The new building as proposed to be constructed within the said property would be of **Ground plus Four Storied Residential and Commercial Building** comprising of **Shops/Commercial Spaces and Car Parking Spaces in Ground floor and Residential Flats from First floor to Fourth floor.**

Contd.....

2. In the new Building the Owners' Allocations would be as under :

- a) ALL THAT the **Shops and Commercial Area** in **Ground floor and 2 (two) Nos. Car Parking Spaces i.e., one in East side and another in South side** in **Ground floor** under the Roof in the proposed building as would be constructed according to the Building Plan as Sanctioned by Rajpur-Sonarpur Municipality.

The Owners' Allocations in the new building comprised in Flats would be as under :

- i) **Entire Third floor comprised of Residential Flats** in the proposed Building.

The **Owners' Allocations** in the new Building are fully described in the **SECOND SCHEDULE** hereunder.

3. In the new Building the Developer's Allocations would be as under :

- a) ALL THAT the **Office Space on First floor** and All **Residential Flats on First floor, Second floor and Fourth floor** in the proposed Building (excluding the Owners' Allocations as herein before mentioned).

Contd.....

- b) ALL THAT the **Rests Car Parking Spaces in Ground floor** under the Roof of the Building (excluding the Owners' Allocations as herein before mentioned).

The Developer's Allocations in the new building are fully described in the **THIRD SCHEDULE** hereunder.

The aforesaid Allocations of the Owners and as well as the Developer shall include the right of use of enjoyment of all common parts portions in the new building as described in the **FOURTH SCHEDULE** hereunder.

4. The proposed development of the said property shall be commenced and/or undertaken by the Developer within the period of next 3 (three) months from the date of execution and registration of this Development Agreement.
5. Subject to Force Meajure and circumstances beyond control the Developer shall complete the construction of the new building in the said property in habitable conditions within the period of 24 (twenty-four) months from the date hereof.
6. From the date of delivery of vacant possession of the said premises in favour of the Developer, the Developer shall hold the possession of the premises till completion of the Project and delivery of possession of Owners' Allocations and Developers' Allocation (in favour of intending Purchasers out of Developer's Allocations).

Contd.....

7. From the date of execution of this Development Agreement, the Developer shall pay and/or clear all Municipal Taxes to Rajpur-Sonarpur Municipality and Land Revenues (Khajna) to Land Reforms Department in regard to said property until such time the respective possession of Owners' Allocation and Developer's Allocations are delivered and after delivery of such possession the Owners shall remain liable to pay Municipal Taxes to Rajpur-Sonarpur Municipality and also Land Revenues (if payable) to Land Reforms Department for their Allocations in the new building and the Purchasers of Developer's Allocation shall also be responsible and liable for payment of Municipal Taxes to Rajpur-Sonarpur Municipality and also Land Revenues (if payable) to Land Reforms Department for their Allocations in the said new building.
8. The Developer shall construct and complete the New Building in the said premises as per specifications as detailed in **FIFTH SCHEDULE** hereunder and the new Building shall be for Residential purposes.
9. The Owners from time to time shall execute and register all documents, deeds and undertakings and render such co-operation to the Developer as would be required by the Developer.

Contd.....

10. All costs, charges, expenses etc. for construction of the new building in the said property including all charges payable to Rajpur-Sonarpur Municipality shall be borne by the Developer and the Owners shall have no financial obligations thereof.
11. The Owners shall be exclusively entitled to deal with the Owners' Allocated Area in the new building and similarly the Developer shall be exclusively entitled to deal with the Developer's Allocated Area in the new building without any interference of the Owners herein.
12. During the period of construction the Developer shall take all responsibilities of Labours' fees, charges, costs of materials, accidents etc. and the Developer shall keep the Owners saved harmless and indemnified in respect of any loss, damage that may arise in construction of the new building and the Owners shall not be responsible in any manner whatsoever and similarly the Owners shall keep the Developer saved harmless and indemnified in respect of any claim over and in respect of the Ownership of the said premises.
13. In order to proceed with the construction and as well as to enable the Developer to receive any Advance/Earnest/Consideration money from the intending Purchasers of Flats/Commercial Spaces/Car Parking Spaces in the new building out of Developer's Allocations and also to execute and register Deeds of Sale of

Contd.....

Flats/Commercial Spaces/Car Parking Spaces out of Developer's Allocations in the new Building, the Owners shall grant and/or execute Development Power of Attorney in favour of the Developer and its Directors thereof and such Power of Attorney shall be the Authority of the Developer to deal with the entire project and also to execute the Deeds of Sale in favour of intended Purchasers of Flats/Commercial Spaces/Car Parking Spaces out of Developer's Allocations in the new Building.

14. In case of any reasonable difficulties and circumstances beyond control which may arise due to any reason beyond the control of the Developer, then in such event the time for completion of the new building shall be extended mutually as would be agreed upon by and between the parties hereto but in any event such extended period shall not exceed 6 (six) months maximum. On failure of the Developer to complete the construction of the new building within the stipulated period as aforesaid including the said extended period (if required), the Developer shall pay to the Owners @ Rs.5,000/- (Rupees Five Thousand only) each per month towards liquidated damages for the period of entire delay after expiry of the 30 months as stipulated herein above.
15. After completion of construction of the new building at the said property, the Developer at his costs and expenses shall obtain Completion Certificate from Rajpur-Sonarapur Municipality for the new building including other utilities therein and thereafter the

Contd.....

Owners and the Developer with the joining of Purchasers shall form an Association of Owners in the new Building for the purpose of maintenance, safety, security of the Building and common portions thereof and in such Association the Owners and the prospective Purchasers of Owners' Allocations and as well as Developer's allocations shall also join and observe Rules and Regulations thereof.

16. It is declared and agreed by the Owners that in the event any additional work or jobs are done within the Owners' Allocated portion, the Owners shall bear all cost of such additional jobs separately.
17. Courts of District South 24-Parganas having territorial jurisdictions over the said property including Hon'ble High Court at Calcutta shall have the jurisdictions in all matters relating to or arising out of this Agreement.
18. Any terms, conditions, covenants mentioned herein may be altered, varied, modified between the parties hereto and in all such cases the same shall be always in writing and this Agreement and/or its terms shall have commencement on and from the day of execution of these presents.

Contd...

THE FIRST SCHEDULE ABOVE REFERRED TO :

(Description of the property whereon the proposed building would be constructed)

ALL THAT the piece or parcel of **9 (Nine) Cottahs 13 (Thirteen) Chhitacks 42 (Forty-two) Sq. ft.** more or less of Bastu land *together with 300 Car Park File Shed structures thereon* situated lying at **Mouza Nischintapur**, J. L. No. 53, comprised in L. R. Dag No.171, under L. R. Khatian Nos. 1255, 1254, Police Station and Addl. District Sub-Registration Office Sonarpur, District South 24-Parganas, being **Holding No. 3185, Nischintapur, Kolkata-700 150**, under Ward No.8 of Rajpur-Sonarpur Municipality, whereon the proposed **Ground plus Four Storied Building** would be constructed. The said property is butted and bounded as follows :

ON THE NORTH : By Property of Mr. Halder ;
ON THE SOUTH : By 25'ft. wide Common Road ;
ON THE EAST : By Others property ;
ON THE WEST : By 50''ft. wide Municipal Road (Mission Pally Road);

THE SECOND SCHEDULE ABOVE REFERRED TO :

(Description of Owners' Allocations in the new Building)

- a) ALL THAT the **Shops** and **Commercial Area** in **Ground floor** and **2 (two) Nos. Car Parking Spaces** i.e., one in **East side** and another in **South side** in **Ground floor** under the Roof in the proposed building as would be constructed according to the Building Plan as Sanctioned by Rajpur-Sonarpur Municipality.

Contd.....

- b) **Entire Third floor comprised of Residential Flats** in the proposed Building.

THE THIRD SCHEDULE ABOVE REFERRED TO :
(Description of Developer's Allocations in the new Building)

- a) ALL THAT the **Office Space on First floor** and All **Residential Flats on First floor, Second floor and Fourth floor** in the proposed Building (excluding the Owners' Allocations as herein before mentioned).
- b) ALL THAT the **Rests Car Parking Spaces in Ground floor** under the Roof of the Building (excluding the Owners' Allocations as herein before mentioned).

THE FOURTH SCHEDULE ABOVE REFERRED TO :
(Common parts and portions of the Building after construction)

- 1) Staircase from ground floor to top floor, open terrace/roof of the building.
- 2) Landing/hand railings and other fixtures installed in the staircase.
- 3) Passages for ingress and egress from main Municipal Road to the building.
- 4) Sewerage, septic tank, drainage, electric connections, connected installations in the building.

Contd.....

- 5) Overhead and under ground Water Reservoirs, Motor Pump, Water supply, Water eviction pipes, fittings save and expect the installations made inside the flat.
- 6) Foundations, columns and outside walls of the building including the boundary walls of the entire premises.
- 7) All Electrical installations, fixtures, fittings in the common areas, Common Electricity Meter Space and Common Toilet in Ground floor in the building.
- 8) Lift, Lift Installations, Lift Head Room and all equipment thereof.
- 9) Such other equipment, installations, fixtures and fittings in respect of entire building/premises as would be specified by the Owner and the Developer from time to time.

THE FIFTH SCHEDULE ABOVE REFERRED TO :
(Specification of Construction)

Structure :

The Building shall have a R.C.C. framed structure as per structural plan Sanctioned by Rajpur-Sonarpur Municipality, South 24-Parganas.

Foundation Bedding :

R.C.C. (1:3:3) on 3" thick B.F.S

Brick Wall;

All exterior Brick work shall be 8" thick. All partition shall be 3" thick with Brick.

Floor Bedding :

R.C.C. (1:3:6) floor Bedding 4" thick (average) over 3" thick soling in Ground floor.

Contd.....

Floor Finishing Skirting, Dado etc. :

Vitrified tiles/Marble to all floor within 4" height skirting to all rooms.

Plaster:

The outside of the Building will have Sand Cement Plaster whereas the inside and the ceiling plaster will be half inch thick.

Doors & Windows :

1. Main Entrance Door :
 - a) Commercial flush door painted both sides.
 - b) Sal wood door frame.
 - c) Tower bolt from inside.
 - d) Electric bell point.
 - e) Telescope
2. Other Doors :
 - a) Commercial flush door painted both sides.
 - b) Sal wood door frame.
 - c) Lock with handle for bed rooms only.

3. Windows :

- a) Aluminium Channel frame with 4 m. m. Glaze.
- b) All windows shall have glass panes.

WHITE WASH/COLOUR WASH : The Building shall be externally with Cement based paint. The inside of the Flat will be of Plaster of Paris. On the plastered surface suitable provision will be made for hanging for hanging ceiling fans.

Toilet & Kitchen:**1. Bath Room**

- a) One European type white commode and one with P.V.C. cistern.
- b) One wash basin

Contd.....

- c) One shower.
- d) Two taps.

2. Kitchen

- a) One Kitchen Steel sink.
- b) One Tap.
- c) One cooking platform of Black Stone.

Staircase :

- a) Staircase room will be provided with R.C.C.
- b) Jali for light and ventilation as per design.
- c) Cabin for electric meter.
- d) 3'-0" height parapet will be provided all round the slab (Top Floor)

Roof :

The Roof will be on 4" thick R.C.C. casting.

Electric Installations :

All Electrical lines will be concealed with standard wiring .

Costs of Electric Connection and individual meters from **WBSEDCL** are to be borne separately by the Owners/ Purchasers individually. The Developer will provide only electrical connection internally from the main meter.

Water Supply :

One No. of P.V.C. overhead reservoir will be provided on the top of the land roof as per design. The suitable Electric pump with motor will be installed at Ground floor for delivery of Municipal water to overhead reservoir from Semi underground reservoir.

Compound :

MS. Grill gate as per approved design of Architect and painted both sides.

Lift :

Suitable Lift for Four passenger capacity would be installed.

N.B. Extra Payment to be paid in advance to Developer for extra work other than mentioned in this Schedule.

Contd.....

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

SIGNED, SEALED AND DELIVERED
BY THE **OWNERS** AT KOLKATA
IN THE PRESENCE OF :

1. *Chanchal Santra*
Advocate
2. *Satarupa Mondal*
Advocate

Shyfal Naskar

Abarna Naskar

(Owners)

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

1. *Chanchal Santra*
Advocate
2. *Satarupa Mondal*
Advocate

MAA TARA ENTERPRISE

Shyfal Naskar

Proprietor

(Developer)

Alipore Judges Court Vol-27

Drafted by :

Chanchal Santra

(**Chanchal Santra**)

Advocate

Regn. No.WB/496/1984

Alipore Judges' Court.

Typed by :

Sunil Kr. Dey

(Sunil Kr. Dey)

513, C. R. Colony, Baghajatin,
Kolkata - 700 092.

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ..BHUPAL...NASKAR

Signature ..Bhupal Naskar

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ..APARNA...NASKAR

Signature ..Aparna Naskar

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1603-01732/2023	Date of Registration	08/02/2023
Query No /Year	1603-2000238812/2023	Office where deed is registered	
Query Date	30/01/2023 2:52:25 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Chanchal Santra Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830031694, 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. 1,31,40,112/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

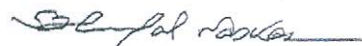
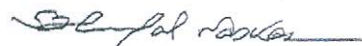
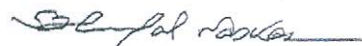
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, , Ward No: 8, Holding No:3185 JI No: 53, Pin Code : 700150

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-181 (RS :-)	LR-980	Bastu	Bastu	9 Katha 13 Chatak 42 Sq Ft		1,30,59,112/-	Width of Approach Road: 50 Ft.,
Grand Total :					16.2869Dec	0 /-	130,59,112 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	0/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	0 /-	81,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr BHUPAL NASKAR Son of Late SUDHIR CHANDRA NASKAR Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office</td><td></td><td></td><td></td></tr><tr><td>08/02/2023</td><td>LTI</td><td>08/02/2023</td><td>08/02/2023</td></tr></table>	Name	Photo	Finger Print	Signature	Mr BHUPAL NASKAR Son of Late SUDHIR CHANDRA NASKAR Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office				08/02/2023	LTI	08/02/2023	08/02/2023
Name	Photo	Finger Print	Signature										
Mr BHUPAL NASKAR Son of Late SUDHIR CHANDRA NASKAR Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office													
08/02/2023	LTI	08/02/2023	08/02/2023										
TEGHARIA DAKSHI PARA, RAMKRISHNA PALLY, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx6C, Aadhaar No: 85xxxxxxxx8815, Status :Individual, Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office													
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Smt APARNA NASKAR Wife of Mr BHUPAL NASKAR Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office</td><td></td><td></td><td></td></tr><tr><td>08/02/2023</td><td>LTI</td><td>08/02/2023</td><td>08/02/2023</td></tr></table>	Name	Photo	Finger Print	Signature	Smt APARNA NASKAR Wife of Mr BHUPAL NASKAR Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office				08/02/2023	LTI	08/02/2023	08/02/2023
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08/02/2023	LTI	08/02/2023	08/02/2023										
TEGHARIA DAKSHI PARA, RAMKRISHNA PALLY, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AKxxxxxx1C, Aadhaar No: 80xxxxxxxx1401, Status :Individual, Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office													

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA TARA ENTERPRISE 3190 TEGHARIA DAKSHIN PARA, City:- , P.O:- RAMKRISHNA PALLY, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , PAN No.: ADxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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 BHUPAL NASKAR (Presentant) Son of Late SUDHIR CHANDRA NASKAR Date of Execution - 08/02/2023, , Admitted by: Self, Date of Admission: 08/02/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Feb 8 2023 11:29AM</td> <td>LTI 08/02/2023</td> <td>08/02/2023</td> <td></td> </tr> </tbody> </table> TEGHARIA DAKSHIN PARA, RAMKRISHNA PALLY, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx6C, Aadhaar No: 85xxxxxxxx8815 Status : Representative, Representative of : MAA TARA ENTERPRISE (as AS DIRECTOR)	Name	Photo	Finger Print	Signature	Mr BHUPAL NASKAR (Presentant) Son of Late SUDHIR CHANDRA NASKAR Date of Execution - 08/02/2023, , Admitted by: Self, Date of Admission: 08/02/2023, Place of Admission of Execution: Office				Feb 8 2023 11:29AM	LTI 08/02/2023	08/02/2023	
Name	Photo	Finger Print	Signature										
Mr BHUPAL NASKAR (Presentant) Son of Late SUDHIR CHANDRA NASKAR Date of Execution - 08/02/2023, , Admitted by: Self, Date of Admission: 08/02/2023, Place of Admission of Execution: Office													
Feb 8 2023 11:29AM	LTI 08/02/2023	08/02/2023											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHANCHAL SANTRA Son of Late HARI KUMAR SANTRA ALIPORE JUDGE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
08/02/2023	08/02/2023	08/02/2023	

Identifier Of Mr BHUPAL NASKAR, Smt APARNA NASKAR, Mr BHUPAL NASKAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BHUPAL NASKAR	MAA TARA ENTERPRISE-8.14344 Dec
2	Smt APARNA NASKAR	MAA TARA ENTERPRISE-8.14344 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BHUPAL NASKAR	MAA TARA ENTERPRISE-150.00000000 Sq Ft
2	Smt APARNA NASKAR	MAA TARA ENTERPRISE-150.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza Nishchintapur, , Ward No: 8, Holding No:3185 JI No: 53, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 181, LR Khatian No:- 980	Owner:অপর্ণা বস্কর, Gurdian:ভূপাল বস্কর, Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Smt APARNA NASKAR

On 08-02-2023

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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:23 hrs on 08-02-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr BHUPAL NASKAR .

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 1,31,40,112/-

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

Execution is admitted on 08/02/2023 by 1. Mr BHUPAL NASKAR, Son of Late SUDHIR CHANDRA NASKAR, TEGHARIA DAKSHI PARA, RAMKRISHNA PALLY, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 2. Smt APARNA NASKAR, Wife of Mr BHUPAL NASKAR, TEGHARIA DAKSHI PARA, RAMKRISHNA PALLY, P.O: SONARPUR, Thana: Sonarpur, , South -Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife

Indetified by Mr CHANCHAL SANTRA, , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-02-2023 by Mr BHUPAL NASKAR, AS DIRECTOR, MAA TARA ENTERPRISE (Sole Proprietorship), 3190 TEGHARIA DAKSHIN PARA, City:- , P.O:- RAMKRISHNA PALLY, P.S:-Sonarpur, District:-South -Parganas, West Bengal, India, PIN:- 700150

Indetified by Mr CHANCHAL SANTRA, , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/02/2023 1:02PM with Govt. Ref. No: 192022230282708761 on 06-02-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CCCCNS9 on 06-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1634, Amount: Rs.5,000.00/-, Date of Purchase: 02/02/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/02/2023 1:02PM with Govt. Ref. No: 192022230282708761 on 06-02-2023, Amount Rs: 15,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CCCCNS9 on 06-02-2023, Head of Account 0030-02-103-003-02



Debasish Dhar

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 59394 to 59420
being No 160301732 for the year 2023.



Shan

Digitally signed by Debasish Dhar
Date: 2023.02.08 13:03:10 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/02/08 01:03:10 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)