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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयो

भारत INDIA  
INDIA NON JUDICIAL

AM 616118

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted the Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

23/09/2022  
2002859366/2022  
10-00 PM

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration Act  
Alipore, South 24 Parganas  
26 SEP 2022  
23/9/22  
26/9/22

**DEVELOPMENT AGREEMENT WITH  
DEVELOPMENT POWER OF ATTORNEY**

THIS DEVELOPMENT AGREEMENT WITH DEVELOPMENT  
POWER OF ATTORNEY is made on this the 23<sup>rd</sup> day of  
September, two thousand twenty two (2022),

BETWEEN

10-00 PM  
23/9/22

1. **NANDITA MANNA (PAN- AZYPM3832D, Aadhaar No. 6576 0896 0139)**, wife of Late Sukumar Manna, by faith- Hindu, by nationality- Indian, by occupation- Housewife,
2. **SANJAY MANNA (PAN- ARPPM4244G, Aadhaar No. 3861 0481 0105)**, son of Late Sukumar Manna, by faith- Hindu, by nationality- Indian, by occupation- Business,
3. **RITA MANNA (PAN- BADPM9474L, Aadhaar No. 5913 1089 3021)**, wife of Late Biswanath Manna, by faith- Hindu, by nationality- Indian, by occupation- Housewife,
4. **CHANDRANI DAS (PAN- AMDPD9495P, Aadhaar No. 8848 7661 4606)**, daughter of Late Biswanath Manna, by faith- Hindu, by nationality- Indian, by occupation- Housewife,
5. **SAMBHUNATH MANNA (PAN- CJVPM8918F, Aadhaar No. 9455 3975 3424)**, son of Late Brajendra Nath Manna, by faith- Hindu, by nationality- Indian, by occupation- Business,
6. **SRI SURAJIT MANNA (PAN- AOPPM4078K, Aadhaar No. 4432 2481 7576)**, son of Late Biswanath Manna, by faith- Hindu, by nationality- Indian, by occupation- Service,
7. **RAGHUNATH MANNA (PAN- CMAPM4413P, Aadhaar No. 7950 3456 7284)**, son of Late Brajendra Nath Manna, by faith- Hindu, by nationality- Indian, by occupation- Service,
8. **GOUTAM MANNA (PAN- FLLPM3365M, Aadhaar No. 2643 6872 4345)**, son of Late Brajendra Nath Manna, by faith- Hindu, by nationality- Indian, by occupation- Business,
9. **SANTO MANNA (PAN- FYUPM5035E, Aadhaar No. 2768 8690 7823)**, son of Late



Brajendra Nath Manna, by faith- Hindu, by nationality- Indian, by occupation- Service, **10. SOURAV MANNA (PAN- CHGPM6667N, Aadhaar No. 4699 4544 9847)**, son of Late Amarnath Manna, by faith- Hindu, by nationality- Indian, by occupation- Service, **11. GOPA RAY (PAN- DUPPR2565K, Aadhaar No. 9971 4840 7627)**, daughter of Late Brajendra Nath Manna, by faith- Hindu, by nationality- Indian, by occupation- Housewife, **12. KRISHNA JANA (PAN- CKNPJ3462N, Aadhaar No. 6690 1677 1187)**, daughter of Late Brajendra Nath Manna, by faith- Hindu, by nationality- Indian, by occupation- Housewife, **13. RINA DAS (PAN- GBCPD8987E, Aadhaar No. 2709 1569 3698)**, daughter of Late Brajendra Nath Manna, by faith- Hindu, by nationality- Indian, by occupation- Housewife, **14. LATA JANA (PAN- BAZPJ7767F, Aadhaar No. 3806 2744 6810)**, daughter of Late Brajendra Nath Manna, by faith- Hindu, by nationality- Indian, by occupation- Housewife, all of residing at 4A, Monoharpukur 2<sup>nd</sup> Lane, P.O.- Sarat Bose Road, P.S.- Rabindra Sarabar, Kolkata- 700029, hereinafter jointly called "the **OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

(1) **SRI GOPAL GHOSH, (PAN - BJBPG9601A), (ADHAR NO. 7354 4269 9795)** son of Late Krishna Pada Ghosh, by faith-Hindu, by nationality- Indian, by occupation- Business, residing at 11E, Monohar Pukur 2<sup>nd</sup> Lane, Police Station - previously Lake at present Rabindra Sarobar, Post-Office Sarat Bose Road, Kolkata-700029, (2) **SRI KUNTAL SHEE (PAN - BPTPS7651N), (ADHAR NO. 2439 5259 3569)** son of Krishnachandra Shee, by faith-Hindu, by nationality- Indian, by occupation- Business, residing at 4C, Monohar Pukur 2<sup>nd</sup> Lane, P.O.- Sarat Bose Road, P.S Rabindra Sarobar, Kolkata-700029, hereinafter referred to as "the **DEVELOPERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successors-in-office and assigns) of the **SECOND PART.**

**WHEREAS** originally one Brojendra Nath Manna by virtue of a Deed of Conveyance dated 17.12.1955 purchased from one Ganesh Chandra Banerjee and minor Rabindra Nath Mullick represented by his mother Smt. Basumati Mullick **ALL THAT** piece and parcel of land measuring more or less 4 Cottahs 9 Chittacks 9 sq.ft. being known numbered as municipal premises no. 4A, Monoharpukur 2<sup>nd</sup> Lane, P.S.- Rabindra Sarobar, Kolkata-700029, Touzi No. 2833, Hal No. 55, Holding No. 219, within the limits of the Kolkata Municipal Corporation, Ward No. 085, District- South 24 Parganas. The said Deed of Conveyance was registered in the office of District Sub-Registry Office at



Alipore and recorded in Book No.I, Volume No. 97, pages from 167 to 169, being no. 6773 for the year 1962.

**AND WHEREAS** after purchase while seized and possessed said Brojendra Nath Manna was in possession and enjoyment of the aforesaid property as absolute owner thereof he out of his natural love and affection gifted the aforesaid property unto and in favour of his wife Saila Bala Manna by executing a Deed of Gift. The said Deed of Gift was registered in the office of Sub-Registry Office at Alipore and recorded in Book No.I, Volume No. 97, pages from 167 to 169, being No. 6273 for the year 1962.

**AND WHEREAS** after acquiring right, title and interest in respect of the aforesaid property as absolute owner thereof, the said Saila Bala Manna duly mutated her name in the records of the Kolkata Municipal Corporation and went on paying taxes and outgoings without any demur vide Assessee No. 11-085-15-0067-5 after erecting two storied building upon the said land.

**AND WHEREAS** said Saila Bala Manna died intestate on 18.01.1995 leaving behind the party of the first part herein as the only legal heirs and successors to inherit their respective shares in respect of the entire property, mentioned in the First Schedule hereunder written as per Dayabhaga Law of Hindu Succession Act, 1956.

**AND WHEREAS** by virtue of inheritances the party of the first part herein became the joint owners of **ALL THAT** piece and parcel of land measuring more or less 4 Cottahs 9 Chittacks 9 sq.ft. being known numbered as municipal premises no. 4A, Monoharpukur 2<sup>nd</sup> Lane, P.S.- Rabindra Sarobar, Kolkata-700029, Touzi No. 2833, Hal No. 55, Holding No. 219, within the limits of the Kolkata Municipal Corporation, Ward No. 085, Assessee No. 11-085-15-0067-5, District- South 24 Parganas, more fully described in the First Schedule hereunder written.

**AND WHEREAS** being desirous of developing the said property the owners while in search of a good developer came across with the Developer herein and on being satisfied with the good reputation and credentiality and experience of the developer herein the owners have finally decided to entrust upon the developer herein to do the development work by way of erecting constructing building thereon on the terms and conditions as mutually agreed between the parties.

**NOW THIS AGREEMENT WITNESSETH as follows :-**

**ARTICLE -1 DEFINITIONS**

Unless be contrary or repugnant to the subject or context the following words and expressions shall have the meaning assigned to those as hereinafter mentioned.



- 1.1 Owners/First Party shall mean and include 1. **NANDITA MANNA** 2. **SANJAY MANNA** 3. **RITA MANNA** 4. **CHANDRANI DAS** 5. **SAMBHUNATH MANNA** 6. **SRI SURAJIT MANNA**, 7. **RAGHUNATH MANNA** 8. **GOUTAM MANNA** 9. **SANTO MANNA** 10. **SOURAV MANNA** 11. **GOPA RAY** 12. **KRISHNA JANA**, 13. **RINA DAS**, 14. **LATA JANA** and shall also mean and include their heirs, executors, administrators, legal representatives, successors and assignees.
- 1.2 Developer shall mean and include 1. **SRI GOPAL GHOSH**, 2. **KUNTAL SHEE** and shall mean and include their heirs, executors, legal representatives, administrators and successors in office and assigns.
- 1.3 **PREMISES** shall mean and include **ALL THAT** piece and parcel of land measuring more or less 4 Cottahs 9 Chittacks 9 sq.ft. being known numbered as municipal premises no. 4A, Monoharpukur 2<sup>nd</sup> Lane, P.S.- Rabindra Sarobar, Kolkata-700039, Touzi No. 2833, Hal No. 55, Holding No. 219, within the limits of the Kolkata Municipal Corporation, Ward No. 085, Assessee No. 11-085-15-0067-5, District- South 24 Parganas, as described in the First Schedule hereunder written and herein referred to as the "Said Property".
- 1.4 **LAND** shall mean the land comprised in the Said Property.

- 1.5 **PROPOSED / NEW BUILDING** shall mean the Building proposed to be constructed at the Said Premises by the Developer containing several self contained Flats/ Units/Apartments, service areas as may be permitted for construction at the Said Premises in accordance with the Plan to be sanctioned by The Kolkata Municipal Corporation and according to specification as mentioned in the Fourth Schedule hereunder written.
- 1.6 **PLAN** shall mean the Plan for construction of the proposed Building to be approved and sanctioned by the Kolkata Municipal Corporation and or any such competent authority or authorities as the case may be and shall also, wherever the context permits, include such plans, drawings, designs, elevations, and specifications as are prepared by the architect including such modification, amendments, alterations, variations, thereof made or caused to be made by Developer from time to time as may be permitted by the Authorities concerned including The Kolkata Municipal Corporation.
- 1.7 **ARCHITECT** shall mean the Architect of the proposed Building who may be appointed by the Developer from time to time at his discretion and own cost.



1.8 **COMMON AREAS, SERVICES, FACILITIES AND AMENITIES** shall mean and include corridors, hallways, stairways, pathways and passageways, driveways, lavatories, generators, lift, generator's room, lift machine room, caretaker's room, privy in the Ground Floor to be provided by the Developer, pump room, underground and overhead tank, water pump and motor and other facilities which may be mutually agreed upon between the Owner and Developer required for the establishment, common, enjoyment, and maintenance.

1.9 **COMMON EXPENSES** shall mean and include all expenses to be incurred and or paid by all the Unit owners, proportionately, for the management and maintenance of the premises, after the project is completed;

1.10 **BUILTUP AREA** shall mean the entire covered area, as be sanctioned by the Kolkata Municipal Corporation and shall include the plinth area of the Units including the plinth area, of the bathrooms and balconies if any appurtenant thereto and also the thickness of the walls (external or internal) and pillars and the area of the common portions **PRODIDED THAT** if any wall be common between 2 (two) units then 1/2 (one & Half) of the area under such wall shall be included in such unit;

- 1.11 **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.
- 1.12 **TRANSFER** shall include transfer of possession by conveyance or by any other means adopted for effecting what is understood as transfer of spaces and or Flats/Units in the proposed building together with proportionate undivided and impartible right, title, interest and share in the land comprised in the premises to the Purchasers thereof.
- 1.13 **TRANSFeree** shall mean a person, people, firm, bank, limited company, association of persons to whom, any portion in the building has been transferred.
- 1.14 **UNIT OR SPACE FOR OCCUPATION** shall mean the units or flat and spaces or other covered and or built up areas in the new building which is capable of being exclusively owned, used and/or enjoyed by the Developer and the transferee and which is not the common area.
- 1.15 **UNIT OWNER** shall mean any person acquires holds and/or owns any unit, flat, apartment, space in the new



building and shall include from the Developer, for the Units held by them, from time to time.

- 1.16 **OWNERS' ALLOCATION** shall get 50% constructed area of the of the said proposed building i.e. eight self contained flats admeasuring 345 sq.ft. covered up area each together with undivided proportionate share land along with common areas and facilities specifically described at the **SECOND SCHEDULE** hereunder written.
- 1.17 **DEVELOPER'S AREA** shall mean the remaining 50% portion of the proposed building together with undivided proportionate share land alongwith common areas and facilities specifically described at the **THIRD SCHEDULE** hereunder written.;
- 1.18 **PROJECT** shall mean the work of development undertaken to be done by the Developer in pursuance hereof till the development of the premises be completed and possession of the completed Units is taken over by the unit Owners;
- 1.19 **PROPORTIONATE** shall mean with all its cognate variations shall mean such ratio, the Built up Area or covered Area of any Unit or Units be in relation to the Built up Area or Covered Area of all the Units in the new building.

1.20 **CORPORATION** shall mean the Kolkata Municipal Corporation and shall also include the Kolkata Metropolitan Development Authority and other concerned authorities which may recommend, comment upon, approve and/or sanction the Plans;

1.21 **SINGULAR** shall include the Plural and vice versa.

1.22 **MASCULINE** shall mean feminine and vice versa.

#### **ARTICLE - II: TITLE INDEMNITY AND DECLARATIONS**

1. The Owners hereby declare that the Owners have good and absolute right, title, interest and share in the said Premises free from all encumbrances, without any claim of right or interest of any other person or persons claiming under or in trust for the Owners and the Owners have a good marketable title to enter into this agreement with the Developer and the Owners hereby undertake to indemnify and keep the Developer indemnified against any and every part or claim action and demand whatsoever that may arise relating to the title of the Owners in respect of the Said Premises.
2. The Developer hereby undertakes to construct and complete the said building as be allowed or be permitted



by the Building Rules of The Kolkata Municipal Corporation on the said Premises at their own cost and expenses strictly according to the sanctioned plan and specifications thereof without any interference from any person or persons claiming through under or in trust for the Owner.

3. The Owners shall have no liability in respect of the said Construction work and the Developer further undertakes to indemnify and keep the Owners saved, harmless and indemnified against all losses, damages, costs, claims, charges expenses and proceedings that may arise in pursuance hereof including.
  - i) All claims or demands that may be made due to anything done by the Developer during demolition/construction of the New Building, including, claims by the owner of adjoining properties, for damage to their buildings;
  - ii) All claims and demands of the suppliers, contractors, workmen and agents of the Developer, on any account whatsoever, including, any accident or other loss;
  - iii) Any demand and/or claim made by the Unit Owners of the Developer's constructed area; and

- iv) Any action taken by the Corporation and/or any other authority for any illegal or faulty construction or otherwise of the New Buildings, the developer shall solely liable for the same.

### **ARTICLE - III, COMMENCEMENT**

This agreement shall be deemed to have come into effect on and from the date of execution of these presents and all acts deeds and things shall be done by the Developer on the basis of the terms and conditions herein contained and confirmed by this Agreement.

### **ARTICLE - IV BUILDING**

1. The Developer shall at their own costs construct one straight multi storied building with the specification with good standard materials, fittings, floorings and fixtures duly approved by the Architect and according to the specification mentioned in the **FIFTH SCHEDULE** hereunder written within 18 (Eighteen) months from the date of sanction of the Plan subject to force majeure, flood, strike and getting clearance from necessary or appropriate authority or authorities.
2. The Developer shall install and provide at its own cost in the building and or the premises water storage tanks, over



head tank and reservoir and/or other facilities including electrical fittings, fixtures water and drainage system required to be provided in the building in terms of the sanctioned building plan or under any appropriate authority bye laws or regulations under any consent sanction or approval relating to the construction of the building on the said land as per plan of the Architect subject to sanction by the authorities concerned as aforementioned.

3. It is agreed by and between the parties hereto that the owner's allocation shall always precondition to the delivery of possession of the Developer's allocation to any third parties.
4. The Owners hereby give the Developer exclusive right for construction of such Building or Buildings in the said Premises during the subsistence of this agreement as per the building plan (to be sanctioned).

**NOW THIS AGREEMENT FURTHER WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE OWNERS AND THE DEVELOPER as follows :-**

1. The Owners simultaneously with the execution of this agreement shall permit the Developer to enter into the said

premises with absolute authority to build, erect, construct and complete the Building on the said land or premises after demolishing the existing structure and or rooms and commercially exploit the same. The Developer shall be entitled to appropriate the old building material of the existing structure and or room when the same will be demolished.

2. That simultaneously with the execution of these presents, the Owners shall execute and register a General Power of Attorney infavour of the Developer permitting the Developer to enter in to agreements for sale of units/shops/car parking spaces of the said premises (save and except owner's allocation) exclusively from the prospective purchasers and to execute and register deeds of conveyances to such purchasers for sale and transfer of units/shops/car parking spaces of the building.
3. The Developer shall be entitled to hold and remain in possession of the Premises in part performance of this Agreement, during the subsistence hereof;
4. Simultaneously with the execution hereof the Owners shall hand over originals of all documents of title and other papers relating to the premises to the Developer and whenever in any department the original paper required the owner shall produce and shall keep in their custody.



5. At any time hereafter, the Developer shall have the right and shall be entitled to enter upon the premises and do soil testing survey of the premises and other preparatory work, as may be necessary for the preparation, submission and obtaining sanction of the plan at the cost and expenses of Developer.
6. SUBJECT TO force majeure and reasons beyond the control of the Developer, within 18 (Eighteen) months from the date of getting vacant possession of the said premises, the Developer shall complete construction of the New Building and delivery of possession of owners' allocation to the Owners as per the particulars mentioned in the **SECOND SCHEDULE** hereto, **SUBJECT TO** the Owners meeting their obligations hereunder.
7. The new Building shall be for residential purposes;
8. The Owners shall give such other consents, sign such papers, documents, deeds and undertakings and render such co-operation, as be required by the Developer, for the sanction of the Plans or otherwise, for the construction and completion of the New Building, i.e., the Project;
9. At any time after the execution of these presents, the Developer shall be entitled to use the Premises for setting up a temporary site office and/or quarters for its watch

and ward and other staff and shall further be entitled to put up boards and signs for advertising the Project; 10. In connection with the aforesaid, it is agreed and clarified as follows:-

- a) The Plans for the New Building shall be got prepared by the Architects and shall be submitted to the Corporation for necessary sanction in the name of the Owners but at the cost of the Developer, The Developer shall also cause such changes to be made in the Plans as the Architects may approve and/or as shall be required by the concerned authorities, from time to time with prior approval of the Owners;
- b) The Developer shall cause the present mutation of the names of the present owners in the assessment register of The Kolkata Municipal Corporation at the cost of the developer. The owner shall not spend any sum in this regard.
- d) During continuation of the project and/or construction of the proposed new building at the said premises, the Developer shall be at liberty to do all works as be required for the Project and to utilize the existing water and electricity connections in the Premises, at its own costs and expenses. The Developer shall have the right to obtain



temporary connections of utilities for the Project and the Owners shall sign and execute all papers and documents necessary therefore;

12. The Developer shall be entitled absolutely to remaining premises, save and except the owners' allocation and shall be at liberty to deal therewith in any manner they deem fit and proper SUBJECT HOW EVER TO the general restrictions for mutual advantage inherent in the Ownership Flat Schemes. They will also be at liberty to enter into agreements for sale of developer's allocation only and the Developer shall finalize covenants regarding Common Portions, Common Expenses and other matters of Common interest. The form of such agreement to be utilized by the Developer and to be finalized by the Advocates of Developer in consultation with the owner.

The Owners shall be entitled to their allocation only from the Developer as per **SECOND SCHEDULE** hereunder written the developers allocation shall be received solely by the developers which is morefully described in third schedule.

13. It is further clarified as follows:

- a) The Developer shall at its own cost and expense provide electricity connection i.e. main cable from CESC up to the meter room and or meter board, common meter (s) for pump, lift, and service areas for entirety of the New Building;
- b) Upon completion of the New Building and/or floors therein, the Unit Owners shall maintain and manage the same as per the rules in conformity with the other buildings containing ownership flats. The Developer and/or their transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoing in respect of the maintenance and management;
- c) All municipal rates, taxes and out goings, including arrears, in respect of the Premises, till the date of these presents shall be for and to the account of the developer and the developer shall also do the mutation in the name of the present owners at their own cost and after completion of the said construction the same shall be borne and paid by the respective Unit Owners, to the extent of their respective areas;



- d) If so required by the Developer under law, the Owners shall join and/or cause such persons as may be necessary to join as confirming parties in any document conveyance and/or any other document of transfer that the Developer may enter into with any person who desires to acquire Units comprised in the developer's allocation.
14. The Owners shall, from time to time, grant such powers or authorities to the Developer and/or its nominees, concerning the Project, for the Developer's doing the various works envisaged hereunder, including, entering into agreements for sale and/or construction of the New Building and/or portions thereof and to receive all amounts of the developer's allocation in pursuance thereof. However the Owners shall not in any way be responsible or liable for any such amount received by the Developer;
15. The Developer shall indemnify and keep the Owners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer, in pursuance of the authorities granted as aforesaid.
16. That in the consideration of the Developer completing the Construction of the proposed new building and the Owners taking owner's allocation as agreed by the parties hereto,

the Developer shall be entitled to hand over or transfer the balance 50% Flats and/or Apartment to the prospective Buyers from the premises together with proportionate right in common area, services, facilities and amenities and together with proportionate right, title and interest in the Land as mentioned in the First Schedule hereunder written. The Owners shall sell grant transfer convey assign and assure and hereby agrees to Register appropriate Deeds of Conveyance for the transfer of property interest title amenities etc. in the said land and Building to be constructed, to an unto the Developer or his nominee nominees, transferee or transferees assign or assignees and in respect of the proportionate undivided share or interest in remaining land of the said property.

18. That it is hereby clearly understood by and between the parties hereto that so far as the consideration of the money is concerned in respect of the sale of the developer's allocation of the said premises as may be mentioned in the said Deeds of conveyance, the Owners shall have no claim, right, interest and or demand over the same or any part thereof in the any circumstances whatsoever.
19. That the Owners shall at request of the Developer, execute in the favour of the Developer as per law such other documents, papers memorandum and Deeds infurtherance



of these presents, which the Developer may require from the Owner from time to time for smooth progress of construction of the proposed Building, use and occupation thereof;

20. The building shall be constructed within 18 months from the date of execution of the Development Agreement.
21. The developer shall pay Rs.6,500/- per month to the 7 owners which is Rs.45,500/- per month collectively till handing over the complete constructed building in habitable condition. The developer shall pay Rs.6,00,000/- as Non refundable or forfeited to the owners collectively at the time of execution of the Development Agreement.
22. Building upon the Schedule land mentioned herein. Be it mentioned that after obtaining sanction plan from the KMC the Developer demarcated the owner's allocation.

**KNOW ALL THESE MEN BY THESE PRESENTS** that We, **1. NANDITA MANNA (PAN- AZYPM3832D, Aadhaar No. 6576 0896 0139)**, wife of Late Sukumar Manna, by faith- Hindu, by nationality- Indian, by occupation- Housewife, **2. SANJAY MANNA (PAN- ARPPM4244G, Aadhaar No. 3861 0481 0105)**, son of Late Sukumar Manna, by faith- Hindu, by nationality- Indian, by occupation- Business, **3. RITA MANNA (PAN-**

**BADPM9474L, Aadhaar No. 5913 1089 3021**), wife of Late Biswanath Manna, by faith- Hindu, by nationality- Indian, by occupation- Housewife, **4. CHANDRANI DAS (PAN-AMDPD9495P, Aadhaar No. 8848 7661 4606)**, daughter of Late Biswanath Manna, by faith- Hindu, by nationality- Indian, by occupation- Housewife, **5. SAMBHUNATH MANNA (PAN-CJVPM8918F, Aadhaar No. 9455 3975 3424)**, son of Late Brajendra Nath Manna, by faith- Hindu, by nationality- Indian, by occupation- Business, **6. SRI SURAJIT MANNA (PAN-AOPPM4078K, Aadhaar No. 4432 2481 7576)**, son of Late Biswanath Manna, by faith- Hindu, by nationality- Indian, by occupation- Service, **7. RAGHUNATH MANNA (PAN-CMAPM4413P, Aadhaar No. 7950 3456 7284)**, son of Late Brajendra Nath Manna, by faith- Hindu, by nationality- Indian, by occupation- Service, **8. GOUTAM MANNA (PAN-FLLPM3365M, Aadhaar No. 2643 6872 4345)**, son of Late Brajendra Nath Manna, by faith- Hindu, by nationality- Indian, by occupation- Business, **9. SANTO MANNA (PAN-FYUPM5035E, Aadhaar No. 2768 8690 7823)**, son of Late Brajendra Nath Manna, by faith- Hindu, by nationality- Indian, by occupation- Service, **10. SOURAV MANNA (PAN-CHGPM6667N, Aadhaar No. 4699 4544 9847)**, son of Late Amarnath Manna, by faith- Hindu, by nationality- Indian, by occupation- Service, **11. GOPA RAY (PAN- DUPPR2565K,**



**Aadhaar No. 9971 4840 7627)**, daughter of Late Brajendra Nath Manna, by faith- Hindu, by nationality- Indian, by occupation- Housewife, **12. KRISHNA JANA (PAN-CKNPJ3462N, Aadhaar No. 6690 1677 1187)**, daughter of Late Brajendra Nath Manna, by faith- Hindu, by nationality- Indian, by occupation- Housewife, **13. RINA DAS (PAN- GBCPD8987E, Aadhaar No. 2709 1569 3698)**, daughter of Late Brajendra Nath Manna, by faith- Hindu, by nationality- Indian, by occupation- Housewife, **14. LATA JANA (PAN- BAZPJ7767F, Aadhaar No. 3806 2744 6810)**, daughter of Late Brajendra Nath Manna, by faith- Hindu, by nationality- Indian, by occupation- Housewife, all of residing at 4A, Monoharpukur 2<sup>nd</sup> Lane, P.O.- Sarat Bose Road, P.S.- Rabindra Sarabar, Kolkata- 700029, do hereby make, nominate, constitute retain and appoint and has nominated, constituted, retained and appointed **(1) SRI GOPAL GHOSH, (PAN - BJBPG9601A), (ADHAR NO. 7354 4269 9795)** son of Late Krishna Pada Ghosh, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 11E, Monohar Pukur 2<sup>nd</sup> Lane, Police Station - previously Lake at present Rabindra Sarobar, Post -Office Sarat Bose Road, Kolkata 700029, **(2) SRI KUNTAL SHEE (PAN - BPTPS7651N), (ADHAR NO. 2439 5259 3569)** son of Krishnachandra Shee, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 4C, Monohar Pukur 2<sup>nd</sup> Lane, P.O.- Sarat Bose Road, P.S.-

Rabindra Sarobar, Kolkata-700029, (hereinafter referred to as the said **ATTORNEY**) to act in our name and on our behalf and to do jointly or severally all or any of the following acts, Deeds, matters and things namely :-

1. To enter upon, hold, occupy and possess the property described in the First Schedule hereunder written (hereinafter referred as the "Said Premises") and for the said purpose to do all acts deeds matters and things as the said Attorney shall reasonably think proper.
2. To take charge or look after, manage and administer the said portion of the property which has been mentioned in the Schedule hereunder thereof as the said attorney shall think proper.
3. To appear and represent the executor before the Kolkata Municipal Corporation, authorities Police authorities, Fire Brigade Authority, CESC Ltd., Urban land ceiling Authorities and other Government Authorities and/or departments. Central or State in connection with the development of the said portion of the premises and/or construction of the proposed new building and further to sign execute and deliver all necessary letters, statements,

applications, declaration and other papers and documents and to do all acts deeds matters and things as the said Attorney shall reasonable think proper.

4. To demolish or cause to be demolished the existing building, and other structure whatsoever lying erected at the said premises or portions thereof.
5. To apply for and obtain all necessary sanctions, permissions. No objection and clearances from the appropriate Government Authorities and/or departments including necessary sanction of plan from the Kolkata Municipal Corporation, authorities for development of the said premises and/or construction of the new building in or upon the land comprised in the said portion of premises thereof and for the said purpose to do all acts deeds matter and things as the said Attorney shall think proper.
6. To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctions and/or approved by the Kolkata Municipal Corporation authorities and other Government authorities, Fire Brigade



Authorities, Police Authorities, and/or departments as any from time to time necessary or require for the development of the said portion of the premises and/or demolition of the existing structures thereon comprised in the said portion of the premises and/or construction of the new buildings or other structures in or upon the land comprised in the said premises and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall reasonably think proper.

7. To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the said portion of the premises and/or in the new building that may hereafter be erected for that the said attorney or he shall reasonably think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds also to do all acts deed matters and things as the said Attorney shall reasonable think proper.
8. To undertake and carry out the development of the said portion of the premises and / or construction of the

proposed building and other structures in or upon the land comprised in the said portion of the premises after demolishing the existing structures if any comprised therein as per the plan as may be sanctioned by the Kolkata Municipal Corporation and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.

9. To institute and/or prosecute all or any suit/suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said portion of the premises and / or the development thereof and/or construction of the proposed new buildings in the portion of the said premises as per the plan to be sanctioned by the Kolkata Municipal Corporation, and for the said purpose to do all acts deed matters and things as the said Attorney shall reasonable think proper.
10. To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relation to the said portion of the premises and/or the land comprised therein and/or construction of the proposed

new building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.

11. To sign execute affirm and verify all complaints, written statements, affidavits, application, writ petition and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations on the said Attorney shall think proper.
12. To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the portion of the said premises thereof and/or the construction of the proposed new buildings and the same on such terms and condition and for such consideration as the said Attorney shall reasonable think proper.
13. To refer all or any disputes concerning or relating to the said portion of the premises or portions thereof and/or the development thereof and/or construction of the proposed new buildings to proper Court of law.
14. To retain and appoint advocates and lawyers for prosecuting and/or defending all or any legal proceedings and / or litigations and for the said purpose to sign execute



and deliver Vakalatnama and other authorize letters and further to revoke such appointment as the said attorney think proper.

15. To retain and appoint architects, engineers, contractor, Masons, Electricians, Plumbers and Security Guard and other employees or staff for carrying out the development of the portion of the said premises and the same for such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.
16. From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Kolkata Municipal Corporation and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said attorney shall think proper.
17. Save and except the Owners' Allocation portion the said attorney may enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise the flats and other spaces of the developer's allocated portion only of the proposed new building to be erected in or upon the land comprised in the said portion of the premises.

18. To receive realise and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats, and other spaces of the Developer's allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.
19. Save and except owner's allocation in the new building to sign and execute Agreement for Sale, Deed of Conveyance documents and papers for sale on ownership basis or otherwise transfer or disposal or the several flats and other saleable spaces of the developer's allocated portion of the proposed buildings and for the said purpose to do all acts deeds matters and things for only Developer's allocation.
20. To appear before the appropriate registration authority and to present the agreements for sale, sale deeds, transfer deeds and other deeds, documents and papers concerning or relating to the flats or other saleable spaces of the developer's allocation of the proposed buildings and to admit the execution thereof and to do all acts deeds matters and things



as may be necessary or required for the completion of registration there for only Developer's Allocation.

21. To retain and appoint one or more labour contractor & suppliers to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said attorney shall think proper at their own risk and responsibility.

**AND GENERALLY** to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises and as the said attorney shall think proper.

**AND** we the said APPOINTERS above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said ATTORNEY or any of them acting as aforesaid lawfully do.

**FIRST SCHEDULE ABOVE REFERRED**

(Description of the Entire Land)

**ALL THAT** piece and parcel of land measuring more or less 4 Cottahs 9 Chittacks 9 sq.ft. being known numbered as municipal premises no. 4A, Monoharpukur 2<sup>nd</sup> Lane, P.S.-Tolygunge, Kolkata-700039, Touzi No. 2833, Hal No. 55, Holding No. 219, within the limits of the Kolkata Municipal Corporation,

Ward No. 085, Assessee No. 11-085-15-0067-5, District- South  
24 Parganas **OR HOWSOEVER** otherwise the said property be  
called known numbered described and distinguished, which is  
butted and bounded as follows:-

- ON THE NORTH:** 4C, Monoharpukur 2<sup>nd</sup> Lane,  
**ON THE SOUTH:** 4G and 4H, Monoharpukur 2<sup>nd</sup> Lane &  
 9'-9" wide common passage;  
**ON THE EAST :** 6'-6" wide common passage;  
**ON THE WEST :** 1/1A, Monoharpukur 2<sup>nd</sup> Lane,

**SECOND SCHEDULE ABOVE REFERRED TO**

(OWNERS' ALLOCATION)

**OWNERS' ALLOCATION** shall mean 50% constructed area  
which mean 2760 sq.ft. built up area consisting of 8 (eight) flats  
measuring about 345 sq.ft. covered area on the ground floor of  
the proposed III (three) storied building to constructed according  
to the Sanction Building Plan completed and finished as per  
specification as mentioned in the **FIFTH SCHEDULE** hereunder  
written together with undivided proportionate share of land as  
mentioned in the **FIRST SCHEDULE** hereinabove written  
together along with all easement rights of common areas and  
facilities.



**THIRD SCHEDULE ABOVE REFERRED TO**

(DEVELOPER'S ALLOCATION)

**DEVELOPER'S ALLOCATION** shall mean remain 50% portion of the said proposed new building to constructed according to the Sanction Building Plan completed and finished as per specification as mentioned in the **FIFTH SCHEDULE** hereunder written together with undivided proportionate share of land as mentioned in the **FIRST SCHEDULE** hereinabove written together along with all easement rights of common areas and facilities.

**FOURTH SCHEDULE ABOVE REFERRED TO**

(The Common areas, Parts and Portion)

1. Land beneath the building and side lands,
2. Outer walls of the main building,
3. Columns of the main building'
4. Surface drains,
5. Boundary,
6. Underground drains for sewerage,
7. Water reservoir both overhead and underground,
8. Passage outside building line,
9. Main entrance,
10. Electric motor cum electric pump space,
11. Roof,
12. Electric meter space.

**FIFTH SCHEDULE ABOVE REFERRED TO**

(Specification of Construction)

1. **FOUNDATION:** Reinforced cement concrete with tie beam.
2. **SUPER STRUCTURE:** Reinforced cement concrete framed structure.
3. **BRICK WALL:** 8 inch thick external and 5 inch thick internal.
4. **FINISHES :** Room with Putty, tiles, Kitchen - Black Stone counter and steel sink with Glazed tiles 2 ½ feet above outer.  
Toilet - Tiles floor, with glazed tiles up to 8 feet height.
5. **DOORS:** Flush Doors having Sal wood frame with synthetic enamel paint.
6. **WINDOWS:** Aluminum full open window with mild steel Square Bar.
7. **FIXTURES:** Ceramic WC (Anglo and European) arid wash Basin with PVC Cistern.
8. **INTERNAL FINISH :** Plaster running over Putty.
9. **EXTERNAL FINISH:** Cement based paint over plaster.
10. **ELECTRICAL:** Concealed copper wiring with Plastic mould Havels/Finolex switches.
11. **PIPELINE:** Water supply, P.V.C, Soil - P.V.C,
12. **POWER SUPPLY:** CESC Ltd. 220 Volt Main Supply with separate Meter for Individual Apartments.



**IN WITNESS WHEREOF** the parties hereto signed on this Agreement at on this day, month year first above written.

**SIGNED, SEALED & DELIVERED**

In the presence of

**WITNESSES :-**

1. Gangadip Maam

9/A, Monohar Pukur  
2nd Lane. Kol-29

Rina Das

Lata Jena

Keishorjina

Gopa Ray

Santa Manne

Chandrani Das

Vandita Manna

Sujit Manna

2. Swayam Saha

Advocate  
Alipore  
notary

Pambhu math Manna

Govtani Manna

Raghu Nath Manna

Rita Manna

Saujoy Manna

Sourav Manna

Drafted by:-

Tanoy Saha  
Advocate W.B/1040/2007  
Alipore Judges' Court,  
Kolkata-700027.

Computer typed by :-

Pabitra Manne  
Alipore Judges' Court,  
Kolkata-700027.

**SIGNATURE OF THE OWNERS**

Gopal Gosh

Kuntal Saha

**SIGNATURE OF THE DEVELOPERS**

Thumb 1<sup>st</sup> Finger Middle Finger Ring finger Small Finger



Left hand					
Right hand					

Name .....

Signature *Goutam Manna*

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name .....

Signature *Nandita Manna*

Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name .....

Signature *Sugjit Manna*

Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger



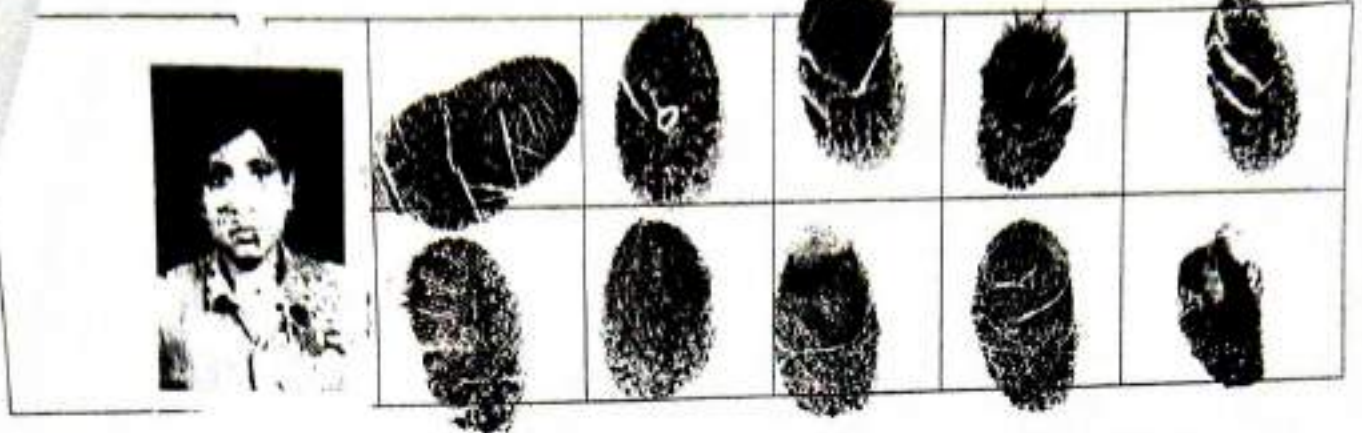
Left hand					
Right hand					

Name .....

Signature *Sambhu Nath Manna*



Thumb 1<sup>st</sup> Finger Middle Finger Ring finger Small Finger



Name .....  
Signature *Raghu Nath Manna*

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger



Name .....  
Signature *Rita Manna*

Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger



Name .....  
Signature *Sanjoy Manna*

Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger



Name .....  
Signature *Asopal Ghosh*



Thumb

1<sup>st</sup> Finger

Middle Finger

Ring finger

Small Finger



Name .....

Signature *Kunal Shel*

Thumb

1<sup>st</sup> finger

Middle Finger

Ring Finger

Small Finger



Name .....

Signature *Gourav Manu*

Thumb

1<sup>st</sup> Finger

Middle Finger

Ring Finger

Small Finger



Name .....

Signature *Chandrani Das*

Thumb

1<sup>st</sup> Finger

Middle Finger

Ring Finger

Small Finger



Name .....

Signature *Santa Danno*



Name .....  
 Signature Krishnajama



Name .....  
 Signature Gopa Ray



Name .....  
 Signature Rina Das



Name Lalita  
 Signature Lalita











Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042002859366/2022



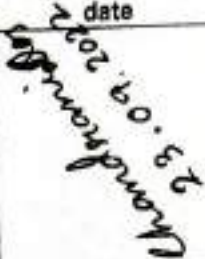


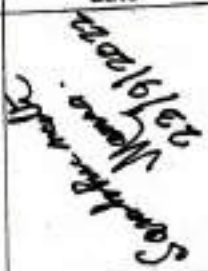


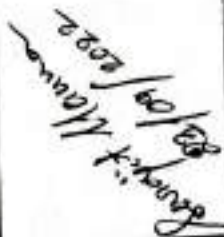


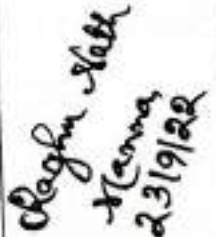
I. Signature of the Person(s) at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Nandita Manna City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Land Lord			Nandita Manna 23.9.2022
2	Sanjoy Manna City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Land Lord			Sanjoy Manna 23.09.22
3	Rita Manna City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Land Lord			Rita Manna 23.9.2022











I. Signature of the Person

in at Private Residence.









SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Chandrani Das City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN- 700029	Land Lord			
5	Sambhunath Manna 4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700029	Land Lord			
6	Surajit Manna 4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700029	Land Lord			
7	Raghunath Manna 4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700029	Land Lord			

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Goutam Manna 4A, Monoharpukur 2nd Lane, City - , P.O.- Sarat Bose Road, P.S.-Lake, District-South 24- Parganas, West Bengal, India, PIN:- 700029	Land Lord			<i>Goutam Manna</i> 23/09/2022
9	Santo Manna 4A, Monoharpukur 2nd Lane, City - , P.O.- Sarat Bose Road, P.S.-Lake, District-South 24- Parganas, West Bengal, India, PIN:- 700029	Land Lord			<i>Santo Manna</i> 23/09/2022
10	Sourav Manna 4A, Monoharpukur 2nd Lane, City - , P.O.- Sarat Bose Road, P.S.-Lake, District-South 24- Parganas, West Bengal, India, PIN:- 700029	Land Lord			<i>Sourav Manna</i> 23/09/2022
11	Gopa Ray 4A, Monoharpukur 2nd Lane, City - , P.O.- Sarat Bose Road, P.S.-Lake, District-South 24- Parganas, West Bengal, India, PIN:- 700029	Land Lord			<i>Gopa Ray</i> 23.9.22







I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	Krishna Jana 4A, Monoharpukur 2nd Lane, City - , P.O.- Sarat Bose Road, P.S.-Lake, District-South 24- Parganas, West Bengal, India, PIN- 700029	Land Lord			Krishna Jana 23/9/22
13	Rina Das 4A, Monoharpukur 2nd Lane, City - , P.O.- Sarat Bose Road, P.S.-Lake, District-South 24- Parganas, West Bengal, India, PIN- 700029	Land Lord			Rina Das 23.9.22
14	Lata Jana 4A, Monoharpukur 2nd Lane, City - , P.O.- Sarat Bose Road, P.S.-Lake, District-South 24- Parganas, West Bengal, India, PIN- 700029	Land Lord			Lata Jana 23.9.22
15	Shri Gopal Ghosh 11E, Monoharpukur 2nd Lane, City - , P.O.- Sarat Bose Road, P.S.-Lake, District-South 24- Parganas, West Bengal, India, PIN- 700029	Developer			Gopal Ghosh 22.9.22



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
16	Shri Kuntal Shee 4C, Monohar Pukur 2nd Lane, City:-, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700029	Developer			<i>Kuntal Shee</i> 23/9/2022
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, City:-, P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Nandita Manna, Sanjay Manna, Rita Manna, Chandrani Des, Sambhunath Manna, Surajit Manna, Raghunath Manna, Goutam Manna, Santo Manna, Sourav Manna, Gopa Ray, Krishna Jana, Rina Das, Lata Jana, Shri Kuntal Shee			<i>Swapan Sardar</i> 23/9/22

(Anupam Halder)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS

South 24-Parganas, West  
Bengal



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

GRN Details

GRN: 192022230127222431  
GRN Date: 23/09/2022 10:18:11  
BRN : CKU8373767  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 23/09/2022 10:19:28  
Payment Ref. No: 2002859366/4/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Shri Kuntal Shee  
Address: 4C, Monohar Pukur 2nd Lane Lake, Kolkata-700029  
Mobile: 9830861760  
Depositor Status: Buyer/Claimants  
Query No: 2002859366  
Applicant's Name: Mr P R Roy  
Identification No: 2002859366/4/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002859366/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	39970
2	2002859366/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	28
			<b>Total</b>	<b>39998</b>

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED NINETY EIGHT ONLY.





Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2002859366/2022	Office where deed will be registered
Query Date	22/09/2022 7:04:39 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	P R Roy Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 50/-], [4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
	Rs. 1,71,03,826/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manchar Pukur 2nd Lane, , Premises No: 4A, , Ward No: 085, Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 9 Chatak 9 Sq Ft		1,64,28,826/-	Width of Approach Road: 12 Ft.,
Grand Total :				7.5488Dec	0/-	164,28,826 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total : 1000 sq ft			0/-	6,75,000 /-	





**and Lord Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Nandita Manna Wife of Late Sukamar Manna, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. azxxxxxx2d, Aadhaar No.: 65xxxxxxxx0139, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Sanjay Manna Son of Late Sukamar Manna, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. arxxxxxx4g, Aadhaar No.: 38xxxxxxxx0105, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Rita Manna Wife of Late Biswanatha Manna, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. baxxxxxx4l, Aadhaar No.: 59xxxxxxxx3021, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Chandrani Das Daughter of Late Biswanatha Manna, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. amxxxxxx5p, Aadhaar No.: 88xxxxxxxx4606, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Sambhunath Manna Son of Late Brajendra Nath Manna, 4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. cjxxxxxx8f, Aadhaar No.: 94xxxxxxxx3424, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	Surajit Manna Son of Late Biswanath Manna, 4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. axxxxxxx8k, Aadhaar No.: 44xxxxxxxx7576, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	Raghunath Manna Son of Late Brajendra Nath Manna, 4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. cmxxxxxx3p, Aadhaar No.: 79xxxxxxxx7284, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self





8	Goutam Manna Sqn of Late Brajendra Nath Manna,4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. flxxxxxx5m, Aadhaar No.: 26xxxxxxxx4345,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
9	Santo Manna Son of Late Brajendra Nath Manna,4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. fyxxxxxx5e, Aadhaar No.: 27xxxxxxxx7823,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
10	Sourav Manna Son of Late Amarnath Manna,4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. chxxxxxx7n, Aadhaar No.: 46xxxxxxxx9847,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
11	Gopa Ray Daughter of Late Brajendra Nath Manna,4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. duxxxxxx5k, Aadhaar No.: 99xxxxxxxx7627,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
12	Krishna Jana Daughter of Late Brajendra Nath Manna,4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ckxxxxxx2n, Aadhaar No.: 66xxxxxxxx1187,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
13	Rina Das Daughter of Late Brajendra Nath Manna,4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. gbxxxxxx7e, Aadhaar No.: 27xxxxxxxx3698,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
14	Lata Jana Daughter of Late Brajendra Nath Manna,4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. baxxxxxx7f, Aadhaar No.: 38xxxxxxxx6810,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self





**Developer Details :**

Sl No	Name & address	Status	Execution Admfsion Details :
1	Shri Gopal Ghosh Son of Late Krishna Pada Ghosh,11E, Monohar Pukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. bpxxxxx1a, Aadhaar No.: 73xxxxxxxx9795,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Shri Kuntal Shee Son of Krishnachandra Shee,4C, Monohar Pukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. bpxxxxx1n, Aadhaar No.: 24xxxxxxxx3569,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Identifier Details :**

Name & address
Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Nandita Manna, Sanjay Manna, Rita Manna, Chandrani Das, Sambhunath Manna, Surajit Manna, Raghunath Manna, Goutam Manna, Santo Manna, Sourav Manna, Gopa Ray, Krishna Jana, Rina Das, Lata Jana, Shri Kuntal Shee



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Nandita Manna	Maa Tara-0.539196 Dec
2	Sanjay Manna	Maa Tara-0.539196 Dec
3	Rita Manna	Maa Tara-0.539196 Dec
4	Chandrani Das	Maa Tara-0.539196 Dec
5	Sambhunath Manna	Maa Tara-0.539196 Dec
6	Surajit Manna	Maa Tara-0.539196 Dec
7	Raghunath Manna	Maa Tara-0.539196 Dec
8	Goutam Manna	Maa Tara-0.539196 Dec
9	Santo Manna	Maa Tara-0.539196 Dec
10	Sourav Manna	Maa Tara-0.539196 Dec
11	Gopa Ray	Maa Tara-0.539196 Dec
12	Krishna Jana	Maa Tara-0.539196 Dec
13	Rina Das	Maa Tara-0.539196 Dec
14	Lata Jana	Maa Tara-0.539196 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Nandita Manna	Maa Tara-71.4286 Sq Ft
2	Sanjay Manna	Maa Tara-71.4286 Sq Ft
3	Rita Manna	Maa Tara-71.4286 Sq Ft
4	Chandrani Das	Maa Tara-71.4286 Sq Ft
5	Sambhunath Manna	Maa Tara-71.4286 Sq Ft
6	Surajit Manna	Maa Tara-71.4286 Sq Ft
7	Raghunath Manna	Maa Tara-71.4286 Sq Ft
8	Goutam Manna	Maa Tara-71.4286 Sq Ft
9	Santo Manna	Maa Tara-71.4286 Sq Ft
10	Sourav Manna	Maa Tara-71.4286 Sq Ft
11	Gopa Ray	Maa Tara-71.4286 Sq Ft
12	Krishna Jana	Maa Tara-71.4286 Sq Ft
13	Rina Das	Maa Tara-71.4286 Sq Ft
14	Lata Jana	Maa Tara-71.4286 Sq Ft

**Owner and Land or Building Details as received from KMC :**

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 110851500765 Premises No. : 4A Ward No. : 085 Street Name : MONOHARPUKUR 2ND LANE	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SM SAILABALA MANNA Owner Address : 4A MANOHARPUKUR 2ND LANE , CALCUTTA 29 Pin No. :	Character of Premises: Total Area of Land:

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.



Query No: 2002859386 of 2022. Printed On : Sep 22 2022 7:04PM. Generated from vtbregistration.gov.in





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

GRN Details

GRN: 192022230127222431  
GRN Date: 23/09/2022 10:18:11  
BRN: CKU8373767  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 23/09/2022 10:19:28  
Payment Ref. No: 2002859366/4/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Shri Kuntal Shee  
Address: 4C, Monohar Pukur 2nd Lane Lake, Kolkata-700029  
Mobile: 9830861760  
Depositor Status: Buyer/Claimants  
Query No: 2002859366  
Applicant's Name: Mr P R Roy  
Identification No: 2002859366/4/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002859366/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	39970
2	2002859366/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	28
			<b>Total</b>	<b>39998</b>

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

### Major Information of the Deed

Deed No :	I-1604-11513/2022	Date of Registration	26/09/2022
Query No / Year	1604-2002859366/2022	Office where deed is registered	
Query Date	22/09/2022 7:04:39 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	P R Roy Aliporer Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,71,03,826/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manohar Pukur 2nd Lane, , Premises No: 4A, , Ward No: 085 Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 9 Chatak 9 Sq Ft		1,64,28,826/-	Width of Approach Road: 12 Ft.,
<b>Grand Total :</b>				<b>7.5488Dec</b>	<b>0 /-</b>	<b>164,28,826 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1000 sq ft</b>	<b>0 /-</b>	<b>6,75,000 /-</b>	



id Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Nandita Manna</b>                      Wife of Late Sukumar Manna City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: azxxxxx2d, Aadhaar No: 65xxxxxxxx0139, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence</p>
2	<p><b>Sanjay Manna</b>                      Son of Late Sukumar Manna City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: arxxxxx4g, Aadhaar No: 38xxxxxxxx0105, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence</p>
3	<p><b>Rita Manna</b>                      Wife of Late Biswanatha Manna City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: baxxxxxx4l, Aadhaar No: 59xxxxxxxx3021, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence</p>
4	<p><b>Chandrani Das</b>                      Daughter of Late Biswanatha Manna City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: amxxxxx5p, Aadhaar No: 88xxxxxxxx4606, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence</p>
5	<p><b>Sambhunath Manna</b>                      Son of Late Brajendra Nath Manna 4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cpxxxxx8f, Aadhaar No: 94xxxxxxxx3424, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence</p>
6	<p><b>Surajit Manna</b>                      Son of Late Biswanath Manna 4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: axxxxxx8k, Aadhaar No: 44xxxxxxxx7576, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence</p>
7	<p><b>Raghunath Manna</b>                      Son of Late Brajendra Nath Manna 4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: cmxxxxx3p, Aadhaar No: 79xxxxxxxx7284, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence</p>



8	<p><b>Goutam Manna</b>  Son of Late Brajendra Nath Manna 4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ftxxxxx5m, Aadhaar No: 26xxxxxxxx4345, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022  , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/09/2022  , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence</p>
9	<p><b>Santo Manna</b>  Son of Late Brajendra Nath Manna 4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: fyxxxxx5e, Aadhaar No: 27xxxxxxxx7823, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022  , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/09/2022  , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence</p>
10	<p><b>Sourav Manna</b>  Son of Late Amarnath Manna 4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: chxxxxx7n, Aadhaar No: 46xxxxxxxx9847, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022  , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/09/2022  , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence</p>
11	<p><b>Gopa Ray</b>  Daughter of Late Brajendra Nath Manna 4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: duxxxxx5k, Aadhaar No: 99xxxxxxxx7627, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022  , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/09/2022  , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence</p>
12	<p><b>Krishna Jana</b>  Daughter of Late Brajendra Nath Manna 4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ckxxxxx2n, Aadhaar No: 86xxxxxxxx1187, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022  , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/09/2022  , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence</p>
13	<p><b>Rina Das</b>  Daughter of Late Brajendra Nath Manna 4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: gbxxxxx7e, Aadhaar No: 27xxxxxxxx3698, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022  , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/09/2022  , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence</p>
14	<p><b>Lata Jana</b>  Daughter of Late Brajendra Nath Manna 4A, Monoharpukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: baxxxxx7f, Aadhaar No: 38xxxxxxxx6810, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022  , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/09/2022  , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence</p>



**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Gopal Ghosh (Presentant)</b> Son of Late Krishna Pada Ghosh 11E, Monohar Pukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bjxxxxxx1a, Aadhaar No: 73xxxxxxxx9795, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 . Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence
2	<b>Shri Kuntal Shee</b> Son of Krishnachandra Shee 4C, Monohar Pukur 2nd Lane, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bpxxxxxx1n, Aadhaar No: 24xxxxxxxx3569, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 . Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Swapan Sardar</b> Son of Mr M Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S.-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Nandita Manna, Sanjay Manna, Rita Manna, Chandrani Das, Sambhunath Manna, Surajit Manna, Raghunath Manna, Goutam Manna, Santo Manna, Sourav Manna, Gopa Ray, Krishna Jana, Rina Das, Lata Jana, Shri Gopal Ghosh, Shri Kuntal Shee			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Nandita Manna	Shri Gopal Ghosh-0.539196 Dec
2	Sanjay Manna	Shri Gopal Ghosh-0.539196 Dec
3	Rita Manna	Shri Gopal Ghosh-0.539196 Dec
4	Chandrani Das	Shri Gopal Ghosh-0.539196 Dec
5	Sambhunath Manna	Shri Gopal Ghosh-0.539196 Dec
6	Surajit Manna	Shri Gopal Ghosh-0.539196 Dec
7	Raghunath Manna	Shri Gopal Ghosh-0.539196 Dec
8	Goutam Manna	Shri Gopal Ghosh-0.539196 Dec
9	Santo Manna	Shri Gopal Ghosh-0.539196 Dec
10	Sourav Manna	Shri Gopal Ghosh-0.539196 Dec
11	Gopa Ray	Shri Gopal Ghosh-0.539196 Dec
12	Krishna Jana	Shri Gopal Ghosh-0.539196 Dec
13	Rina Das	Shri Gopal Ghosh-0.539196 Dec
14	Lata Jana	Shri Gopal Ghosh-0.539196 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Nandita Manna	Shri Gopal Ghosh-71.42857100 Sq Ft
2	Sanjay Manna	Shri Gopal Ghosh-71.42857100 Sq Ft
3	Rita Manna	Shri Gopal Ghosh-71.42857100 Sq Ft
4	Chandrani Das	Shri Gopal Ghosh-71.42857100 Sq Ft
5	Sambhunath Manna	Shri Gopal Ghosh-71.42857100 Sq Ft
6	Surajit Manna	Shri Gopal Ghosh-71.42857100 Sq Ft
7	Raghunath Manna	Shri Gopal Ghosh-71.42857100 Sq Ft
8	Goutam Manna	Shri Gopal Ghosh-71.42857100 Sq Ft
9	Santo Manna	Shri Gopal Ghosh-71.42857100 Sq Ft
10	Sourav Manna	Shri Gopal Ghosh-71.42857100 Sq Ft
11	Gopa Ray	Shri Gopal Ghosh-71.42857100 Sq Ft
12	Krishna Jana	Shri Gopal Ghosh-71.42857100 Sq Ft
13	Rina Das	Shri Gopal Ghosh-71.42857100 Sq Ft
14	Lata Jana	Shri Gopal Ghosh-71.42857100 Sq Ft



On 23-09-2022

**presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**  
Presented for registration at 22:00 hrs on 23-09-2022, at the Private residence by Shri Gopal Ghosh , one of the Claimants.

**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 1,71,03,826/-

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

Execution is admitted on 23/09/2022 by 1. Nandita Manna, Wife of Late Sukamar Manna, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 2. Sanjay Manna, Son of Late Sukamar Manna, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 3. Rita Manna, Wife of Late Biswanatha Manna, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 4. Chandrani Das, Daughter of Late Biswanatha Manna, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 5. Sambhunath Manna, Son of Late Brajendra Nath Manna, 4A, Monoharpukur 2nd Lane, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 6. Surajit Manna, Son of Late Biswanath Manna, 4A, Monoharpukur 2nd Lane, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service, 7. Raghunath Manna, Son of Late Brajendra Nath Manna, 4A, Monoharpukur 2nd Lane, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 8. Goutam Manna, Son of Late Brajendra Nath Manna, 4A, Monoharpukur 2nd Lane, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service, 9. Santo Manna, Son of Late Brajendra Nath Manna, 4A, Monoharpukur 2nd Lane, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service, 10. Sourav Manna, Son of Late Amarnath Manna, 4A, Monoharpukur 2nd Lane, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service, 11. Gopa Ray, Daughter of Late Brajendra Nath Manna, 4A, Monoharpukur 2nd Lane, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 12. Krishna Jana, Daughter of Late Brajendra Nath Manna, 4A, Monoharpukur 2nd Lane, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 13. Rina Das, Daughter of Late Brajendra Nath Manna, 4A, Monoharpukur 2nd Lane, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 14. Lata Jana, Daughter of Late Brajendra Nath Manna, 4A, Monoharpukur 2nd Lane, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 15. Shri Gopal Ghosh, Son of Late Krishna Pada Ghosh, 11E, Monohar Pukur 2nd Lane, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 16. Shri Kuntal Shee, Son of Krishnachandra Shee, 4C, Monohar Pukur 2nd Lane, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Indetified by Mr Swapan Sardar, . , Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk



Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS

South 24-Parganas, West Bengal

On 26-09-2022

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 60.00/- ( E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 23/09/2022 10:19AM with Govt. Ref. No: 192022230127222431 on 23-09-2022, Amount Rs: 28/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKU8373767 on 23-09-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,970/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2249, Amount: Rs.100.00/-, Date of Purchase: 22/09/2022, Vendor name: S C Halder

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 23/09/2022 10:19AM with Govt. Ref. No: 192022230127222431 on 23-09-2022, Amount Rs: 39,970/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKU8373767 on 23-09-2022, Head of Account 0030-02-103-003-02

*(Signature)*

**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1604-2022, Page from 354481 to 354540  
being No 160411513 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.10.17 15:17:58 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/10/17 03:17:58 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

**(This document is digitally signed.)**