

DEVELOPMENT AGREEMENT

1-6898/2023

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is registered in the 511852
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on 7th day
of June 2023 (Two Thousand Twenty Three) B E T W E E N

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12847

15 MAY 2023

No.....Rs. 1000/- Date.....

Name : Sanjay Gupta
Advocate
Alipore Judge's Court
Kolkata-27

Address :

Vendor : Subhankar Das
Alipore Collectorate, 24 Pgs (South)

SUBHANKAR DAS

STAMP VENDOR

.. Alipore Police Court, Kol-27.

12847 = 1000/-



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

7 JUN 2023

(1) **SRI RAMESHWAR MISHRA**, son of Late Bhairav Nath Mishra alias Bhairav Nath Mishra, by Nationality - Indian, by faith - Hindu, by occupation - Business, having **Pan Card No. AEVPM3976J & Aadhaar Card No. 4675 8535 9473**, and (2) **SRI KAMESHWAR MISHRA**, son of Late Bhairav Nath Mishra alias Bhairav Nath Mishra, by Nationality - Indian, by faith - Hindu, by occupation - Business, having **Pan Card No. AEUPM4222Q & Aadhaar Card No. 4906 0600 9602**, both are residing at 209/2, Prince Anwar Shah Road, P. O. Tollygunge, P. S. Jadavpur, Kolkata - 700 033, District - 24 Parganas (South), hereinafter jointly called and referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

- AND -

BIG BRICKS DEVELOPERS, a Partnership Firm, having **Pan Card No. AAPFB 5109E**, having its registered office at 1, Jyotish Roy Road, P. O. New Alipore, P. S. Behala, Kolkata - 700 053, District - 24 Parganas (South), represented by one of its **Partner / Authorised Signatory Sri Inder Kumar Sadhwani**, son of Late Sirumal Sadhwani, by Nationality - Indian, by faith - Hindu, by occupation - Business, having **Pan Card No. AIOPS9982K & Aadhaar Card No. 8147 1720 8154**, residing at Udayan Apartment, 3, Hari Das Daw Road, P. O. New Alipore, P. S. Behala, Kolkata - 700 053, District - 24 Parganas (South), hereinafter called and referred to as the "**DEVELOPER / BUILDER**" (Which expression shall unless excluded by or repugnant to the context be deemed to included its executors, successors-in-office, legal representatives and assigns) of the **OTHER PART**.

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WHEREAS Sri Rameshwar Mishra and Sri Kameshwar Mishra, parties of the One Part herein, by virtue of a Deed of Conveyance dated 1st April 2005, registered in the office of the District Sub-Registrar - III, Alipore, and registered in Book No. I, Volume No. 6, Page from 882 to 923, Being No. 02540 for the year 2005, for valuable consideration mentioned therein purchased an area of land measuring more or less 6 (Six) Cottahs 6 (Six) Chittaks 34 (Thirty Four) Sq. ft., Scheme Plot Nos. 2 & 3 of Block No. A-1, together with structure standing thereon, together with all easement rights, benefits, privileges, powers, easements, right of way, liberties attached thereto, appertaining to Mouza - Madurdaha, J. L. No. 12, Pargana - Khaspur, R. S. No. 212, Touzi No. 2998, Part of C. S. Dag No. 411, under C. S. Khatian No. 159, corresponding to Part of R. S. & L. R. Dag No. 417, under R. S. Khatian No. 153/1, L. R. Khatian Nos. 819 & 820 respectively, within A. D. S. R. Office - Sealdah, D. S. R Office - III, Alipore now D. R Office - Alipore, under the Kolkata Municipal Corporation, Ward No.108, Premises No. 298, Hossenpur, P. S. Tiljala, Kolkata - 700 107, District - 24 Parganas (South), from the erstwhile owners Smt. Bela Rani Das, wife of Sri Hari Pada Das, residing at 76, Dakshin Purbachal Road, P. S. Kasba, Kolkata - 700 078, District - 24 Parganas (South).

AND WHEREAS after purchasing said Sri Rameshwar Mishra and Sri Kameshwar Mishra mutated and recorded their names in Assessment Register of the Kolkata Municipal Corporation which has been assessed Premises No. 298, Hossenpur, Assessee No. 31-108-04-0524-1, and has been paying land taxes to the concern authority regularly and enjoying the same peacefully without any interruption and disturbances from others and exercising all rights of ownership thereto free from all encumbrances.



AND WHEREAS said Sri Rameshwar Mishra and Sri Kameshwar Mishra, Owners herein, decided to develop the land mentioned in the schedule "A" hereunder written but due to want of requisite fund and lack of technical knowledge and men power, the Owners are not in a position to undertake the said project of development of the said land and approached the Developer herein to develop the land by construction of a multi storeyed new building comprising several flats / units / Shops / car parking spaces on the said plot of land.

AND WHEREAS the Owners herein engage or appoint the Developer herein to complete the construction of the proposed building as per the building plan to be sanctioned by the Kolkata Municipal Corporation including all revised building plan, supplementary or revised building plan as the case may be.

AND WHEREAS the Developer took inspection of the said property and has checked all the documents with respect to the property and is satisfied with the same and agrees to take the responsibility for development of the land mentioned in the schedule "A" hereunder written at its own costs without any deviation or violation as per the terms and conditions contained hereunder and to avoid all future disputes and differences, this agreement for development is entered into between the parties on the following terms and conditions:-

1. That the land Owners above named hereby declare that the land Owners are the joint Owners of the property described in Schedule "A" hereunder written free from all encumbrances, attachments, charges, liens, lispendens, suits or proceedings in any manner whatsoever and the Owners have good right, full power and absolute legal authority to enter into this Agreement for Development and also to settle the terms and conditions of this Agreement as referred herein.



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2. The Owners hereby declare that they have not done any thing nor entered into any agreement or understanding for construction or development with any one, whereby the said premises / property has been encumbered in any way or by reason whereof the Owners is prevented from entering in this instant agreement for development and construction of the said property. The Owners hereby further declare that the said property / premises is not the subject matter of any mortgage, suits, liens, attachments, charges or any lispendens or any proceeding pending against the said property in any Court of Law.
3. That on execution of these presents the Owners shall not transfer, alienate or encumber the said property for development and shall not cause any obstruction, hindrance and interference in any type of manner during the construction, erection and completion of said new building in accordance with sanctioned building plan, save and except as per provision of the law.
4. That the Owners shall hand over vacant khas possession of the property mentioned in the 'Schedule "A" hereunder written before the commencement of the construction work. However, the Developer shall issue written notice in favour of the owners herein 30 days prior to commencement of the construction work at the said property.
5. That the Owners hereby grants exclusive right and authority for development of the said property in favour of the Developer subject to the performances of the terms, conditions, stipulations and respective obligations on the part of the Developer contained in this agreement.



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6. The Developer hereby undertake to complete the construction of the proposed building within **24 (Twenty Four) months** after obtaining the sanction plan from Kolkata Municipal Corporation and also after hand over vacant khas possession to the Developer and as per the specification annexed to this agreement marked annexure to this agreement. A grace period of **6 (Six) months** will be permitted in case of any unavoidable circumstances
7. That the Developer further undertakes to complete the construction of the proposed multi storeyed building with all standard building materials and shall complete the construction of the proposed multi storeyed building as per the sanctioned building plan within a period of **24 (Twenty Four) months** from the date of obtaining the sanctioned building plan from Kolkata Municipal Corporation and also after hand over vacant khas possession to the Developer, whichever is later. It is recorded that time is the essence of this agreement under any circumstances and whatsoever reason.
8. That the Owners shall pay all arrears of property taxes and other imposition in respect of the property mentioned in the schedule "A" below till the date execution of this Development Agreement and the Developer shall be liable to pay the property taxes and imposition till completion of building.
9. That the Developer further undertake to engage a competent or qualified Architect, L.B.S. , Engineer, Supervisor, Surveyor, labour, contractor, guards, plumber, electrician and such other person or persons for the purpose of



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construction of the proposed building and shall pay or bear their remunerations, fees, wages, salaries etc. and shall keep the Owners harmless and indemnified against all third party claim.

10. That the Developer shall purchase or procure all standard building materials, cement, steel, iron, stone-chips, sands, bricks and all required building materials, electrical equipments and devices plumbing materials and shall pay or bear all costs on such account and the Owners shall not in any way liable to pay any costs or price for construction of the proposed building.
11. That it is further agreed and understood by and between the parties herein that the Developer shall appropriate the sale proceeds of the scrap building materials and debris in which the Owners shall have no share and simultaneously the Owners shall have no responsibility to bear any costs for demolition of the existing structure on the said property.
12. Built Up / Covered Area Shall mean area of a flat including wall, cupboard, pillars, loft, flower bed, lift, staircase and lobby and Super Built Up Area shall mean built up area / covered area plus twenty five percent area on built up area / covered area of a flats shops and car parking spaces.
13. That the **Owner will get 50%** built up area of proposed multi storeyed building as per sanctioned building plan of Kolkata Municipal Corporation and **rest 50%** built up area of proposed multi storeyed building as per sanctioned building plan of Kolkata Municipal Corporation will be the **Developer allocated portion.**



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14. That it is further agreed and understood by and between the parties herein that if the Developer is prevented due to any sufficient cause beyond its control namely any act of God, Earth-Quake, Corona Virus or any Order of Court of Law or due to any of the statutory embargo in that case the effected period shall be extended without any penal compensation to the Owners, save and except as per provision of law.
15. Time for handing over the Owners allocation as contained above shall be deemed to be the essence of this Agreement. If the Developer fails and neglects to handover the Owners allocation as above or within such period as may be agreed in writing by the Owners and such default continues for a period exceeding six months, the Owners shall in that event have the right to take necessary steps.
16. That besides the aforesaid Owners allocation in the proposed building the developer shall retain or shall have the exclusive right to commercially deal with the remaining flats, units, shops, car parking spaces or saleable space of the sanctioned building plan of the premises, the remaining portion or constructed area are fully and particularly referred hereunder as developers' allocation such as described in the Schedule "C" hereunder written.
17. That the Developer shall pay or bear the costs for construction of the common areas and facilities in the proposed building, the description of such common areas and facilities in the proposed building are fully and particularly referred in the Schedule "D" hereunder written.



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18. That the Owners hereby agree and undertake to sign and execute all letters, papers, receipts, documents, declarations, forms, applications, or any other paper or papers documents if required by the Developer for the purpose of obtaining the sanctioned building plan from the Kolkata Municipal Corporation or to any other statutory authority and the Developer shall bear all costs on such account.
19. That it is also agreed and understood by and between the parties that the Developer shall have right and authority to receive booking money, earnest money, consideration money of the Developer's allocated portion in the proposed building as referred in the Schedule "C" hereunder in order to raise funds and / or to meet up the costs or construction of the building, the Owners be in any event shall not be liable to pay and bear or refund any such booking money, earnest money, and / or consideration money and similarly the Owners shall have right and authority to receive booking money, earnest money, consideration money of the Owners' allocated portion in the proposed building, the Developer be in any event shall not be liable to pay and bear or refund any such booking money, earnest money, and / or consideration money for Owners' allocated portion.
20. That the Owners shall have the right to take inspection and shall engage supervisors, engineers, labours or lawyers of the said owners allocation during the period of construction to ascertain or verify the nature of construction and the quality of building materials to be used by the Developer but under no circumstances the Owners shall be entitled to cause any hindrance obstruction or interference in the matter of construction of the



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building if the Developer proceeds with the construction in terms of the building plan to be sanctioned by K.M.C. and the specification of the building materials as annexed to this agreement.

21. That it is further agreed and understood by and between the parties herein that the Developer shall not entertain any complain regarding the nature of construction made or finishing or measurement of the flats / units / car parking spaces / shops to be allotted to the Owners after delivery of possession of the said flats / units / car parking spaces / shops of the Owners allocation. However if any problem is faced within the first three months of handing over possession, the developer shall set right such defects at developer's own cost and expenses.
22. That the Developer shall have the exclusive right and authority to publish any advertisement in any newspaper or advertising agency to draw the attention of the prospective purchasers / buyers for developer allocation at developer's own cost and expenses.
23. That the parties hereby further agree and undertake to sign, execute and register any other documents, agreement forms, applications if required, to meet up any statutory restrictions, liabilities, dues, demands or any other supplementary agreement considering the facts and circumstances subsequent thereto , save and except as per provision of law.
24. That the Owners hereby agree and undertake to sign, execute and register all letters, papers, receipts, forms, documents, applications, agreement for sale, deed of conveyance / conveyances from time to time as the developer may require on such account for the purpose of construction and / or to deal with



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the developer's allocated portion in the said building and the Owners further agree and undertakes to appear; before all Municipal Authorities, Statutory bodies, and / or any other court or government office or offices, District Registrar, Sub-Registrar to facilitate the construction of the proposed building at the cost and expenses of the developer herein.

25. The Owners shall authorize and empower the Developer and / or execute the necessary Power of Attorney and other authorities in favour of the Developer or their representatives authorizing and empowering the Developer to represents the Owners before all Municipal Authorities, Fire Brigade Authorities, Police Authorities, Urban Land Ceiling Department and other Government authorities and bodies and make and sign all applications, papers and documents in connection with Developing the said property and construction of the building in terms if these presents.
26. That the Owners further agree and undertake to sign, execute and register a Power of Attorney in favour of the Developer or any of their nominee and the Developer shall pay or bear all such costs for execution and registration of the said Power of Attorney so that the Developer may complete the construction of the proposed building and to represent the Owners smoothly.
27. That the Owners further agree with the Developer that each flat or unit shall have separate meter only and the cost of the separate meter and common meter charges along with security deposit (if any) shall be borne by the individual flat Owners. Any addition or alteration in the flat shall be subject to approval of the Architect and the requisite costs shall be borne by the flat



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Owners or shall be borne by the purchaser in advance to the Developer. Any extra work should be treated with extra work rate, which will be settled as per the present market rate. For all purposes during and after construction of Owners' flats as stated herein elsewhere shall be liable for individual flats.

28. The Owners are not liable for any Income Tax, GST and Capital gain tax or any others tax for developer allocated portion and similarly the developer is not liable for any Income Tax, GST and Capital gain tax or any others tax for Owners allocated portion.
29. Immediately after sanction of building plan, the developer shall submit a photo copy of the sanctioned plan to the owners and after getting plan both owners and developer the mutually decided their share of allocation and execute a supplementary Development Agreement in respect of their allocation and that supplementary Development Agreement will be treated as part of this Development Agreement and bindings on the parties herein.
30. That the Owners the shall handover all original relevant documents and papers in respect of property mentioned in schedule "A" below to the Developer at the time of execution of this Agreement for Development and Developer shall return the same to the Owners or Flat Owners' Association after completion of building and total sell of Developer's allocated portion.
31. That both the parties and their legal representatives bound by the terms and condition of this Agreement for Development.
32. That this Agreement for Development is made by and between the parties herein in good faith and trust and after having been read and understood well



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and agreed by both parties. The both parties hereby affirm and undertake to comply with the terms and conditions of this Agreement for Development faithfully in presence of the following witnesses.

33. That the parties raising disputes shall serve a notice to the other party at the address mentioned hereinabove or to its last known address detailing therein the grievances and /or differences and within 30 days of receiving such notice, there would be a joint meeting between the parties, for amicable settlement of the disputes and / or meeting the grievances of the concerned parties. In case the disputes cannot be settled in the said meeting or within any mutually extended time then either party could take recourse to arbitration proceedings as mentioned herein below.
34. All disputes and differences between the parties hereto with regard to interpretation of this agreement and / or for implementation and / or in any way relating to or touching in any manner with this agreement or arising in pursuance thereof shall be referred to sole arbitrator and the said arbitration will be governed by the arbitration and Conciliation Act, 1996.
35. The award passed by the arbitrator shall be binding upon the parties and both the parties shall accept the award passed by the arbitrator.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece or parcel of land measuring more or less **6 (Six) Cottahs 6 (Six) Chittaks 34 (Thirty Four) Sq. ft.**, Scheme Plot Nos. 2 & 3 of Block No. A-1, together with cemented floor tile shed structure measuring more or less 100 Sq. ft., together with all easement rights, benefits, privileges, powers, easements, right of way,



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liberties attached thereto, appertaining to Mouza - Madurdaha, J. L. No. 12, Pargana - Khaspur, R. S. No. 212, Touzi No. 2998, Part of C. S. Dag No. 411, under C. S. Khatian No. 159, corresponding to Part of **R. S. & L. R. Dag No. 417**, under R. S. Khatian No. 153/1, **L. R. Khatian Nos. 819 & 820** respectively, within A. D. S. R. Office - Sealdah, D. S. R Office - III, Alipore now D. R Office - Alipore, under the Kolkata Municipal Corporation, **Ward No.108, Premises No. 298, Hossenpur, P. S. Tiljala, Kolkata - 700 107**, District - 24 Parganas (South), which is butted and bounded in manner followings:-

On the North : By **20' Ft. Wide K. M. C. Road.**
On the South : By Block A/1, Plot No. 1.
On the East : By Block A/1, Plot No. 1.
On the West : By **Chowbagha Road.**

SCHEDULE "B" ABOVE REFERRED TO
(OWNERS'S ALLOCATION)

The Owners will get 50% constructed area of proposed building as per sanctioned plan of Kolkata Municipal Corporation along with common facilities more fully described in Schedule "D" written hereunder, together with proportionate undivided share of land.

SCHEDULE "C" ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT remaining portions of 50% constructed area of proposed building consisting of flats, shops and car parking spaces, save and except the Owners Allocation, along with other common facilities and proportionate share of land attributed to the Developer's Allocated portion.

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SCHEDULE "D" ABOVE REFERRED TO

(COMMON AREAS AND FACILITIES)

ALL THAT the following portions shall be treated as common areas and facilities 1) Main Entrance Gate, 2) Passage, 3) Overhead water reservoir and the supply water line, 4) Underground water reservoir and water line from reservoir to overhead tank, 5) Rain Water Pipeline, 6) Soil Pipe lines and sewerage tanks (if any), 7) Meter Space and installation of the meters, 8) Boundary wall 9) Stair : Stair Case with handrails, Stair landings, 10) Drainage, 11) Earth pits and other earthing requirements and all other common areas and facilities 12) ultimate roof, 14) lift and lift machine room.

SCHEDULE "E" ABOVE REFERRED TO

(Specifications of the Proposed Building)

R. C. C. STRUCTURE AS PER DESIGN

SURFACE FINISH:

Outside surface sand-cement plaster with durable weather coat paint, inside surface sand-cement plaster of paris finish.

FLOORING

Vitrified tiles (2' X 2') with skirting and margin in the bedroom, living cum dining, verandah, toilets and kitchen. In marble flooring with skirting and margin on stairs and lobbies.

DOORS

Flush doors in the main entrance as well as bedrooms to be hang on thick sal wood frame and PVC doors and frame will be fix in bathrooms.



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WINDOWS:-

Aluminum sliding windows with glass panel having integrated grill will be provided.

KITCHEN:

Cooking platform will be 18 in. / 6' ft of Granite top and 2' ft high porcelain tiles will be provided along with one steel sink with pillar cock will be provided.

TOILETS:

1. Concealed internal cold and hot water lines within G.I / HDPE pipes and fittings, geyser point will be provided.
2. Porcelain white European style commode with cistern and commode shower.
3. 1 shower, 2 taps of C.P. fittings (3-in-1 mixture fittings in bath room).
4. Porcelain white hand wash basin with pillar cock.
5. 7' ft high white porcelain tiles at the wall and PVC door.

PLUMBING & DRAINAGE:

1. Necessary drain, sewer lines, inspection pits whichever necessary duly connected to the septic tank.
2. Water pump with motor of requisite capacity.
3. PVC rain water pipes for roof under disposal.

PAINTING:

Weather coat paint will be used on outside walls and inside wall will be finished upto plaster of paris.



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ELECTRIFICATION:

1. Concealed wiring with copper cable built with switchboard with modular switches will be provided.
2. 3 light points, 1 fan point 2 plug point (15 Amp.) , 1 A.C. point in each bed room ,
3 light points, 2 fan points and 2 plug points in each living cum dining room (15 Amp.)
3. 1 light point, 1 exhaust fan point, 1 aqua guard point and 1 power point in kitchen.
4. 1 light point, 1 exhaust fan point, 1 fan point and 15 Amp Geyser point in each toilet.
5. CCTV
6. Intercom & Power back up will be provided at extra cost which will be divided equally among all flat owners.

LIFT: one lift (4 capacity passengers)

WATER SUPPLY:

Water will be provided through K.M.C water supply, One set of underground and overhead reservoir will be provided on the ultimate roof and electric pump will fetch the water from ground to roof water reservoir.

NOTE:

For any extra work other than the specifications the individuals have to bear the extra cost and / or difference of cost.



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IN WITNESSES WHEREOF the Parties have set and subscribed their respective hands and seals this day, month and year first above written.

SIGNED, SEALD AND DELIVERED

IN THE PRESENCE OF WITNESSES:-

1. Amresh Sen
Alipore Judges Court
Cal - 27

2. Chiranjit Mondal
123/1, Ishan Ghosh Road,
Kolkata - 700008

1. Amresh Sen

2. Rameswar Mishra

Signature of the Owners

For BIG BRICKS DEVELOPERS

Deendran

PARTNER

Signature of the Developer

Prepared & Drafted by me

Sangam Choudhary
Advocate

Judges Court, Alipore

Kolkata - 700 027

E. NO. WB/123/2003



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



192023240086160408

GRN Details

GRN:	192023240086160408	Payment Mode:	SBI Epay
GRN Date:	06/06/2023 19:40:26	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0085855071536	BRN Date:	06/06/2023 19:40:52
Gateway Ref ID:	231571996469	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	060620232008616039	Payment Init. Date:	06/06/2023 19:40:26
Payment Status:	Successful	Payment Ref. No:	2001319631/4/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr SANJAY GUPTA
Address:	350/A ROY BAHADUR ROAD KOLKATA 700053
Mobile:	9433108209
Period From (dd/mm/yyyy):	06/06/2023
Period To (dd/mm/yyyy):	06/06/2023
Payment Ref ID:	2001319631/4/2023
Dept Ref ID/DRN:	2001319631/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001319631/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	19020
2	2001319631/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				19041

IN WORDS: NINETEEN THOUSAND FORTY ONE ONLY.



सत्यमेव जयते

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

Query No / Year	2001319631/2023	Office where deed will be registered
Query Date	23/05/2023 11:03:12 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SANJAY GUPTA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL. PIN - 700027, Mobile No. : 7003816403, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
	Rs. 1,37,92,075/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 1,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: HOSSENPUR, , Premises No: 298, , Ward No: 108, Pin Code : 700107

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 6 Chatak 34 Sq Ft		1,37,65,075/-	Property is on Road
Grand Total :				10.5967Dec	0 /-	137,65,075 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	



Major Information of the Deed

Deed No :	I-1604-06898/2023	Date of Registration	07/06/2023
Query No / Year	1604-2001319631/2023	Office where deed is registered	
Query Date	23/05/2023 11:03:12 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANJAY GUPTA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003816403, 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. 1,37,92,075/-	
Stampduty 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 :

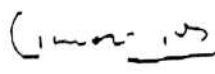
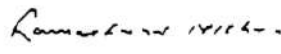
District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: HOSSENPUR, Premises No: 298, , Ward No: 108 Pin Code : 700107

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	6 Katha 6 Chatak 34 Sq Ft		1,37,65,075/-	Property is on Road
Grand Total :				10.5967Dec	0 /-	137,65,075 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	

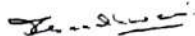
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri RAMESHWAR MISHRA Son of Late BHAIRAW NATH MISHRA Executed by: Self, Date of Execution: 07/06/2023 , Admitted by: Self, Date of Admission: 07/06/2023 ,Place : Office	Photo  07/06/2023	Finger Print  LTI 07/06/2023	Signature  07/06/2023
209/2, PRINCE ANWAR SHAH ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx6J, Aadhaar No: 46xxxxxxxx9473, Status :Individual, Executed by: Self, Date of Execution: 07/06/2023 , Admitted by: Self, Date of Admission: 07/06/2023 ,Place : Office				
2	Name Shri KAMESHWAR MISHRA Son of Late BHAIRAW NATH MISHRA Executed by: Self, Date of Execution: 07/06/2023 , Admitted by: Self, Date of Admission: 07/06/2023 ,Place : Office	Photo  07/06/2023	Finger Print  LTI 07/06/2023	Signature  07/06/2023
209/2, PRINCE ANWAR SHAH ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx2Q, Aadhaar No: 49xxxxxxxx9602, Status :Individual, Executed by: Self, Date of Execution: 07/06/2023 , Admitted by: Self, Date of Admission: 07/06/2023 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BIG BRICKS DEVELOPERS 1, JYOTISH ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 , PAN No.: AAxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri INDER KUMAR SADHWANI (Presentant) Son of Late SIRUMAL SADHWANI Date of Execution - 07/06/2023, , Admitted by: Self, Date of Admission: 07/06/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Jun 7 2023 11:21AM	LTI 07/06/2023	07/06/2023
UDAYAN APARTMENT, 3, HARI DAS DAW ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx2K, Aadhaar No: 81xxxxxxxx8154 Status : Representative, Representative of : BIG BRICKS DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABINASH SAHU Son of Shri CHANDAN SAHU 350/B ROY BAHADUR ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053			
	07/06/2023	07/06/2023	07/06/2023
Identifier Of Shri RAMESHWAR MISHRA, Shri KAMESHWAR MISHRA, Shri INDER KUMAR SADHWANI			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri RAMESHWAR MISHRA	BIG BRICKS DEVELOPERS-5.29833 Dec
2	Shri KAMESHWAR MISHRA	BIG BRICKS DEVELOPERS-5.29833 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri RAMESHWAR MISHRA	BIG BRICKS DEVELOPERS-50.00000000 Sq Ft
2	Shri KAMESHWAR MISHRA	BIG BRICKS DEVELOPERS-50.00000000 Sq Ft

On 07-06-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 10:50 hrs on 07-06-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri INDER KUMAR SADHWANI .

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 1,37,92,075/-

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

Execution is admitted on 07/06/2023 by 1. Shri RAMESHWAR MISHRA, Son of Late BHAIRAW NATH MISHRA, 209/2, PRINCE ANWAR SHAH ROAD, P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business, 2. Shri KAMESHWAR MISHRA, Son of Late BHAIRAW NATH MISHRA, 209/2, PRINCE ANWAR SHAH ROAD, P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business

Indetified by Mr ABINASH SAHU, , Son of Shri CHANDAN SAHU, 350/B ROY BAHADUR ROAD, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 07-06-2023 by Shri INDER KUMAR SADHWANI, PARTNER, BIG BRICKS DEVELOPERS (Partnership Firm), 1, JYOTISH ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053

Indetified by Mr ABINASH SAHU, , Son of Shri CHANDAN SAHU, 350/B ROY BAHADUR ROAD, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Law Clerk

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 06/06/2023 7:40PM with Govt. Ref. No: 192023240086160408 on 06-06-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 0085855071536 on 06-06-2023, 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 1,000.00/-, by online = Rs 19,020/-

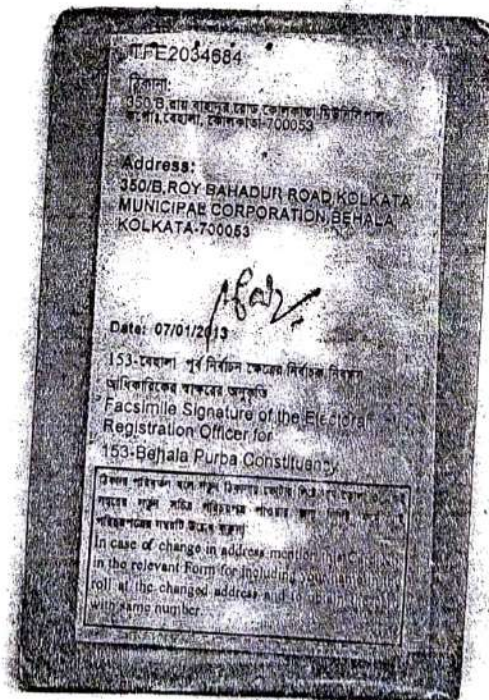
Description of Stamp

1. Stamp: Type: Impressed, Serial no 12847, Amount: Rs.1,000.00/-, Date of Purchase: 15/05/2023, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/06/2023 7:40PM with Govt. Ref. No: 192023240086160408 on 06-06-2023, Amount Rs: 19,020/-, Bank: SBI EPay (SBlePay), Ref. No. 0085855071536 on 06-06-2023, Head of Account 0030-02-103-003-02



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 1604-2023, Page from 210461 to 210489
being No 160406898 for the year 2023.**



Digitally signed by ANUPAM HALDER
Date: 2023.06.12 10:36:27 +05:30
Reason: Digital Signing of Deed.

(Signature)

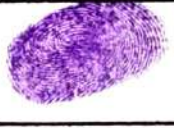
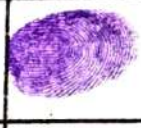
**(Anupam Halder) 2023/06/12 10:36:27 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)

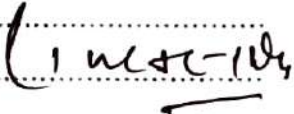
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	right hand					

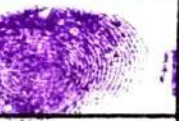
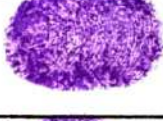
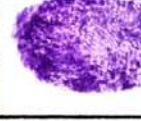
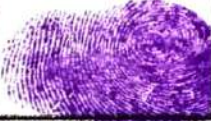
Name

Signature

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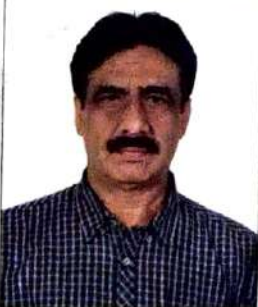
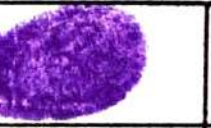
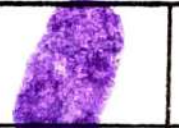
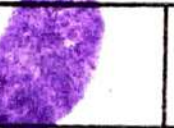
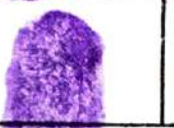
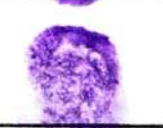
Name

Signature 

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

Name RAMESHWAR MISHRA

Signature Rameshwar Mishra

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

Name Rameshwar Mishra

Signature Rameshwar Mishra



2

District Sub-Registrar-
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
07 JUN 2023