

03044/23

I - 2946/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Q - 2326340/23

K 847037

K 847037

22/09/23

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

*[Signature]*

District Sub-Registrar-V  
Alipore, South 24 Parganas



22 SEP 2023

**AGREEMENT FOR DEVELOPMENT**

**THIS AGREEMENT FOR DEVELOPMENT** is made this the

22<sup>nd</sup> day of September Two Thousand Twenty Three (2023)

**BETWEEN**

ES01 932 55

*[Signature]*  
A.R. Basu  
District Sub-Registrar  
Alipore, South 24 Parganas

No. 11500 Date 20/09/2023  
SOLD TO Gaurav K. Dutta  
of 20/3A Central Park PS - Jadaipur  
Rupees 5000/- Ket-32



Semiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-27

11500 - 5000/- (Five thousand only)

K 841003

... of the ...  
... of the ...  
... of the ...

Sub-Registrar  
South 24 Pgs.



DISTRICT SUB REGISTRAR-V  
ALIPORE SOUTH 24 PGS.  
22 SEP 2023

A.R. Basu  
S/o Late Tarapada Basu  
Alipore Police Court  
Kol-27

(1) **SMT. TANUSHREE SENGUPTA**, (PAN-AVTPS3903J & Aadhaar No.6205 3054 4517) wife of Late Sanjay Sengupta & (2) **SRI DWAIPAYAN SENGUPTA**, (PAN-KINPS6199M & Aadhaar No.6760 8587 3538), son of Late Sanjay Sengupta, by faith Hindu, Indian, by occupation-Housewife and Service, residing at P-15, Central Park, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700 032, hereinafter referred to as the '**OWNERS**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors administrators, legal representatives and assigns) of the ONE PART:

**AND**

**SRI GAURAV KUMAR DUTTA**, (PAN-BPMPD9697G & Aadhaar No.9653 7683 2183) son of Sri Ashok Dutta, by faith-Hindu, Indian, by occupation-Service, residing at 20/3A, Central Park, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700 032, hereinafter referred to as the '**DEVELOPER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors administrators, legal representatives and assigns) of the OTHER PART:

**WHEREAS** one Smt. Prity Sengupta, daughter of Late Jogesher Sengupta was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring 4 Cottah 12 Chittak 0 sq.ft. be the same a little more or less together with three storied building standing thereon, situated at Mouza-Rajapur, J.L. No.23, comprised in Plot No.P-15, under P.S. Jadavpur, within the limits of the Kolkata Municipal Corporation, Ward No.102, Br.-XI, Sub-Registry/



*Handwritten mark*

DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
22 SEP 2023

A.D.S.R. at Alipore, in the Dist. South24-Parganas, more fully described in the First Schedule hereunder written.

**AND WHEREAS** during her life time, the said Smt. Prity Sengupta executed her last Will and/or Testament, dated 06.06.1990, registered in the office of A.D.S.R. at Alipore and recorded in Book No.III, Volume No.5, page from 78 to 81, Being No.118 for the year 1990, where she gave, devised and bequeathed absolutely the said property to her nephew Sri Sanjay Sengupta, since deceased and also appointed him as the Executor of the said Will or Testament.

**AND WHEREAS** after the death of said Smt. Prity Sengupta, the said Sri Sanjay Sengupta obtained the probate of the said Will of deceased Smt. Prity Sengupta, on 20.09.2003 from the Ld. Court of District Delegate at Alipore, vide Act. 39, bearing Case No.220 of 2002,

**AND WHEREAS** being the owner of the said land, the said Sanjay Sengupta mutated his name in the office of Kolkata Municipal Corporation in respect of the said property, which has since been known and numbered as being KMC Premises No.121, Central Park, vide Assessee No.31-102-05-0121-6, having its postal address-P-15, Central Park, Kolkata-700 032, upon payment of rates and taxes thereto.

**AND WHEREAS** while the said Sanjay Sengupta enjoyed the said property, died intestate on 03.05.2021 leaving behind him surviving his wife Smt. Tanushree Sengupta and one son Sri Dwaipayan Sengupta, the Owners herein, as his only legal heirs and successors, who jointly inherited the said property, left by the said deceased, as per Hindu Succession Act.1956.

**AND WHEREAS** thus the Owners herein are seized and possessed the said land measuring 4 Cottah 12 Chittak 0 sq.ft. be the same a little more or less together with three storied building standing thereon, more fully described in the First Schedule hereunder written having unfettered right, title and interest thereto and free from all encumbrances

**AND WHEREAS** the Owners are desirous of constructing a multi storied building on the said land, but due to insufficient fund, the Owners have placed their offer to the Developer to entrust the said development work with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owners herein under the following terms and conditions.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed and declared by and between the parties hereto as follows:-

That in this agreement unless anything appears to be repugnant to the subject or context:-

#### ARTICLE-I: DEFINITION

- 1.1 OWNERS: shall mean and include the party of the one Part and their respective heirs and successors.
- 1.2 DEVELOPER: shall mean and include the Party of the Other Part and his heirs, executors, administrators, legal representatives and assigns.
- 1.3 SAID PROPERTY: shall mean and include the land measuring **4 Cottah 12 Chittak 0 sq.ft.** be the same a little more or less together with three storied building standing thereon, having its total covered area 1500 sq.ft. i.e. **each floor measuring 500 sq.ft.**, situated at

Mouza-Rajapur, J.L. No.23, comprised in Plot No.P-15, being being KMC Premises No.121,Central Park, Assessee No.31-102-05-0121-6, having its postal address-P-15, Central Park, Kolkata-700 032, under P.S. Jadavpur, within the limits of the Kolkata Municipal Corporation, Ward No.102, Br.-XI, Sub-Registry/A.D.S.R. at Alipore, in the Dist. South24-Parganas, more fully described in the First Schedule hereunder written.

- 1.4 **NEW BUILDING:** shall mean and include such G+IV storied building shall be sanctioned or granted by the Kolkata Municipal Corporation in respect of the said property to be constructed on the said land.
- 1.5 **COMMON FACILITIES:** shall mean and include corridors, staircase, ways, landing, common passage, boundary wall, water reservoir, water tank, pump motor, electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.
- 1.6 **OWNERS' ALLOCATION:** shall mean and include, the owners herein shall be entitled to get 50% of sanctioned area of the proposed G+IV storied building, comprised of entire First floor and entire Second floor and two car parking spaces on the ground floor of together with undivided proportionate share in the land with right to use and enjoy common areas and facilities to be provided in the proposed building in common with others owners and a sum of Rs.20,00,000/- (Rupees Twenty Lakh) only as and by way of forfeited money, to be paid by the Developer to the Owners in the following manner :-
- i) At the time of signing this Agreement ..... Rs.1,00,000/-
  - ii) At the time of handover Owners' allocation Rs.19,00,000/-

1.7 DEVELOPER'S ALLOCATION: shall mean and include save and except the Owners' allocation, as stated in the said clause no.1.6, the Developer herein shall be entitled to remaining 50% of sanctioned area of the proposed G+IV storied building, comprised of **entire Third floor and entire Fourth (Top) floor and balance car parking spaces on ground floor together with undivided proportionate share in the land together with undivided proportionate share in the said land with right to use and enjoy common areas and facilities to be provided in the proposed building in common with others owners.**

1.8 BUILDING PLAN: shall mean and include the plan approved by the parties hereto and duly sanctioned by the Kolkata Municipal Corporation for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto and sanctioned by the Kolkata Municipal Corporation

#### ARTICLE-II: DATE OF COMMENCEMENT

This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in full force so long the Developer's allocation is sold or transferred to the intending purchasers

#### ARTICLE-III: OWNERS' REPRESENTATION

3.1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of their landed property more particularly described in the First Schedule hereunder written free from all encumbrances and have not entered into any agreement or contract with any person or persons in respect of the said property and has not received any advance or part payment thereof.

3.2 . The said land is not affected by any Scheme of acquisition or requisitioned of the State/Central Govt. or any local body/authority and the same has a clear and marketable title therein.

#### ARTICLE-IV: DEVELOPER'S REPRESENTATION

4.1 The Developer have sufficient knowledge and experience in the matter of development / construction of immovable properties and construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building.

#### ARTICLE-V: DEVELOPMENT WORK

5.1 The Owners hereby appoint the Party of the Other Part as the Developer and/or contractor, which the Developer hereby agreed and accept.

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building ,having several self contained flats on the Ownership basis and will sell the flats and spaces together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers except the Owners' allocation.

#### ARTICLE -VI: DEVELOPER'S COVENANTS

6.1 The Developer shall at his own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owners' allocation as stated hereinbefore within the **24(Twenty Four) months** from the date of Sanction Building Plan, delivery of

vacant possession of the said property, after sanction of the K.M.C. plan within 30 days.

6.3 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owners or on account of the Developer themselves or on account and/or on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.4 The Developer at his own costs and expenses apply for and obtain all necessary sanction and/or permission or No Objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.

6.4 The Developer shall at his own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and the said meter will be the common meter for all the occupiers of the proposed building, the individual meter to be installed at the cost of the Owners and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

6.5 That the Developer shall bear the alternative residential accommodation of the Owners during the period of construction from the date of vacating the said property till the handover the Owners' allocation of the proposed new building to the owners herein and also shall pay the cost of loading and unloading and shifting of household goods from the said premises to the rental house and from the rental house to the owners' allocation of the new building.

## ARTICLE-VII: OWNERS' COVENANTS

- 7.1 The Owners shall grant execute and issue a General Power of Attorney in favour of the Developer authorising and/or empowering the Developer to do all acts, deeds matters and things necessary for completion of the works of development of the said property and/or construction of the said proposed new building and/or to sell the Developer's allocation as per terms of this agreement.
- 7.2 The Owners shall be bound if so required by the Developer, sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declaration to enable the Developer to apply for and obtain electricity ,sewerage, water and other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the Kolkata Municipal Corporation and for all of these acts, deeds and things the Owners shall grant power of Attorney in favour of the Developer.
- 7.3 The Owners shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed.
- 7.4 The Owners deliver the original title deed and all other relevant papers and documents to the Developer at the time of selling and transferring the said Developer's allocation and the Developer herein retain the said original papers and documents so long the said Developer's allocation is sold to the intending Purchaser or purchasers
- 7.5 All the flats and other spaces of the proposed new building to be erected by the Developer. The Developer shall sell only his allocation

with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

7.6 That the Owners shall at their own costs and expenses evict Tenants in the said property prior to the sanction of the building.

#### ARTICLE-VIII: CONSTRUCTION

8.1 The construction of the said new building shall be made by the Developer as per the plan sanctioned by the K.M.C. and in accordance with the progress of work on mutual consent.

8.2 The Developer shall be entitled to obtain necessary modification and/or rectification plan for the purpose of completion of the construction of the building if necessary to be sanctioned by the K.M.C.

8.3 The Developer shall retain appoint and employ such masons Architects, Engineers contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said new building as the Developer shall at his own discretion deem fit and proper.

8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, architects contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard the Owners shall not in any manner would be made responsible or liable.

#### ARTICLE-IX: SPACE ALLOCATION

9.1 After completion of the construction of the new building, the Developer will allot the flat to the Owners first and after that to the

intending purchasers according to the booking or allocation of the prospective purchasers.

9.2 The Developer will be solely responsible for the allotment of flats and spaces in the building to be constructed by them and no one will be entitled to interfere thereto including the Owners herein.

#### ARTICLE-X: RATES & TAXES

10.1 The Owners, Developer and Developer's transferees shall bear and pay the municipal taxes, building taxes and other rates and taxes whatsoever as may be found payable in respect of the said new building after delivery of possession to the owners & purchasers proportionately.

10.2. The Owners, Developer or the Developer's transferees after taking possession shall bear and pay the proportionate amount of cost of maintenance and service charges with regard to the said new building in respect of their allocation and the Owners shall be liable for the same but they will pay for their allocation only.

10.3 The Owners may form an Association with the intending Purchaser(s) for the purpose of proper maintenance of common areas and essential services at the said building including collection and disbursement of the maintenance costs and expenses till the formation of such association.

#### ARTICLE-XI: JOINT DECLARATION

11.1 During the continuance of this agreement, the Owners herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of his right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may

in any manner cause obstruction in the matter of development or construction of the said property.

11.2 The Owners shall not part with possession of any of the residential flats or other spaces of the said building to be constructed, except his allocation prior to notice to be served by the Developer.

11.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the said building within **24(Twenty Four)** months from the date of Sanction Building Plan, delivery of vacant possession of the said property, after sanction of the K.M.C. plan within 30 days.

11.4 If the Developer fails to complete construction and/or complete the said building during the said period ,then in that case the Owners shall extent 6(six) months as grace period for completion of construction .

11.5 The Owners till date have not taken any advance booking in respect of the said land and premises from any person or persons and the Owners have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good, clear and marketable title .

11.6 The Owners will be bound to make registration of sale deed in respect of all flats and spaces of Developer's allocation at the cost of the Purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owners shall co-operate with the Developer for such registration and shall have no objection to be a party in the proposed deed of conveyance.

11.7 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the Owners in favour

of the Developer save as herein expressly provided and also the exclusive licence and/or contract to the Developer to commercially exploit the said property in terms hereof on specific agreement basis subject to fulfilment of terms and conditions.

11.8 The Owners and Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall be parties hereto constitute an Association of persons.

#### ARTICLE-XII: ARBITRATION & JURISDICTION

12.1 In case of any dispute or differences between the parties hereto concerning or relating to or arising out of this agreement or with regard to the construction or interpretation of this agreement or any of the terms herein contained, the same shall be settled amicably between the parties hereto, if the same is not settled then the matter will be referred to the Arbitration consisting of three members each party will appoint one and third will be appointed by the said two and the decision of the majority will be binding upon the parties hereto and/or same will be proceed according to law or as per provision of Arbitration and Conciliation Act.1996 as amended up to date .

12.2 The Courts at District South 24-Parganas at Alipore alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

#### FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 4 Cottah 12 Chittak 0 sq.ft. be the same a little more or less together with three storied building

standing thereon, having its total covered area 1500 sq.ft. i.e. each floor measuring 500 sq.ft., situated at Mouza-Rajapur, J.L. No.23, comprised in Plot No.P-15, being being KMC Premises No.121, Central Park, Assessee No.31-102-05-0121-6, having its postal address-P-15, Central Park, Kolkata-700 032, under P.S. Jadavpur, within the limits of the Kolkata Municipal Corporation, Ward No.102, Br.-XI, Sub-Registry/A.D.S.R. at Alipore, in the Dist. South24-Parganas, together with all easements rights and appurtenances thereto attached being butted and bounded as follows:-

On the North : 25'ft. wide K.M.C. Road.

On the South :Property of Biren Dey,

On the East : 25'ft. wide K.M.C. Road,

On the West : Property of Ambar Ghosal,

### **SECOND SCHEDULE ABOVE REFERRED**

(Owners' Allocation)

**ALL THAT** the owners herein shall be entitled to get 50% of sanctioned area of the proposed G+IV storied building, comprised of **entire First floor and entire Second floor and two car parking spaces** on the ground floor of together with undivided proportionate share in the land with right to use and enjoy common areas and facilities to be provided in the proposed building in common with others owners and a sum of **Rs.20,00,000/-** (Rupees Twenty Lakh) only as and by way of **forfeited money**, to be paid by the Developer to the Owners in the following manner :-

- i) At the time of signing this Agreement ..... Rs.1,00,000/-
- ii) At the time of handover Owners' allocation Rs.19,00,000/-

**THIRD SCHEDULE ABOVE REFERRED TO**

(Developer's Allocation)

**ALL THAT** save and except the Owners' allocation, as stated in the Second Schedule hereinabove, the Developer herein shall be entitled to remaining 50% of sanctioned area of the proposed G+IV storied building, comprised of **entire Third floor and entire Fourth (Top) floor and balance car parking spaces** on ground floor together with undivided proportionate share in the land together with undivided proportionate share in the said land with right to use and enjoy common areas and facilities to be provided in the proposed building in common with others owners.

**FOURTH SCHEDULE ABOVE REFERRED TO**

(Specification of the Construction)

STRUCTURE: R.C.C structure with beams columns and slab.

WALLS: Internal wall of 3" thickness External of 8" thickness of no.1 new bricks with plaster.

FLOORING : All bed room, dining, drawing and balcony : good quality vitrified tiles Kitchen : Marble floor. Toilet & W.C.: Marble.

DOORS : All door frames will be made of sal wood 4" x 2 ½ " inner surface of the frame should be pointed. Entrance main door will be made of 32mm thick wood with door stopper and all fittings. Other doors will be of flush door, 32/35 mm in thickness. Toilet and W.C. door will be of PVC sheet

WINDOWS : Sliding Aluminium channel window with 3.5 mm glass colour with steel grills and necessary fittings and the balcony will be covered by still grill up to 2'-6" from floor level.

**ELECTRICAL:** Bed room – 4 point, 5 Amp one point, kitchen- 2 point, 5 Amp one point, 15 Amp one point. Toilet – 2 point, one geyser point , Balcony – one point. Drawing/dining – 4 point, 5 Amp 2 point and 15 Amp one point.

**SANITARY & PLUMBING:** Kitchen –Black stone slab top cooking platform with sink (20” x 16”) having with bib cock (1 no.), including one gas cylinder space. Glazed tiles up to 6’6” height from floor. 1 no. C.P. Bib cock below sink provided for washing. in Kitchen- water point 2 nos. Complete set Pan/Indian style 1 no. Wash basin ( white) with fitting of 1 no. with C.P. pillar cock (wash basin may be fixed outside the toilet).

**WATER SUPPLY:** Overhead P.V.C. reservoir and undergrounds reservoir with Municipality water line to be provided. Electrical pump and motor to be installed by developer at ground floor level within a suitable place for lifting water to overhead reservoir.

**PAINTING:** External finish–All external walls covered with weather coat of good brand.

**FINISH :** internal wall of bed room, dining, living, should be done by plaster of Paris .

**N.B.** All extra work of fittings can be provided subject to approval of the engineer with extra cost.

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

SIGNED SEALED & DELIVERED

In presence of :-

1. Srijon Majumder  
13/2 Central Park  
Kolkata 700032

Tannushree Senapati

Deviyan Sengupta

OWNERS

2. Rankeyan Sinha Roy  
85, Rama Nath Das Road  
Dhakkunia  
KOLKATA - 700031.

Gaurav Kumar Jyoti

(Gaurav Jyoti)

DEVELOPER

Drafted by :-

Alak Ranjan Basu

ALAK RANJAN BASU  
Enrol. No. L No.-123  
Advocate Supreme Court  
Kolkata-37

**RECEIVED** from the within named Developer the within mentioned sum of **Rs.1,00,000/-** (Rupees One Lakh) only as and by way of part of the forfeiture money, paid by the Developer as per memo below :-

## MEMO

By A/c Payee Cheque No.024938, dt. 22.09.23  
Drawn on ICICI Bank, Ballygunge Circular Road Br.

**Rs.1,00,000/-**

(Rupees One Lakh ) only.

WITNESSES:-











1. *Shijon Majumder*

*Tanushree Sen Gupta*

*Dwaipayan Sanyal*











OWNERS

2. *Ranbayan Sanku Roy*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					











Name.....

Signature *Tanushree Senjupda*.....

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature *Dwainayan Sanyal*.....

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature *Gaurav Kumar Khuntia*.....



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



200920232022795210

## GRIPS Payment Detail

**GRIPS Payment ID:** 200920232022795210      **Payment Init. Date:** 20/09/2023 14:50:36  
**Total Amount:** 16042      **No of GRN:** 1  
**Bank/Gateway:** State Bank of India      **Payment Mode:** Online Payment  
**BRN:** CKY0498477      **BRN Date:** 20/09/2023 14:51:30  
**Payment Status:** Successful      **Payment Init. From:** GRIPS Portal

## Depositor Details

**Depositor's Name:** GAURAV KUMAR DUTTA  
**Mobile:** 9903735373

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240227952111	Directorate of Registration & Stamp Revenue	16042
<b>Total</b>			<b>16042</b>

**IN WORDS:** SIXTEEN THOUSAND FORTY TWO ONLY.

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

**PAID**

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



192023240227952111

GRN Details

GRN: 192023240227952111 Payment Mode: Online Payment  
GRN Date: 20/09/2023 14:50:36 Bank/Gateway: State Bank of India  
BRN : CKY0498477 BRN Date: 20/09/2023 14:51:30  
GRIPS Payment ID: 200920232022795210 Payment Init. Date: 20/09/2023 14:50:36  
Payment Status: Successful Payment Ref. No: 2002326340/1/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: GAURAV KUMAR DUTTA  
Address: 20/3A, CENTRAL PARK, KOL 32  
Mobile: 9903735373  
Contact No: 9830169673  
Depositor Status: Buyer/Claimants  
Query No: 2002326340  
Applicant's Name: Mr A R BASU  
Identification No: 2002326340/1/2023  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 20/09/2023  
Period To (dd/mm/yyyy): 20/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002326340/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	2002326340/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	1021
Total				16042

IN WORDS: SIXTEEN THOUSAND FORTY TWO ONLY.

### Major Information of the Deed

Deed No :	I-1630-02946/2023	Date of Registration	22/09/2023
Query No / Year	1630-2002326340/2023	Office where deed is registered	
Query Date	12/09/2023 2:45:30 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	A R BASU ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830169673, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,46,92,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 1,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :







District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Central Park, , Premises No: 121, , Ward No: 102 Pin Code : 700032

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 12 Chatak	1/-	1,36,80,000/-	Width of Approach Road: 25 Ft.,
<b>Grand Total :</b>				<b>7.8375Dec</b>	<b>1 /-</b>	<b>136,80,000 /-</b>	



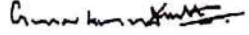
#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1500 sq ft</b>	<b>1 /-</b>	<b>10,12,500 /-</b>	

**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>TANUSHREE SENGUPTA</b> Wife of Late SANJAY SENGUPTA Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office			
	22/09/2023		LTI 22/09/2023	22/09/2023
P-15, CENTRAL PARK, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx3J, Aadhaar No: 62xxxxxxxx4517, Status :Individual, Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>DWAIPAYAN SENGUPTA</b> Son of Late SANJAY SENGUPTA Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office			
	22/09/2023		LTI 22/09/2023	22/09/2023
P-15, CENTRAL PARK, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: KIxxxxxx9M, Aadhaar No: 67xxxxxxxx3538, Status :Individual, Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>GAURAV KUMAR DUTTA (Presentant)</b> Son of ASHOK DUTTA Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office			
	22/09/2023		LTI 22/09/2023	22/09/2023
Son of ASHOK DUTTA 20/3A, CENTRAL PARK, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BPxxxxxx7G, Aadhaar No: 96xxxxxxxx2183, Status :Individual, Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>A R BASU</b> Son of Late T P BASU ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	22/09/2023	22/09/2023	22/09/2023
Identifier Of TANUSHREE SENGUPTA, DWAIPAYAN SENGUPTA, GAURAV KUMAR DUTTA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	TANUSHREE SENGUPTA	GAURAV KUMAR DUTTA-3.91875 Dec
2	DWAIPAYAN SENGUPTA	GAURAV KUMAR DUTTA-3.91875 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	TANUSHREE SENGUPTA	GAURAV KUMAR DUTTA-750.00000000 Sq Ft
2	DWAIPAYAN SENGUPTA	GAURAV KUMAR DUTTA-750.00000000 Sq Ft

**Endorsement For Deed Number : I - 163002946 / 2023**

On 22-09-2023

**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 13:03 hrs on 22-09-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by GAURAV KUMAR DUTTA ,Claimant.

**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 1,46,92,500/-

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

Execution is admitted on 22/09/2023 by 1. TANUSHREE SENGUPTA, Wife of Late SANJAY SENGUPTA, P-15, CENTRAL PARK, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 2. DWAIIPAYAN SENGUPTA, Son of Late SANJAY SENGUPTA, P-15, CENTRAL PARK, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 3. GAURAV KUMAR DUTTA, Son of ASHOK DUTTA, 20/3A, CENTRAL PARK, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Indetified by A R BASU, , Son of Late T P BASU, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,053.00/- ( B = Rs 1,000.00/- ,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 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2023 2:51PM with Govt. Ref. No: 192023240227952111 on 20-09-2023, Amount Rs: 1,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKY0498477 on 20-09-2023, Head of Account 0030-03-104-001-16

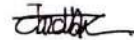
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 11500, Amount: Rs.5,000.00/-, Date of Purchase: 20/09/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2023 2:51PM with Govt. Ref. No: 192023240227952111 on 20-09-2023, Amount Rs: 15,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKY0498477 on 20-09-2023, Head of Account 0030-02-103-003-02



**Jaideb Pal**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 83858 to 83884

being No 163002946 for the year 2023.



*Jaideb Pal*

Digitally signed by Jaideb Pal  
Date: 2023.09.22 14:00:41 +05:30  
Reason: Digital Signing of Deed.

(Jaideb Pal) 22/09/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.