

13586/23

Q - 13452/23

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये



Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

475884

L 475884

Certified that the document
admitted to registration. The Signatures
sheet / sheets & the endorsement
sheet / sheets attached to this document
are the part of this document.

District Sub-Registrar-III
North 24 Parganas, Barisal

30 OCT 2023

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 17th day of October, 2023

(Two Thousand Twenty Three) A.D.

BETWEEN

1. SRI BISWAJIT SARDAR, PAN-CWRPS5858P, Epic No. YMM0727818, S/o- Lt. Ajit Sardar, 2. SMT. JHUMA RANA, PAN-FEAPR4020E, Epic No. YMM1767789, W/o- Dipak Rana, D/o- Lt. Ajit Sardar, 3. SMT. MINAKSHI SARDAR, PAN- KRZPS0379Q, Epic No. WB/20/091/ 684201, W/o- Lt. Ajit Sardar, 4. SRI PARITOSH SARDAR, PAN-RSUPS3635C, Epic No. YMM1303304, 5. SRI CHATTU SARDAR PAN- ITIPS1448R, Epic No. YMM1303361 both S/o- Lt. Kashinath Sardar, 6. SMT. SANDHYA SARDAR, PAN- IOVPS2295E, Epic No. YMM1303296, D/o- Lt. Kashinath Sardar, 7. SMT. SUMITRA SARDAR, PAN- RSUPS3636B, Epic No. WB/20/091/684157, W/o- Lt. Kashinath Sardar, 8. SRI AMAR SARDAR, PAN- DHLPS3500N, Epic No. YMM1128727, S/o- Lt. Swapan Sardar, 9. SMT. SUDHA MONDAL, PAN- FRJPM4897J, Epic No. RXT1124973, W/o- Sri Pintu Mondal, D/o- Lt. Swapan Sardar 10. SMT. KAKOLI KANSARI, PAN- GMPPK1287J, Epic No. XVM1931211, W/o- Sri Gobinda Kansari, D/o- Lt. Swapan Sardar, 11. SMT. CHEMI SARDAR, PAN- JBUPS3984K, Epic No. YMM3018298, W/o- Lt. Swapan Sardar, all residing at Vill & P.O- Chak Panchuria, P.S.- Techno City, District North 24 Parganas, Kolkata- 700156, by nationality-Indian, by faith-Hindu, by occupation- Nos. 1,4,5 & 8 Cultivation Nos. 2,3,6,7,9,10 & 11 Housewife, hereinafter called and referred to

~ 3 ~

as the "OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include **their** heirs and successors, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

SWAPNANIR DEVELOPERS PAN-AEZFS6067C, a Partnership firm having its office at Vill & P.O- Kashinathpur, P.S.- Rajarhat, Dist. North 24 Parganas, Kolkata-700135, represented by its acting partners 1. **SRI ASHIM MALLICK** PAN- ANHPM3798H, Epic No. WB/20/091/672709 S/o- Late Arabinda Mallick, 2. **SMT. DIPIKA MALLICK** PAN- DBRPM3184C, Epic No. GGC3025913, W/o- Sri Ashim Mallick, D/o- Sri Shyamal Ghosh, 3. **SRI ASIT GHOSH** PAN- AIZPG6156G, Epic No. YMM2873644, S/o- Sri Dhananjoy Ghosh, 4. **SMT. MUNMUN GHOSH** PAN- AMZPG5554C, Epic No. GGC4381109, W/o- Sri Asit Ghosh, D/o- Sri Susanta Ghosh all residing at Vill & P.O- Kashinathpur, P.S.- Rajarhat, Dist. North 24 Parganas, Kolkata-700135, by nationality-Indian, by faith-Hindu, by occupation- Business, hereinafter called and referred to as "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include **its** successors-in-interest, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS all that piece and parcel of **Danga** Lands measuring an area **0.0090 acres (M/L)** out of 0.03 acres of L.R Plot No. 670 & **Bastu** Lands measuring an area **0.0630 acres (M/L)** out of 0.21 acres of L.R Plot No. 671 both under L.R Khatian Nos. 7/2, 417/1 & 1838/1 total **0.0720 acres (M/L)** out of the entire

Lands of L.R Plot Nos. 670 & 671 situated at Mouza- Chakpanchuria, J.L. No. 33, under P.S. Rajarhat now under P.S Techno City in the district of North 24 Parganas was owned and possessed by Ajit Sardar, Kashinath Sardar & Swapan Sardar being its absolute owners, which they got by way of inheritance.

AND WHEREAS the Lands as above was duly recorded in their names accordingly under the provision of Land Reforms Act. 1955.

AND WHEREAS said Ajit Sardar expired leaving behind the present Owner No. 1 his son Owner No. 2 his daughter & Owner No. 3 his widow as his heirs and successors, said Kashinath Sardar expired leaving behind the present Owner No. 4 & 5 his sons Owner No. 6 his daughter & Owner No. 7 his widow as his heirs and successors and said Swapan Sardar expired leaving behind the present Owner No. 8 his son Owner Nos. 9 & 10 his daughters & Owner No. 11 his widow as his heirs and successors, who jointly got the Lands left by said Ajit Sardar, Kashinath Sardar & Swapan Sardar by way of inheritance in accordance with the provision as stipulated in Hindu Succession Act. 1956.

AND WHEREAS the Lands more fully described in the schedule hereunder are owned seized and possessed by the present Owner being its absolute Owner and

AND WHEREAS on 06/10/2023 the entire Lands of R.S & L.R Plot Nos. 670 & 671 were partitioned amongst the owners of the same by way of amicable Partition vide Deed No. 152512932 for the year 2023 registered in the office of D.S.R-III, North 24 Parganas at Barasat.

AND WHEREAS the Lands more fully described in the schedule here under was allotted in favour of the present owner by dint of the partition as above, in accordance with the provision as stipulated in Hindu Succession Act. 1956.

AND WHEREAS the Lands more fully described in the schedule hereunder are owned seized and possessed by the present Owner being its absolute Owner and

AND WHEREAS the Lands more fully described in the schedule hereunder are owned seized and possessed by the present Owner being its absolute Owner and

AND WHEREAS the Lands more fully described in the schedule hereunder is owned seized and possessed by the present owner being its absolute owner.

AND WHEREAS the present owner while in peaceful possession and enjoyment of the said Lands intend to construct a multi-storied building in respect of the Lands more fully described in the schedule of this Development Agreement on joint venture basis.

AND WHEREAS the Owner and Developer jointly entered into this agreement with the terms and conditions described herein below:-

1. That a multi storied building plan will be sanctioned with the cost and expenses of the developer in respect of the lands more fully described in the schedule hereunder and to that effect the owner is bound to give necessary no objection or consent in writing if and when required. The owner is also bound to co-operate in every stage in construction of proposed multi storied building in respect of the land more fully described in the schedule of this agreement and vice versa.
2. That the construction works of the proposed multi storied building will be completed within **30 thirty months** from the date of sanction of multi-storied building plan to be sanctioned by the Authority of Patharghata Gram Panchayet in respect of the lands more fully described in this agreement.
3. That the proposed multi storied building will be completed with the cost and expenses of the developer. In this regard no single farthing will be spent or given by the owner and there is no risk on the part of the owner.
4. **"OWNER'S ALLOCATION"** : on completion of construction of proposed multi storied building the owner is entitled to get **40%** of covered area along with

undivided proportionate share of stair-case on the of the proposed multi-storied building together with undivided proportionate share of underneath Lands with right to use all common facilities, amenities and common areas of the said building i.e. stair-case, lift, roof, common area, common portion of the multi-storied building etc.

The Owner Nos. 1-3 are jointly entitled to get non-refundable a sum of total Rs. 5,00,000.00 (Five Lakh) only, the Owner Nos. 4-7 are jointly entitled to get non-refundable a sum of total Rs. 5,00,000.00 (Five Lakh) only & the Owner Nos. 8-11 are jointly entitled to get non-refundable a sum of total Rs. 5,00,000.00 (Five Lakh) only, and the same are being made payment in favour of Owner Nos. 1-11 by the Developer on or before execution of this Development Agreement and the said amount will be adjusted from the allocation of the Owners on completion of construction works of them proposed multi storied building as mutually agreed in between the Owners and Developer.

5. "DEVELOPER'S ALLOCATION" : Save and except the Owner's allocated portion of the proposed multi storied building as above the remaining 60% portion of the proposed multi-storied building will be treated and considered as "DEVELOPER'S ALLOCATION" together with undivided proportionate share of the underneath land with right to use all common facilities, amenities and common areas of the said building i.e. staircase, roof, common area, common portion of the multi storied building etc. AND the Developer shall have every right to sell, lease, gift, mortgage and to rent out the said Developer's allocation to any third party or any intending purchaser or purchasers at any price at any time as the Developer thinks best, fit and proper after completion of construction and the portion of the multi storied building will be adjusted as mutually agreed in between the

parties from the allocation of the owners in lieu of the money of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only, which are being made payment by the Developer in favour of the Owners on execution of this Development Agreement.

6. That with a view to construct the new multi storied building on the said lands described in the Schedule hereunder written the owner will hand over the original copy of deeds, tax receipt, Khajna receipt, Parcha or Record of Rights etc. in favour of the proprietor of the Developer.
7. That the Owners do hereby declare and represent that they have good and absolute right, title and interest over the said property mentioned in Schedule herein below without any claim, right, title or interest of any other person and the owner has good marketable title and absolute right to enter into this agreement with the Developer and this lands are not objectionable according to Land Ceiling Act and the same were/are not acquired by the State Govt.
8. That the construction works of the proposed multi storied building will be done under the supervision of the architect or civil engineer and both the parties shall be bound to obey the recommendation of the engineer or the architect appointed by the developer.
9. That the owner is bound to make delivery of physical possession or to hand over the physical possession in favour of the developer at any time on execution of this indenture and on taking delivery of possession of the lands for construction, the developer will pay all the taxes and rents of the lands and bound to pay the same until and unless the construction is completed.
10. That the construction works of the proposed multi storied building will be done under the supervision of the architect or civil engineer and both the parties shall be bound to obey the recommendation of the engineer or the architect appointed by the developer.

10. That the Developer is entitled to make amalgamation of the Lands of R.S & L.R Plot Nos. 670 & 671 if Development Agreement in respect of the same is executed in between the Developer and other owners.
11. That on getting sanction of plan in respect of the lands as above the Developer will start to make construction works of the proposed multi-storied building and the same will be completed within 30 (thirty) months from the date of sanction plan.
12. That the Developer is entitled to take project loan from any bank or any financial institution in respect of construction of proposed multi-storied building to be sanctioned by the Authority concerned and the owners will have no objection in that respect moreover the owners will have full consent to that effect. The owners are also bound to execute/sign on the necessary papers/documents if and when required in this regards.
13. That on getting the Plan to be sanctioned by the Authority concerned a supplementary Development Agreement will further be executed in between owners and Developer with a view to indicate and/or to make specification of the allocation of the parties and the same will also be registered.
14. That on execution of this agreement the owner is not entitled to lien, charge, mortgage, transfer, gift or sell the scheduled property with/to any other persons.
15. That the heirs and successors of both the parties are bound to abide by the terms and conditions of this Development Agreement in absence of any of the parties.
13. That on getting the Plan to be sanctioned by the Authority concerned a supplementary Development Agreement will further be executed in between owners and Developer with a view to indicate and/or to make specification of the allocation of the parties and the same will also be registered.
14. That on execution of this agreement the owner is not entitled to lien, charge,

16. That this agreement and the clauses herein are subject to 'force majeure' which mean and include earthquake, flood, riot, storm, tempest, civil commotion, war, strike, lock-out or any other act beyond the control of the parties hereto at the duration whereof the obligations of the parties hereto shall remain suspended.
17. That the developer will be liable to compensate the owner adequately in the event of premature termination of the development agreement.
18. That on execution of this agreement a development power of attorney is also executed by the owner in favour of the partners of the developer with the terms and conditions stated therein.
19. That the terms and conditions stated in this agreement is treated and considered as the part and parcel to each other.
20. That if the terms and conditions as stated in this development agreement is neglected by any of the parties, the harmful party will be entitled to get relief or relieves through court of laws.
17. That the developer will be liable to compensate the owner adequately in the event of premature termination of the development agreement.
- PROVIDE ALWAYS that expression **OWNERS** shall unless excluded by or repugnant to the context be deemed to mean and include their heirs and successors, executors, administrators, legal representatives and assigns and the expression **DEVELOPER** also hereinbefore used which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-interest, executors, administrators, legal representatives and assigns.
20. That if the terms and conditions as stated in this development agreement is neglected by any of the parties, the harmful party will be entitled to get relief or relieves through court of laws.
17. That the developer will be liable to compensate the owner adequately in the event of premature termination of the development agreement.
- PROVIDE ALWAYS that expression **OWNERS** shall unless excluded by or repugnant to the context be deemed to mean and include their heirs and successors, executors, administrators, legal representatives and assigns

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Lands measuring an area 0.0720 acres i.e. Danga Lands measuring an area 0.0060 acres out of 0.03 acres of L.R Plot No.670 & Bastu Lands measuring an area 0.0660 acres out of 0.21 acres of L.R Plot No. 671 under L.R Khatian Nos. 7/2, 417/1, 1135, 1838/1 & 3086 situated at Mouza- Chakpanchuria, J.L. No. 33, under P.S. Rajarhat now under P.S Techno City in the-district of North 24 Parganas comprised in pargana Kalikata within the jurisdiction of A.D.S.R.-Rajarhat within the limits of Patharghata Gram Panchayet is the subject matter of this Development Agreement.

Details of the Lands as under :

L.R Khatian No.	L.R Plot No.	Total area	Area claimed	Nature
7/2	670	0.03 acres	0.0030 acres	Danga
417/1	670	0.03 acres	0.0030 acres	Danga
7/2	671	0.21 acres	0.0210 acres	Bastu
417/1	671	0.21 acres	0.0210 acres	Bastu
1838/1	671	0.21 acres	0.0210 acres	Bastu
1135	671	0.21 acres	0.0021 acres	Bastu
3086	671	0.21 acres	0.0009 acres	Bastu

Total undivided 0.0720 acres out of the demarcated 0.2144 acres of Lands is the subject matter of this Development Agreement.

The undivided 0.2144 acres of Lands of R.S & L.R Plot Nos. 669, 670 & 671 are butted and bounded by:

On the North	: 12 Feet wide Panchayet Road.
On the South	: Land of Scheme Plot No. B and Land of Plot Nos. 672 & 1087.
On the East	: 12 Feet wide Road then Land of Plot No. 668 & Scheme Plot No. B.
On the West	: Land of Plot Nos. 678 & 1088 and Scheme Plot No. C.

Total undivided 0.0720 acres out of the demarcated 0.2144 acres of Lands is the subject matter of this Development Agreement.

The undivided 0.2144 acres of Lands of R.S & L.R Plot Nos. 669, 670 & 671

The Photographs & finger prints of both the parties in separate sheets annexed herewith will do form as the part of this indenture.

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

SIGNED SEALED AND DELIVERED

in the presence of Witnessess :

1. *Handwritten signature in Bengali script*

Handwritten signature: Biswajit Sarda
Handwritten signature: Jhuma Bina
Handwritten signature: বসুজিত সর্দার

Handwritten signature: সর্দার জুমা বিনা

Handwritten signature: সর্দার জুমা বিনা

The Photographs & finger prints of both the parties in separate sheets

2. *Handwritten signature: Amarendra Naryan Gubaly*
Handwritten signature: S/o. Lt. Nitya's Behari Gubaly
Handwritten signature: P.O. Gangajogor
Handwritten signature: P.S. Airport
Handwritten signature: Kol - 132

Handwritten signature: Sumitra Sarda by the pen of Jagdish Ch. Karmakar

Handwritten signature: Anur Sarda

Handwritten signature: সর্দার অনুর

Handwritten signature: সর্দার জুমা বিনা

Drafted by :

Handwritten signature: Sankar Chandra Mondal
Sankar Chandra Mondal
Handwritten signature: Advocate
Advocate
Barasat Judges Court
Enrolment No. WB/295/91



Handwritten signature: Cheeni Sarda by the pen of Jagdish Ch. Karmakar
Signature of the Owners

Handwritten signature: Ashim M

LASER COMPOSED BY :

Handwritten signature: Partha Sankar
Partha Sankar
Barasat Court

Partner
Handwritten signature: Dibika Mallik
Swapnanir Developers
Handwritten signature: Asit Ghosh
Handwritten signature: Munmun Ghosh
Signature of the Developer

Drafted by :

Handwritten signature: Sankar Chandra Mondal
Sankar Chandra Mondal
Handwritten signature: Advocate
Advocate
Barasat Judges Court

Handwritten signature: Cheeni Sarda by the pen of Jagdish Ch. Karmakar

MEMO OF CONSIDERATION

RECEIVED Rs. 15,00,000.00 (Rupees Fifteen Lakh) only from the within named PURCHASER being the earnest money out of the total consideration money in the following manner.

Date	Name of Bank	Mode of Payment	Amount (Rs.)
07/08/23	HDFC(Rajarhat)	by Cheque	3,00,000/-
07/08/23	HDFC(Rajarhat)	by Cheque	5,00,000/-
07/08/23	HDFC(Rajarhat)	by Cheque	4,00,000/-
07/08/23	HDFC(Rajarhat)	by Cheque	1,00,000/-
07/08/23	HDFC(Rajarhat)	by Cheque	2,00,000/-

Total Rs. 15,00,000.00 (Rupees Fifteen Lakh) only.

RECEIVED Rs. 15,00,000.00 (Rupees Fifteen Lakh) only from the within named PURCHASER being the earnest money out of the total consideration money in the following manner.

WITNESSES

1. *[Handwritten signature]*
[Handwritten signature]
[Handwritten signature]

07/08/23 HDFC(Rajarhat)
 07/08/23 HDFC(Rajarhat)
 07/08/23 HDFC(Rajarhat)
 07/08/23 HDFC(Rajarhat)
 P.O. Gangaragor
 P.S. Airport
 Kol - 132

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]
 Amount (Rs.)
 by Cheque *[Handwritten signature]* 3,00,000/-
 by Cheque *[Handwritten signature]* 5,00,000/-
 by Cheque *[Handwritten signature]* 4,00,000/-
 by Cheque *[Handwritten signature]* 1,00,000/-
 by Cheque *[Handwritten signature]* 2,00,000/-
 Total Rs. 15,00,000.00 (Rupees Fifteen Lakh) only.
[Handwritten signature]
[Handwritten signature]

WITNESSES

1. *[Handwritten signature]*
[Handwritten signature]
[Handwritten signature]
 07/08/23
 07/08/23
 07/08/23
 07/08/23
 P.O. Gangaragor
 P.S. Airport
 Kol - 132

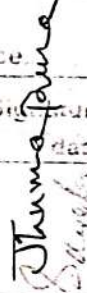
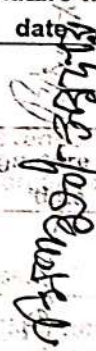
[Handwritten signature]
[Handwritten signature]
[Handwritten signature]
 Signature of owners Ch. Karmakar
[Handwritten signature]
[Handwritten signature]
[Handwritten signature]



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS, District Name :North 24-Parganas
Signature / LTI Sheet of Query No/Year 15252002623547/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri BISWAJIT SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Land Lord		 7166	
2	Smt JHUMA RANA CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Land Lord		 7167	
3	Smt MINAKSHI SARDAR CHAK PANCHURIA, City:- P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Land Lord		 7168	

Query No:-15252002623547/2023, 17/10/2023 04:04:31 PM NORTH 24-PARGANAS (D.S.R. - III)

SARDAR CHAK

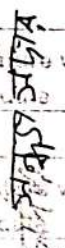
PANCHURIA, City:-

P.O:- CHAK

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

No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri PARITOSH SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Land Lord		 6/11/23	 6/11/23

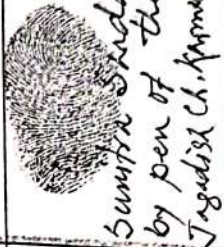
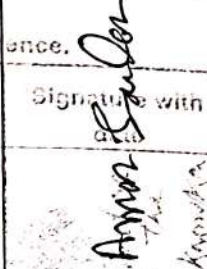
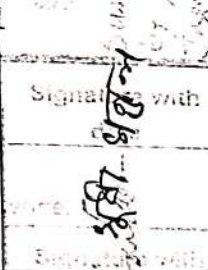
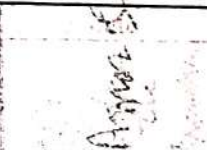
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Shri CHATTU SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Land Lord		 04/11/23	 04/11/23

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Smt SANDHYA SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Land Lord		 14/11/23	 14/11/23

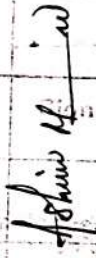
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Smt SANDHYA SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Land Lord			 14/11/23

Query No:-15252002623547/2023, 17/10/2023 04:04:31 PM NORTH 24-PARGANAS (D.S.R. - III)

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

No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Smt SUMITRA SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Land Lord		 7172	 Sumitra Sardar by pen of the Jagdish Ch. Karmakar
8	Shri AMAR SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Land Lord		 7173	 Amar Sardar
9	Smt SUDHA MONDAL CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Land Lord		 7174	 Smt Sudha Mondal
9	Smt SUDHA MONDAL CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Land Lord		 7174	 Smt Sudha Mondal

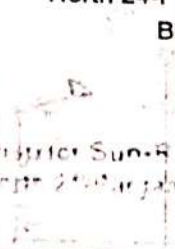
I. Signature of the Person(s) admitting the Execution at Private Residence.

No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	Smt KAKOLI KANSARI CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Land Lord		 7-15	
11	Smt CHEMI SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Land Lord		 7-15	 Chemi Sardar by pin of the Jyodish Chakraborty
12	Shri ASHIM MALLICK KASHINATHPUR, City:- P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Represent ative of Developer [SWAPNA NIR DEVELOP ERS]		 6-15	 Ashim M. M. Chemi Sardar by pin of the Jyodish Chakraborty

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

No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
13	Smt DIPIKA MALLICK KASHINATHPUR, City:- P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Represent ative of Developer [SWAPNA NIR DEVELOP ERS]		 0917	Dipika Mallik
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
14	Shri ASIT GHOSH KASHINATHPUR, City:- P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Represent ative of Developer [SWAPNA NIR DEVELOP ERS]		 7161	Asit Ghosh
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
15	Smt MUNMUN GHOSH KASHINATHPUR, City:- P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Represent ative of Developer [SWAPNA NIR DEVELOP ERS]		 7162	Munmun Ghosh
15	Smt MUNMUN GHOSH KASHINATHPUR, City:- P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Represent ative of Developer [SWAPNA NIR DEVELOP ERS]		 7161	Munmun Ghosh
15	Smt MUNMUN GHOSH KASHINATHPUR, City:- P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Represent ative of Developer [SWAPNA NIR DEVELOP ERS]		 7162	Munmun Ghosh

Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
Shri JAGADISH CHANDRA KARMAKAR Son of Late SURENDRA NATH KARMAKAR NOAPARA, City:- , P.O:- NOAPARA, P.S:-Barasat, District:-North 24 Parganas, West Bengal, India, PIN:- 700125	Shri BISWAJIT SARDAR, Smt JHUMA RANA, Smt MINAKSHI SARDAR, Shri PARITOSH SARDAR, Shri CHATTU SARDAR, Smt SANDHYA SARDAR, Smt SUMITRA SARDAR, Shri AMAR SARDAR Smt SUDHA MONDAL, Smt KAKOLI KANSARI, Smt CHEMI SARDAR		 F175	<i>Jagdish Ch. Karmakar</i> 18/10/2023

Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
Shri JAGADISH CHANDRA KARMAKAR Son of Late SURENDRA NATH KARMAKAR NOAPARA, City:- , P.O:- NOAPARA, P.S:-Barasat, District:-North 24 Parganas, West Bengal, India, PIN:- 700125	Shri BISWAJIT SARDAR, Smt JHUMA RANA, Smt MINAKSHI SARDAR, Shri PARITOSH SARDAR, Shri CHATTU SARDAR, Smt SANDHYA SARDAR, Smt SUMITRA SARDAR, Shri AMAR SARDAR Smt SUDHA MONDAL, Smt KAKOLI KANSARI, Smt CHEMI SARDAR			(Dilip Kumar Mondal) DISTRICT SUB- REGISTRAR OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS North 24-Parganas, West Bengal 18/10/2023

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



192023240262914298

GRN Details

GRN: 192023240262914298
GRN Date: 17/10/2023 11:48:46
BRN: 3381777997640
Gateway Ref ID: CHN9762428
GRIPS Payment ID: 171020232026291428
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 17/10/2023 11:49:11
Method: State Bank of India NB
Payment Init. Date: 17/10/2023 11:48:46
Payment Ref. No: 2002623547/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms SWAPNANIR DEVELOPERS
Address: KASHINATHPUR, RAJARHAT, NORTH 24 PGS, KOL 700135
Mobile: 9073250354

Period From (dd/mm/yyyy): 17/10/2023

Period To (dd/mm/yyyy): 17/10/2023

Payment Ref ID: 2002623547/2/2023

Dept Ref ID/DRN: 2002623547/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002623547/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2002623547/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	15021

Total 17042

IN WORDS: SEVENTEEN THOUSAND FORTY TWO ONLY.

Address: KASHINATHPUR, RAJARHAT, NORTH 24 PGS, KOL 700135

Mobile: 9073250354

Period From (dd/mm/yyyy): 17/10/2023

Period To (dd/mm/yyyy): 17/10/2023

Payment Ref ID: 2002623547/2/2023

Dept Ref ID/DRN: 2002623547/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002623547/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2002623547/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	15021

Total 17042

IN WORDS: SEVENTEEN THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1525-13452/2023	Date of Registration	30/10/2023
Query No / Year	1525-2002623547/2023	Office where deed is registered	
Query Date	12/10/2023 2:15:11 PM	D.S.R. - III NORTH 24-PARGANAS, District:	North 24-Parganas
Applicant Name, Address & Other Details	PARTHA SARKAR JHIKRA,DIGHALGRAM,Thana : Haringhata, District : Nadia, WEST BENGAL, Mobile No. : 9073250354, Status :Solicitor firm		
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 : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 7,20,000/-	Rs. 58,32,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 15,053/- (Article:E, E, B)		
Remarks			

Land Details :

Deed No : I-1525-13452/2023 Date of Registration : 30/10/2023
 Query No / Year : 1525-2002623547/2023 Office where deed is registered :
 District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33,
 Pin Code:- 700156

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-670 (RS :-)	LR-7/2	Bastu	Danga	0.3 Dec	30,000/-	2,43,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-670 (RS :-)	LR-417/1	Bastu	Danga	0.3 Dec	30,000/-	2,43,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-671 (RS :-)	LR-7/2	Bastu	Bastu	2.1 Dec	2,10,000/-	17,01,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-671 (RS :-)	LR-417/1	Bastu	Bastu	2.1 Dec	2,10,000/-	17,01,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L5	LR-671 (RS :-)	LR-1838/1	Bastu	Bastu	2.1 Dec	2,10,000/-	17,01,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L6	LR-671 (RS :-)	LR-1135	Bastu	Bastu	0.21 Dec	21,000/-	1,70,100/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,

SI No	Name,Address,Photo,Finger print and Signature
1	Shri BISWAJIT SARDAR (Presentant) Son of Late AJIT SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: CWxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence
2	Smt JHUMA RANA Wife of Shri DIPAK RANA CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FExxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence
3	Smt MINAKSHI SARDAR Wife of Late AJIT SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: KRxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence
4	Shri PARITOSH SARDAR Son of Late KASHINATH SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: RSxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence
5	Shri CHATTU SARDAR Son of Late KASHINATH SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: ITxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence

- 6 **Smt SANDHYA SARDAR**
Daughter of Late KASHINATH SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: IOxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023
, Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023
, Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence
- 7 **Smt SUMITRA SARDAR**
Wife of Late KASHINATH SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: RSxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023
, Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023
, Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence
- 8 **Shri AMAR SARDAR**
Son of Late SWAPAN SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: DHxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023
, Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023
, Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence
- 9 **Smt SUDHA MONDAL**
Wife of Shri PINTU MONDAL CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FRxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023
, Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023
, Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence
- 10 **Smt KAKOLI KANSARI**
Wife of Shri GOBINDA KANSARI CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GMxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023
, Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023
, Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence
- 11 **Smt CHEMI SARDAR**
Wife of Late SWAPAN SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: JBxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023
, Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023
, Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence

Developer Details :

Sl No.	Name,Address,Photo,Finger print and Signature
1	SWAPANIR DEVELOPERS KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, PAN No.:: AExxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

- 11 **Smt CHEMI SARDAR**
Wife of Late SWAPAN SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: JBxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023
, Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023
, Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri ASHIM MALLICK Son of Late ARABINDA MALLICK KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx8H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAPNANIR DEVELOPERS (as PARTNER)
2	Smt DIPIKA MALLICK Wife of Shri ASHIM MALLICK KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DBxxxxxx4C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAPNANIR DEVELOPERS (as PARTNER)
3	Shri ASIT GHOSH Son of Shri DHANANJOY GHOSH KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx6G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAPNANIR DEVELOPERS (as PARTNER)
4	Smt MUNMUN GHOSH Wife of Shri ASIT GHOSH KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx4C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAPNANIR DEVELOPERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri JAGADISH-CHANDRA KARMAKAR Son of Late SURENDRA NATH KARMAKAR NOAPARA, City:- , P.O:- NOAPARA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125			
Identifier Of Shri BISWAJIT SARDAR, Smt JHUMA RANA, Smt MINAKSHI SARDAR, Shri PARITOSH SARDAR, Shri CHATTU SARDAR, Smt SANDHYA SARDAR, Smt SUMITRA SARDAR, Shri AMAR SARDAR, Smt SUDHA MONDAL, Smt KAKOLI KANSARI, Smt CHEMI SARDAR, Shri ASHIM MALLICK, Smt DIPIKA MALLICK, Shri ASIT GHOSH, Smt MUNMUN GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri BISWAJIT SARDAR	SWAPNANIR DEVELOPERS-0.1 Dec
2	Smt JHUMA RANA	SWAPNANIR DEVELOPERS-0.1 Dec
3	Smt MINAKSHI SARDAR	SWAPNANIR DEVELOPERS-0.1 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri PARITOSH SARDAR	SWAPNANIR DEVELOPERS-0.08 Dec
2	Shri CHATTU SARDAR	SWAPNANIR DEVELOPERS-0.08 Dec
3	Smt SANDHYA SARDAR	SWAPNANIR DEVELOPERS-0.07 Dec
4	Smt SUMITRA SARDAR	SWAPNANIR DEVELOPERS-0.07 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri BISWAJIT SARDAR	SWAPNANIR DEVELOPERS-0.70014 Dec
2	Smt JHUMA RANA	SWAPNANIR DEVELOPERS-0.69993 Dec
3	Smt MINAKSHI SARDAR	SWAPNANIR DEVELOPERS-0.69993 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri PARITOSH SARDAR	SWAPNANIR DEVELOPERS-0.52 Dec
2	Shri CHATTU SARDAR	SWAPNANIR DEVELOPERS-0.52 Dec
3	Smt SANDHYA SARDAR	SWAPNANIR DEVELOPERS-0.53 Dec
4	Smt SUMITRA SARDAR	SWAPNANIR DEVELOPERS-0.53 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Shri AMAR SARDAR	SWAPNANIR DEVELOPERS-0.53 Dec
2	Smt SUDHA MONDAL	SWAPNANIR DEVELOPERS-0.53 Dec
3	Smt KAKOLI KANSARI	SWAPNANIR DEVELOPERS-0.52 Dec
4	Smt CHEMI SARDAR	SWAPNANIR DEVELOPERS-0.52 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Shri AMAR SARDAR	SWAPNANIR DEVELOPERS-0.07 Dec
2	Smt SUDHA MONDAL	SWAPNANIR DEVELOPERS-0.07 Dec
3	Smt KAKOLI KANSARI	SWAPNANIR DEVELOPERS-0.07 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Smt KAKOLI KANSARI	SWAPNANIR DEVELOPERS-0.01 Dec
2	Smt CHEMI SARDAR	SWAPNANIR DEVELOPERS-0.08 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 670, LR Khatian No:- 7/2	Owner:অজিত সর্দার, Gurdian:বিষ্ণু, Address:নিজ, Classification:ভাঙ্গা, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 670, LR Khatian No:- 417/1	Owner:কাজীনাথ সর্দার, Gurdian:বিষ্ণু সর্দার, Address:নিজ, Classification:ভাঙ্গা, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:-671, LR Khatian No:- 7/2	Owner:অজিত সর্দার, Gurdian:বিষ্ণু, Address:নিজ, Classification:ভাঙ্গা, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 671, LR Khatian No:- 417/1	Owner:কাজীনাথ সর্দার, Gurdian:বিষ্ণু সর্দার, Address:নিজ, Classification:ভাঙ্গা, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 671, LR Khatian No:- 1838/1	Owner:হরন সর্দার, Gurdian:বিষ্ণু, Address:নিজ, Classification:ভাঙ্গা, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 671, LR Khatian No:- 1135	Owner:বীণা সর্দার, Gurdian:সরাদার, Address:নিজ, Classification:ভাঙ্গা, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 671, LR Khatian No:- 3086	Owner:দীপনা সর্দার, Gurdian:জীতেন সর্দার, Address:নিজ, Classification:ভাঙ্গা, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152513452 / 2023

On 17-10-2023

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 58,32,000/-

[Signature]

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 18-10-2023

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

Presented for registration at 14:20 hrs on 18-10-2023, at the Private residence by Shri BISWAJIT SARDAR, one of the Executants.

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

Execution is admitted on 18/10/2023 by 1. Shri BISWAJIT SARDAR, Son of Late AJIT SARDAR, CHAK PANCHURIA, P.O: CHAK PANCHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Cultivation, 2. Smt JHUMA RANA, Wife of Shri DIPAK RANA, CHAK PANCHURIA, P.O: CHAK PANCHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession House wife, 3. Smt MINAKSHI SARDAR, Wife of Late AJIT SARDAR, CHAK PANCHURIA, P.O: CHAK PANCHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession House wife, 4. Shri PARITOSH SARDAR, Son of Late KASHINATH SARDAR, CHAK PANCHURIA, P.O: CHAK PANCHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Cultivation, 5. Shri CHATTU SARDAR, Son of Late KASHINATH SARDAR, CHAK PANCHURIA, P.O: CHAK PANCHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Cultivation, 6. Smt SANDHYA SARDAR, Daughter of Late KASHINATH SARDAR, CHAK PANCHURIA, P.O: CHAK PANCHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession House wife, 7. Smt SUMITRA SARDAR, Wife of Late KASHINATH SARDAR, CHAK PANCHURIA, P.O: CHAK PANCHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession House wife, 8. Shri AMAR SARDAR, Son of Late SWAPAN SARDAR, CHAK PANCHURIA, P.O: CHAK PANCHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Cultivation, 9. Smt SUDHA MONDAL, Wife of Shri PINTU MONDAL, CHAK PANCHURIA, P.O: CHAK PANCHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession House wife, 10. Smt KAKOLI KANSARI, Wife of Shri GOBINDA KANSARI, CHAK PANCHURIA, P.O: CHAK PANCHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession House wife, 11. Smt CHEMI SARDAR, Wife of Late SWAPAN SARDAR, CHAK PANCHURIA, P.O: CHAK PANCHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession House wife

Identified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 18-10-2023 by Shri ASHIM MALLICK, PARTNER, SWAPNANIR DEVELOPERS (Partnership Firm), KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Identified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-10-2023 by Smt DIPIKA MALLICK, PARTNER, SWAPNANIR DEVELOPERS (Partnership Firm), KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Identified by Shri JAGADISH CHANDRA KARMAKAR, . . Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O. NOAPARA, Thana: Barasat, . North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-10-2023 by Shri ASIT GHOSH, PARTNER, SWAPNANIR DEVELOPERS (Partnership Firm), KASHINATHPUR, City:- . P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Identified by Shri JAGADISH CHANDRA KARMAKAR, . . Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O. NOAPARA, Thana: Barasat, . North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-10-2023 by Smt MUNMUN GHOSH, PARTNER, SWAPNANIR DEVELOPERS (Partnership Firm), KASHINATHPUR, City:- . P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Identified by Shri JAGADISH CHANDRA KARMAKAR, . . Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O. NOAPARA, Thana: Barasat, . North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Signature

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS

North 24-Parganas, West Bengal

On 30-10-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,053.00/- (B = Rs 15,000.00/- ,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 15,021/- Description of Online Payment-using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/10/2023 11:49AM with Govt. Ref. No: 192023240262914298 on 17-10-2023, Amount Rs: 15,021/-, Bank: SBI EPay (SBIePay), Ref. No. 3381777997640 on 17-10-2023, Head of Account 0030-03-104-001-16

Dilip Kumar Mondal

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS

North 24-Parganas, West Bengal

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,053.00/- (B = Rs 15,000.00/- ,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 15,021/- Description of Online Payment-using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/10/2023 11:49AM with Govt. Ref. No: 192023240262914298 on 17-10-2023, Amount Rs: 15,021/-, Bank: SBI EPay (SBIePay), Ref. No. 3381777997640 on 17-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3645, Amount: Rs.5,000.00/-, Date of Purchase: 16/10/2023, Vendor name: Subrata Chatterjee

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/10/2023 11:49AM with Govt. Ref. No: 192023240262914298 on 17-10-2023, Amount Rs: 2,021/-, Bank: SBI EPay (SBIPay), Ref. No. 3381777997640 on 17-10-2023, Head of Account 0030-02-103-003-02

Signature

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3645, Amount: Rs.5,000.00/-, Date of Purchase: 16/10/2023, Vendor name: Subrata Chatterjee

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Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1525-2023, Page from 349386 to 349424
being No 152513452 for the year 2023.



Dilip

Digitally signed by Dilip Kumar Mondal
Date: 2023.11.06.13:35:00 -08:00
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 06/11/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.

(Dilip Kumar Mondal) 06/11/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.