

I-331/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 172655

Endorsement sheet and signature sheet
attached with the document are part of
the document.

Addl. Dist. Sub-Registrar
Chandabazar, Hooghly

31 JAN 2025

LAND OWNER AND DEVELOPER AGREEMENT

THIS LAND OWNER AND DEVELOPER AGREEMENT
made on this 31st day of **January, 2025**,

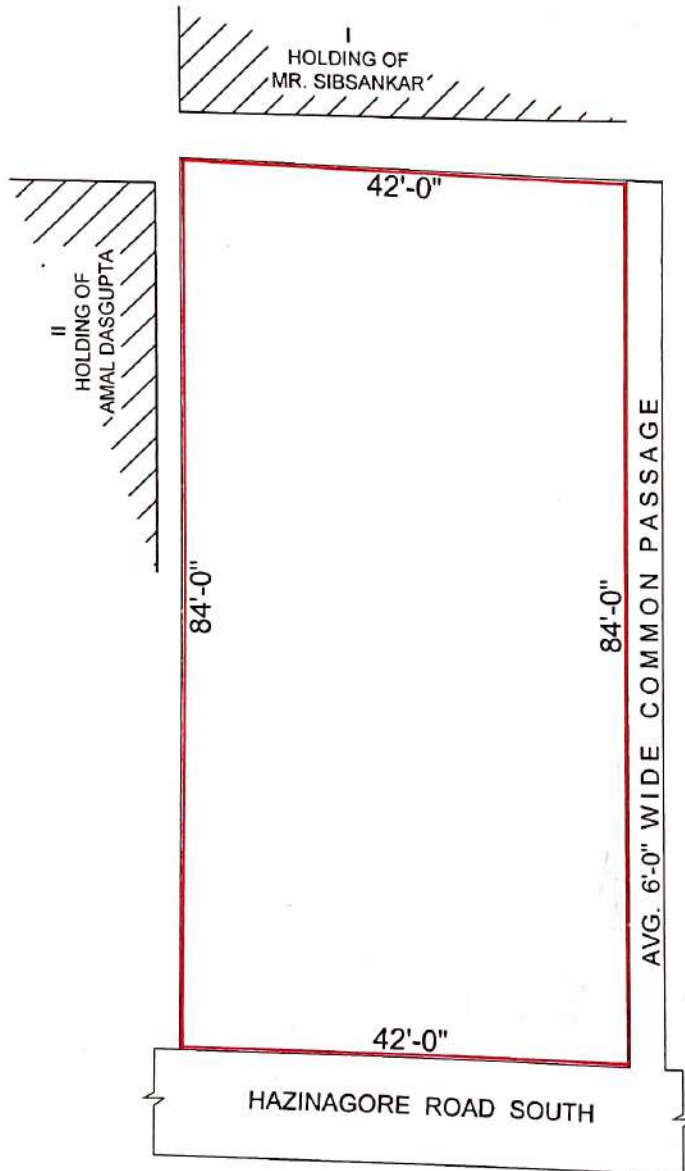
Contd...2

DEED PLAN

SCALE 1:100

DEED PLAN UNDER L.R. DAG NO.- 19, L.R. KHATIAN NO.- 3506, SHEET NO.- 22, J.L. NO:-1, MOUZA & P.S. -CHANDERNAGORE, WARD NO:- 23, HOLDING NO:-126, BOROUGH NO.- 4, AT HAZINAGAR ROAD (SOUTH), UNDER CHANDERNAGORE MUNICIPAL CORPORATION, DIST:-HOOGHLY.

AREA OF LAND :- 4KA.-13CH.- 20 S.FT. OR 0.080 ACRE (MORE OR LESS)



Krishnan Das
Sudipta Das (Subregistrar)
Sourajit Mukherjee

DRAWN BY
AS DIR.

Sudipta Das.
SUDIPTA D.A.S
Registered Planner
Chandernagore Municipal
Corporation
Registration No.-267

B E T W E E N

 **SRI KRISHNENDU DEY**, Son of Late Basudeb Dey, by occupation Business, by faith Hindu (Indian Citizen), Epic Card no. MNB3157542, PAN - AVBPD5374N, Aadhaar No. 5102 1189 6342, resident of Moran Road, Tematha Shibtala, P.O. Gondalpara, P.S. Chandannagar, District Hooghly, PIN 712137, hereinafter referred to as the **LAND OWNER** (*which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, successors, administrators, representatives and assigns*) of the **ONE PART**

A N D

"SIDDHI VINAYAK REALTORS", PAN - AFLFS5805F, having its office at Holding No. 186, Sitalatala, P.O. Khalisani, P.S. Bhadreswar, District Hooghly, PIN 712138, represented by its (1) **SRI SUBHRAJIT MUKHERJEE**, Son of Sri Gorachand Mukherjee, by occupation Business, by faith Hindu (Indian Citizen), Epic Card No. MNB2783223, PAN - AITPM5296M, Aadhaar No. 8687 1820 5664, resident of Bishalaxmitala, Champatala, P.O. Khalisani, P.S. Bhadreswar, District Hooghly, PIN 712138, (2) **SRI KRISHNENDU DEY**, Son of Late Basudeb Dey, by occupation Business, by faith Hindu (Indian Citizen), Epic Card no. MNB3157542, PAN - AVBPD5374N, Aadhaar No. 5102 1189 6342, resident of Moran Road, Tematha Shibtala, P.O. Gondalpara, P.S. Chandannagar, District Hooghly, PIN 712137 and (3) **SRI SOUMYAJIT MUKHERJEE**, Son of Sri Gorachand Mukherjee, by occupation Business, by faith Hindu



(Indian Citizen), Epic Card no. MNB3137155, PAN - ASJPM2236P, Aadhaar No. 6361 9293 1074, resident of Bishalaxmitala, Champatala, P.O. Khalisani, P.S. Bhadreswar, District Hooghly, PIN 712138, hereinafter referred to as the **DEVELOPER** (*which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to include its successors, administrators, representatives and assigns*) of the **OTHER PART**.

WHEREAS the property as describes in the schedule herein below originally belonged to Sailendra Nath Dey having right, title, interest and possession.

AND WHEREAS said Sailendra Nath Dey died on 09.01.2005 leaving behind his wife Bimala Bala Dey, four sons namely Narayan Chandra Dey, Ramkrishna Dey, Shyam Sundar Dey, Basudeb Dey and three daughters namely Lekha Paul, Chabi Kundu, Prativa Seth having right, title, interest and possession.

AND WHEREAS thereafter said Bimala Bala Dey died on 01.04.2014 leaving behind four sons namely Narayan Chandra Dey, Ramkrishna Dey, Shyam Sundar Dey, Basudeb Dey and three daughters namely Lekha Paul, Chabi Kundu, Prativa Seth having right, title, interest and possession.

AND WHEREAS thereafter said Shyam Sundar Dey died on 27.11.2018 leaving behind his wife namely Mousumi Dey as his only legal heirs. Be it mentioned here that the entitlement of Shyam Sundar Dey, since deceased to the extent of 1/7th share



over the property as describe in the schedule herein below devolved upon said Mousumi Dey.

AND WHEREAS said Prativa Seth died on 01.01.2019 leaving behind her husband namely Nemai Chandra Sett and two daughters Moumita Kundu and Arpita Seth. Be it mention here that the entitlement of Prativa Seth since deceased to the extent of $1/7^{\text{th}}$ share over the property as describe in the schedule herein below devolved upon Nemai Chandra Sett, Moumita Kundu and Arpita Seth.

AND WHEREAS said Basudeb Dey died on 04.09.2020 leaving behind his wife Sandhya Dey and only son Krishnendu Dey as his legal heirs. Be it mentioned here that the entitlement of Basudeb Dey, since deceased to the extent of $1/7^{\text{th}}$ share over the property as describe in the schedule herein below devolved upon Sandhya Dey and Krishnendu Dey.

AND WHEREAS thereafter Narayan Chandra Dey, Ramkrishna Dey, Mousumi Dey (Wife of Late Shyam Sundar Dey), Sandhya Dey (Wife of Late Basudeb Dey), Krishnendu Dey (Son of Late Basudeb Dey), Lekha Paul, Chabi Kundu, Nemai Chandra Sett, Moumita Kundu, Arpita Seth have become the joint owners of the property as describe in the schedule herein below.

 **AND WHEREAS** thereafter said Lekha Paul, Chabi Kundu, Nemai Chandra Sett, Arpita Seth, Moumita Kundu transferred their respective shares over the property as describe in the schedule herein below measuring about 0.0343 acre approximately in favour of Narayan Chandra Dey, Ramkrishna

Dey, Mousumi Dey, Sandhya Dey and Krishnendu Dey, by way of a Deed of Gift being no. 060110578 for the year 2023, registered in Book No. I, Volume No. 0601-2023, Page from 195995 to 196020 registered at D.S.R. I Hooghly.

AND WHEREAS thereafter said Narayan Chandra Dey, Ramkrishna Dey, Mousumi Dey, Sandhya Dey and Krishnendu Dey, have become the joint owners of the property as describe in the schedule herein below.

AND WHEREAS thereafter Narayan Chandra Dey, Ramkrishna Dey, Mousumi Dey, Sandhya Dey transferred their respective share over the property as describe in the schedule herein below in favour of Krishnendu Dey, the **LAND OWNER** herein by way of a Deed of Gift being no. 060100674 for the year 2024, registered in Book No. I, Volume No. 0601-2024, Pages from 17904 to 17924 registered at D.S.R. I Hooghly.

AND WHEREAS said Krishnendu Dey i.e. the **LAND OWNER** herein became the absolute owner of the property as describe in the schedule herein below having right, title, interest and possession.

AND WHEREAS thereafter said Krishnendu Dey, the **LAND OWNER** herein mutated his name in the L.R. Record of Rights and also recorded his name in the Assessment Record of Chandernagore Municipal Corporation and thereby paying rents and taxes to the respective authorities.

AND WHEREAS the **LAND OWNER** herein applied for the conversion of the land in respect to the property as described



in the schedule herein below from Bagan to Bastu which was subsequently approved by the concern authority vide Certificate of Conversion being Memo No. IX-2/240/SNG/(KHA)/2024 dated 09.07.2024.

AND WHEREAS the **LAND OWNER** herein with an intention to construct a building or multi-storied building over the said property specifically as mentioned in the schedule herein below approached the **DEVELOPER**.

AND WHEREAS the **DEVELOPER** having experience in developing lands and constructing multi-storied buildings, apartments, flats etc., agreed to develop the said land for promoting, developing and constructing multi-storied building, apartment with an object of selling different kinds of self-contained residential flats or units and shops according to the sanctioned plan as approved by the appropriate Office of Chandernagore Municipal Corporation agreed to develop the said land as per the sanctioned plan being Building Permit No. SWS-OBPAS/1806/2024/0515 dated 27.09.2024, as describe in the schedule herein below and as specifically demarcated and delineated in the map annexed herewith with "**RED**" colour, upon certain terms and conditions as follows:

 **NOW THESE PRESENTS WITNESSETH** and the parties hereby agree as follows:-

A. The **LAND OWNER** has declared and assured that the said plot of land is neither excess vacant land under any provision nor the same is adversely hit or affected by the provisions of the

West Bengal Land Reforms Act or of the Urban Land (Ceiling & Regulation) Act in any manner whatsoever and the **LAND OWNER** is entitled to deal therewith freely in the manner to be decided by the **LAND OWNER** himself.

B. The **LAND OWNER** having proposed, the **DEVELOPER** has accepted the proposals for overall development of the area of land and for construction of different specification therein in the vicinity of Hazinagar Road (South).

C. The **LAND OWNER** being desirous of having his said plot of land developed as such put in and used on the terms, conditions, and proposals of the **DEVELOPER**, has agreed to join the **DEVELOPER**, and put his said plot of land at the disposal of the building and development project thereof.

D. The **DEVELOPER** shall be entitled to negotiate with the intending purchaser of the proposed buildings, apartments, flats etc., and for the sake of convenience and for bringing up most suitable and commercially viable construction thereon except the portion belonging to the Owner's Allocation.

 **E.** The **LAND OWNER** has thus and therefore agreed to develop the plot of land as mentioned in the schedule herein below for sale to the intending purchasers of the proposed buildings, apartments, flats etc., wherein the **DEVELOPER** shall construct or cause to be constructed the proposed buildings, apartments, flats, units etc., by entering into construction agreement with the intending purchaser(s), if any.

F. It has been agreed by the parties hereto that the **DEVELOPER** shall incur all costs, charges, and expenses for the negotiation with the intending purchasers as also for the development and completion of the said project and shall generally be responsible for undertaking the said work (hereinafter called the **DEVELOPMENT WORK**). The **LAND OWNER** shall neither be required nor be called upon by the **DEVELOPER** to pay or contribute to the fund, requirement of the **DEVELOPER** for the development and/or construction of the said project.

G. The **DEVELOPER** shall be accountable for proper execution of the **DEVELOPMENT WORK** over the schedule mentioned plot of land.

H. The parties hereto are desirous recording the said mutually agreed terms and conditions.

AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

1. The **LAND OWNER** having been agreed to entrust the **DEVELOPER** about the development of the land as mentioned in the schedule herein below and construction of the four storied building or apartment over the said land as mentioned in the schedule herein below and in connection therewith, authorizing the **DEVELOPER** to exercise the rights, powers, privileges, and benefits of the **LAND OWNER**.

2. The **LAND OWNER'S** allocation shall mean and include the entire Second Floor of the Multi storied Building to be constructed as per sanction plan upon the property as

described in the schedule herein below and Rs.15,00,000/-
(Rupees Fifteen Lakh) only as per memo of consideration given
herein under.

3. The **DEVELOPER** allocation shall mean and include all other portions save and except the **LAND OWNER'S** portions.

4. The **DEVELOPER** shall in terms hereof take symbolic possession of the said land as describe in the schedule herein below and hold the same for and/or on behalf of the **LAND OWNER** and/or in the name of the **LAND OWNER** for the purposes of development and construction in terms hereof and simultaneously with the execution of this agreement and shall retain the same until the said project is fully developed constructed and completely sold out in terms of the proposed scheme framed by the **DEVELOPER**.

5. The **DEVELOPER** shall take all steps for the overall development, construction as per sanction plan for the said **DEVELOPMENT WORK** /project and selling out of the flats, shop rooms, units etc., of the said project at its own costs by deploying its men and material.

6. The **LAND OWNER** hereby agree to hand over the original documents to the **DEVELOPER** for the purpose stated in the agreement at the time of signing this Agreement. In the event of the cancellation of this agreement, the **DEVELOPER** shall return the original documents to the **LAND OWNER** without any prejudice, reservation or any monetary sum payable to the **DEVELOPER** by the **LAND OWNER**.



7. The **LAND OWNER** has agreed and hereby authorizes the **DEVELOPER** to any acts lawfully and related to the **DEVELOPMENT WORK** as the **DEVELOPER** would find convenient and commercially viable for the construction of the said **DEVELOPMENT WORK** thereon as proposed in the scheme framed by the **DEVELOPER**.

8. Under the scheme framed and/or proposals made by the **DEVELOPER**, the **LAND OWNER** shall hereby authorize the **DEVELOPER** to sell the flats, shop rooms, units etc., of the said construction to be made over the land as describe in the schedule herein below or such portion thereof as may be decided by the **DEVELOPER**, upon amalgamation / separation / subdivision, thereof at any time hereafter save and except the allocation of the **LAND OWNER**.

9. The **DEVELOPER** / its nominee(s), assign(s), executors and / or representatives shall, if considered, enter into agreement with the intending purchaser(s) and shall construct and/or shall cause to be constructed thereon the said **DEVELOPMENT WORK** in terms of the agreement to be entered into by the **DEVELOPER** / its nominee(s), assign(s), executor(s) and / or representative(s) with the intending purchaser(s). Be it mentioned here that the **DEVELOPER** shall collect and or receive the earnest money from the intending purchaser or even from the purchaser.



10. The **DEVELOPER** is expected to complete the construction of the proposed **DEVELOPMENT WORK** in any event within a

period of 3½ (Three and Half) Years from the date of this Development Agreement in respect to the property as described in the schedule herein below. Failure to do so will require the **DEVELOPER** to compensate the **LAND OWNER** in accordance with the prevailing **WBRERA** norms. This clause shall remain binding subjected to the restrictions affected by the act of God and or other statutory act.

11. The **DEVELOPER** shall not perform any unlawful act over the schedule mentioned property or in connection with the said property and the **LAND OWNER** shall not be liable for that in any manner whatsoever.

12. The **DEVELOPER** shall not claim any sum of money from the **LAND OWNER** in lieu of any cost incurred by the **DEVELOPER** for the development and construction of the said **DEVELOPMENT WORK**.

13. For the purpose of development of the said **DEVELOPMENT WORK** / project, the **DEVELOPER** shall be entitled to enter into agreements for transfer by way of sale, agreement for sale and/or otherwise with intending buyers/purchaser(s) and to receive the earnest and/or consideration money in respect thereof without any interference by or on behalf of the **LAND OWNER**.

14. The **DEVELOPER** shall be entitled to transfer by way of sale, agreement for sale and/or otherwise dispose of the flats, units etc., as developed in the **DEVELOPMENT WORK** or any portion thereof except the portion belonging to the **OWNER'S**.

ALLOCATION, to the intending buyers and the **LAND OWNER** shall for the said purpose grant and execute a registered General Power of Attorney in favour of the **DEVELOPER**.

15. The **LAND OWNER** shall execute and deliver such further and other papers, deeds and documents, as and when desired by the **DEVELOPER** in such form and manner as may be decided and notified by the **DEVELOPER**, from time to time.

16. The **LAND OWNER** state, declare and confirm that all acts and deeds done, executed and performed by the **DEVELOPER** in pursuance hereof or in pursuance of the formal development agreement to be executed by the parties hereto, in connection with the development of the said **DEVELOPMENT WORK** / project shall be binding at all times hereafter on the **LAND OWNER** and the **LAND OWNER** covenant to ratify the same as and when called upon to do so.

17. The **LAND OWNER** hereby confirms and declares that the **LAND OWNER** shall not transfer, sell, mortgage, encumber and/or deal within any manner with the said plot of land as describe in the schedule herein below in any manner whatsoever so as to prejudice, affect or hamper the said **DEVELOPMENT WORK** / project performed by the said **DEVELOPER**. The **DEVELOPER** hereby confirms and declares that the **DEVELOPER** shall not mortgage or encumber the **LAND OWNER'S** Allocation. The **LAND OWNER** hereby again confirms and declares that this agreement shall be inoperative if the **LAND OWNER** herein and the **DEVELOPER** herein entered into

any other type of agreement in connection with the said **DEVELOPMENT WORK** over the land as mentioned in the schedule herein below.

18. It is also mutually agreed that this agreement has been or is being entered into irrevocably and the **LAND OWNER** shall not be entitled in any manner to rescind or cancel this agreement or any of its provisions unless the **DEVELOPER** act unlawfully. Provided further, however that in case the **DEVELOPER** decide to abandon the said **DEVELOPMENT WORK** / project then the **LAND OWNER** shall be entitled to receive possession of the said plot of land as mentioned in the schedule herein below, free from all encumbrances, charges, claims, demands, liens etc., upon adjustment of the amounts which may have by then been paid by the **DEVELOPER** to the **LAND OWNER**.

19. The parties hereto shall indemnify and/or keep each other saved, harmless and indemnified against all losses, claims, demands, costs, damages proceedings, charges, and expenses which any of the parties hereto may suffer in respect of any acts, deeds, matters, or thing done or any omission made by the other party and/or anything arising in connection therewith.

20. The **LAND OWNER** at any time hereinafter as and when may be so directed by the **DEVELOPER**, grant a General Power of Attorney to the **DEVELOPER** or in favour of its nominee or nominees or representative for the purpose of the development of the said **DEVELOPMENT WORK** / project and shall grant such



further powers and authorities as may be required from time to time to enable the **DEVELOPER** to proceed and complete the said project.

21. The **LAND OWNER** declares that the **LAND OWNER** has examined and verified the terms herein and proposals made by the **DEVELOPER** for the development of the said **DEVELOPMENT WORK** / project over the land or property as describe in the schedule herein below and the **LAND OWNER** herein is fully satisfied with the same including the provisions made with regard thereto by the **DEVELOPER** as also with the responsibilities of the parties mentioned and described herein.

22. The **LAND OWNER** shall sign execute and deliver all such deeds, documents papers and do all such lawful acts deeds and things as may be required from time to time and co-operate with the **DEVELOPER** for the purpose of the said **DEVELOPMENT WORK** / project.

THE SCHEDULE ABOVE REFERRED TO :
(LAND)

District and District Sub-registrar Office Hooghly, Additional District Sub Registry Office Chandannagore, P.S. and Mouza Chandannagore, J.L. No. 1, Sheet No. 22, R.S. Dag corresponding to L.R. Dag No. 19, L.R. Khatian No. 3506, Bastu Land, measuring about 4 (Four) Cottahs 13 (Thirteen) Chittaks 20 Sq.ft or 0.080 acre (more or less) situated at Hazinagore Road (South), Ward No. 23, Holding No. 126, under Chandannagore Municipal Corporation as specifically demarcated and

delineated in the map annexed herewith with "**RED**" colour. The Map annexed herewith is the part and parcel of this Agreement.

The property is butted and bounded by: -

ON THE NORTH : Hazinagore Road (South).
ON THE SOUTH : Holding of Mr. Shibshankar.
ON THE EAST : Property of Amal Dasgupta.
ON THE WEST : 6' feet wide Common Passage.

MEMO OF CONSIDERATION

Received a sum of Rs.15,00,000/- (Rupees Fifteen Lakh) only in the following manners in front of the following witnesses :

Sl.	Cheque No.	Bank	Branch	Amount
1.	000001	IFSC	CHANDANNAGAR	5,00,000/-
2.	000002	IFSC	CHANDANNAGAR	5,00,000/-
3.	000003	IFSC	CHANDANNAGAR	2,50,000/-
4.	000004	IFSC	CHANDANNAGAR	2,50,000/-

IN WITNESSES WHEREOF the **LAND OWNER** and the **DEVELOPER** have hereunder set subscribes their respective hands and seals on the day, month and year first above mentioned.




SIGNATURE OF THE LAND OWNER

1. *Akhya (Sukhyat Mukhyar)*
2. *1. Krishnakumar Singh*
3. *Souryashit Mukherjee*

SIGNATURE OF THE DEVELOPER

SIGNED, SEALED AND DELIVERED

in Presence of witnesses:

1. *Pradyas
Chandra car*
2. *Rakesh Mandal
car count*

DRAFTED BY ME

Rathin Kumar
En No. W.B. 915/1999.

ADVOCATE

TYPED BY ME

KR

TYPIST

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা



স্বাক্ষর

(Signature)
(Subhjit Mukherjee)

বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)

ডানহাতের আঙ্গুল-এর ছাপ (টিপ)

	কনিষ্ঠা	কনিষ্ঠা	
	অনামিকা	অনামিকা	
	মধ্যমা	মধ্যমা	
	তর্জনী	তর্জনী	
	বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	

ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা



স্বাক্ষর

(Signature)
Krishnendu Dey

বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)

ডানহাতের আঙ্গুল-এর ছাপ (টিপ)

	কনিষ্ঠা	কনিষ্ঠা	
	অনামিকা	অনামিকা	
	মধ্যমা	মধ্যমা	
	তর্জনী	তর্জনী	
	বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

ক্রেতা/বিক্রেতা/দাতা/গ্রহীতা				
 Soumyajit Mukherjee	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
		অনামিকা	অনামিকা	
		মাধ্যমা	মাধ্যমা	
		তৃত্বী	তৃত্বী	
		বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	

ক্রেতা/বিক্রেতা/দাতা/গ্রহীতা				
 ফটো	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
		অনামিকা	অনামিকা	
		মাধ্যমা	মাধ্যমা	
		তৃত্বী	তৃত্বী	
		বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	



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



192024250381096998

GRN Details

GRN:	192024250381096998	Payment Mode:	SBI Epay
GRN Date:	29/01/2025 16:50:07	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6457711797517	BRN Date:	29/01/2025 16:51:29
Gateway Ref ID:	CHS3641402	Method:	State Bank of India NB
GRIPS Payment ID:	290120252038109698	Payment Init. Date:	29/01/2025 16:50:07
Payment Status:	Successful	Payment Ref. No:	2000261347/3/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SUBHRAJIT MUKHERJEE
Address:	BHADRESWAR
Mobile:	9836892208
Period From (dd/mm/yyyy):	29/01/2025
Period To (dd/mm/yyyy):	29/01/2025
Payment Ref ID:	2000261347/3/2025
Dept Ref ID/DRN:	2000261347/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000261347/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	2001
2	2000261347/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	15007
Total				17008

IN WORDS: SEVENTEEN THOUSAND EIGHT ONLY.

PAID

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD MNB3137155
পরিচয় পত্র



Elector's Name Soumajit Mukherjee

নির্বাচকের নাম সৌমজিৎ মুখার্জী

Father's Name Gorachand Mukherjee

পিতার নাম গোরাচাঁদ মুখার্জী

Sex

লিঙ্গ

Age as on 1.1.2006

১.১.২০০৬ এ বয়স

M
19

১৯

Soumajit Mukherjee

Address:
Bishalakshmitala Ward No - 9 Bhadreswar Hooghly
712138

ঠিকানা:
বিশালক্সমিতলা ওয়ার্ড নং - ৯ ভদ্রেস্বর হুগলী ৭১২১৩৮

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অফিসার

Assembly Constituency: 182-Chandannagore

বিধানসভা নির্বাচন কেন্দ্র: ১৮২-চন্দানগর

District: Hooghly

Date: 13.03.2006

তারিখ: ১৩.০৩.২০০৬



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

MNB3157542

পরিচয় পত্র



Elector's Name Krishnendu Dey

নির্বাচকের নাম কৃষ্ণেন্দু দে

Father's Name Basudeb Dey

পিতার নাম বাসুদেব দে

Sex M

লিঙ্গ পুং

Age as on 1.1.2006 19

১.১.২০০৬ এ বয়স ১৯

Address:

Moran Road Ward No - 23 Chandannagore Hooghly
712137

ঠিকানা:

মরান রোড ওয়ার্ড নং - ২৩ চন্দননগর হুগলী ৭১২১৩৭

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারক

Assembly Constituency: 182-Chandernagore

বিধানসভা কেন্দ্র : ১৮২-চন্দননগর

District: Hooghly জেলা: হুগলী

Date: 09.03.2006 তারিখ: ০৯.০৩.২০০৬

Krishnendu Dey



ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
নির্বাচকের সচিব পরিচয় পত্র Elector's Photo Identity Card



MNB2783223



নাম: শুভ্রজিৎ মুখার্জী
Name: Subhrajit Mukherjee
পিতার নাম: গোরাচাঁদ মুখার্জী
Father's Name: Gorachand Mukherjee
লিঙ্গ / Gender: পুরুষ / Male
জন্ম তারিখ / বয়স:
Date of Birth / Age: 42



MNB2783223



(Subhrajit Mukherjee)

(Signature)



MNB2783223

ঠিকানা: N0106, বিশালাক্ষমিতা(আংশিক), চন্দননগর, হুগলী, পশ্চিমবঙ্গ - 712133

Address: N0106, BISHALAKSHMITALA (PARTLY), CHANDANNAGAR, HOOGHLY, WEST BENGAL - 712133

নির্বাচন নিবন্ধন অধিকারিক, 189 - চন্দননগর
Electoral Registration Officer, 189 - Chandannagar
Issue Date: 20-08-2024

গুরুত্বপূর্ণ নোট
1) প্রতি নির্বাচনের আগে, আপনার নাম তালিকাতে আছে কিনা তা নিশ্চিত করুন।
Before every election, please check that your name exists in current electoral roll.
2) এটি নির্বাচনের জন্যেই বৈধ।
This card is not a proof of age except for purpose of Election.

Major Information of the Deed

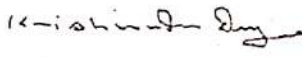
Deed No :	I-0604-00331/2025	Date of Registration	31/01/2025
Query No / Year	0604-2000261347/2025	Office where deed is registered	
Query Date	27/01/2025 3:49:21 PM	A.D.S.R. CHANDANNAGAR, District: Hooghly	
Applicant Name, Address & Other Details	Krishnendu Dey Moran Road, Tematha Shibhala, Thana : Chandannagar, District : Hooghly, WEST BENGAL, PIN - 712137, Mobile No. : 9836892208, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
	Rs. 35,52,760/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,001/- (Article:48(g))	Rs. 15,007/- (Article:E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Hazinagar North Road, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-22, , Ward No: 23, Holding No:126 JI No: 1, Pin Code : 712136

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-19 (RS :-19)	LR-3506	Bastu	Bastu	4 Katha 13 Chatak 20 Sq Ft		35,52,760/-	Property is on Road Adjacent to Metal Road,
Grand Total :					7.9865Dec	0/-	35,52,760/-	

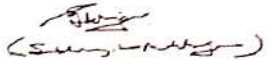
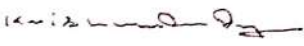
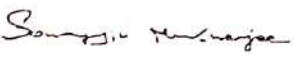
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Krishnendu Dey (Presentant) Son of Late Basudeb Dey Executed by: Self, Date of Execution: 31/01/2025 , Admitted by: Self, Date of Admission: 31/01/2025 ,Place : Office		 Captured	
		31/01/2025	LTI 31/01/2025	31/01/2025
Moran Road, Tematha Shibhala, City:- Chandannagar, P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: AVxxxxxx4N, Aadhaar No: 51xxxxxxxx6342, Status :Individual, Executed by: Self, Date of Execution: 31/01/2025 , Admitted by: Self, Date of Admission: 31/01/2025 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Siddhi Vinayak Realtors 186, Sitalatala, City:- Bhadreswar, P.O:- Khalisani, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712138 Date of Incorporation:XX-XX-2XX4 , PAN No.:: afxxxxxx5f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Subhrajit Mukherjee Son of Mr Gorachand Mukherjee Date of Execution - 31/01/2025, , Admitted by: Self, Date of Admission: 31/01/2025, Place of Admission of Execution: Office	 Jan 31 2025 1:05PM	 Captured LTI 31/01/2025	 31/01/2025
	Bishalaxmitala, Champatala, City:- Bhadreswar, P.O:- Khalisani, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712138, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: Alxxxxxx6M, Aadhaar No: 86xxxxxxxx5664 Status : Representative, Representative of : Siddhi Vinayak Realtors (as Partner)			
2	Name	Photo	Finger Print	Signature
	Mr Krishnendu Dey Son of Late Basudeb Dey Date of Execution - 31/01/2025, , Admitted by: Self, Date of Admission: 31/01/2025, Place of Admission of Execution: Office	 Jan 31 2025 1:07PM	 Captured LTI 31/01/2025	 31/01/2025
	Moran Road, Tematha Shibtala, City:- Chandannagar, P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: AVxxxxxx4N, Aadhaar No: 51xxxxxxxx6342 Status : Representative, Representative of : Siddhi Vinayak Realtors (as Partner)			
3	Name	Photo	Finger Print	Signature
	Mr Soumyajit Mukherjee Son of Mr Gorachand Mukherjee Date of Execution - 31/01/2025, , Admitted by: Self, Date of Admission: 31/01/2025, Place of Admission of Execution: Office	 Jan 31 2025 1:07PM	 Captured LTI 31/01/2025	 31/01/2025
	Bishalaxmitala, Champatala, City:- Bhadreswar, P.O:- Khalisani, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712138, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: ASxxxxxx6P, Aadhaar No: 63xxxxxxxx1074 Status : Representative, Representative of : Siddhi Vinayak Realtors (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pradip Das Son of Upen Das Chandannagar Court, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136		 Captured	
	31/01/2025	31/01/2025	31/01/2025
Identifier Of Mr Krishnendu Dey, Mr Subhrajit Mukherjee, Mr Krishnendu Dey, Mr Soumyajit Mukherjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Krishnendu Dey	Siddhi Vinayak Realtors-7.98646 Dec

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Hazinagar North Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-22, , Ward No: 23, Holding No:126 JI No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 19, LR Khatian No:- 3506	Owner:কৃষ্ণেন্দু দে, Gurdian:বাসুদেব , Address:নিজ , Classification:বাগান, Area:0.08000000 Acre,	Mr Krishnendu Dey

Endorsement For Deed Number : I - 060400331 / 2025

On 31-01-2025

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 11:55 hrs on 31-01-2025, at the Office of the A.D.S.R. CHANDANNAGAR by Mr Krishnendu Dey ,Executant.

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 35,52,760/-

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

Execution is admitted on 31/01/2025 by Mr Krishnendu Dey, Son of Late Basudeb Dey, Moran Road, Tematha Shibhala, P.O: Gondalpara, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712137, by caste Hindu, by Profession Business

Indetified by Mr Pradip Das, , , Son of Upen Das, Chandannagar Court, P.O: Chandannagar, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 31-01-2025 by Mr Subhrajit Mukherjee, Partner, Siddhi Vinayak Realtors (Partnership Firm), 186, Sitalatala, City:- Bhadreswar, P.O:- Khalisani, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712138

Indetified by Mr Pradip Das, , , Son of Upen Das, Chandannagar Court, P.O: Chandannagar, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Execution is admitted on 31-01-2025 by Mr Krishnendu Dey, Partner, Siddhi Vinayak Realtors (Partnership Firm), 186, Sitalatala, City:- Bhadreswar, P.O:- Khalisani, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712138

Indetified by Mr Pradip Das, , , Son of Upen Das, Chandannagar Court, P.O: Chandannagar, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Execution is admitted on 31-01-2025 by Mr Soumyajit Mukherjee, Partner, Siddhi Vinayak Realtors (Partnership Firm), 186, Sitalatala, City:- Bhadreswar, P.O:- Khalisani, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712138

Indetified by Mr Pradip Das, , , Son of Upen Das, Chandannagar Court, P.O: Chandannagar, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,007.00/- (B = Rs 15,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 15,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/01/2025 4:51PM with Govt. Ref. No: 192024250381096998 on 29-01-2025, Amount Rs: 15,007/-, Bank: SBI EPay (SBlePay), Ref. No. 6457711797517 on 29-01-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,001/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7857, Amount: Rs.5,000.00/-, Date of Purchase: 29/01/2025, Vendor name: S MALLICK

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/01/2025 4:51PM with Govt. Ref. No: 192024250381096998 on 29-01-2025, Amount Rs: 2,001/-, Bank: SBI EPay (SBlePay), Ref. No. 6457711797517 on 29-01-2025, Head of Account 0030-02-103-003-02

Swagata Tarafdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0604-2025, Page from 9483 to 9510
being No 060400331 for the year 2025.



Digitally signed by SWAGATA TARAFDAR
Date: 2025.02.07 13:12:39 +05:30
Reason: Digital Signing of Deed.

(Swagata Tarafdar) 07/02/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.