

for the same in favour of the **OWNERS** and the same shall be handed over to the **OWNERS** after completion of the project as well as the complete the sale of the **DEVELOPER'S ALLOCATION** in presence of all the flat owners of the proposed building.

- (iv) The **OWNERS** shall take proper initiative to enjoy all easement rights upon the adjacent passage on which the entire project depends upon.
- (vi) Installation and connection cost/expenses of two individual electric meter for the new flats of the **OWNERS** shall be provided by the **DEVELOPER**.
- (vii) The **DEVELOPER** shall take entire financial liability of the proposed project to be done on the Premises and the **OWNERS** shall give full co-operation to the **DEVELOPER**.
- (viii) The **DEVELOPER** shall take all the precaution at the time of construction of the building on the Premises exclusively at her cost and for the same the **OWNERS** shall not be financially liable.
- (ix) In case of any accident or death of any labour during construction the **OWNERS** shall not take any financial liability for such unwanted accident or death but the **OWNERS** shall remain liable to prove their marketable title of their property.
- (x) After completion of the building the **DEVELOPER** shall hand over the Owners' Allocated portion i.e. Flat and Car Parking as mentioned in the **SCHEDULE-B** below and thereafter the **OWNERS** shall be the joint owners of Owners' Allocated portion and recorded their property in the record of K.M.C. and pay the necessary K.M.C. taxes in respect of their allocated portion. Besides the **OWNERS** shall have to pay the monthly maintenance in respect of their allocation whenever they shall get delivery of their Allocation from the **DEVELOPER** and also pay the necessary proportionate K.M.C. taxes till the date of individual mutation of their Flat and Car Parking Space





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is obtained. The **DEVELOPER** and or Intending Purchasers shall have to pay the necessary maintenance and proportionate taxes till the date of completion of mutation.

- (xi) During the pendency of this Agreement if any one of the **OWNERS** leave this material world rest **OWNERS** or their legal heirs shall have to abide by the terms and conditions of this Agreement without any objection and shall execute and register the Supplementary Agreement alongwith Power of Attorney in favour of the **DEVELOPER** for the promotion work.

8. JURISDICTION OF COURT AT THE TIME OF ANY LEGAL DISPUTE.

All courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta.

9. THE OWNERS HEREIN EXECUTES THE POWER OF ATTORNEY IN FAVOUR OF THE DEVELOPER HEREIN BELOW:

We, the **OWNERS** namely, **1(a) SMT. SHANTI PATWARI, (PAN-DIUPP2894A) (Aadhaar No.4713 1006 9128)**, wife of Late Bishnupada Patwari, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, **1(b) SRI SUDIPTA PATWARI, (PAN-DUWPP9891M) (Aadhaar No.7173 8508 0911)**, son of Late Bishnupada Patwari, by faith- Hindu, by Occupation- Business, by Nationality- Indian, **1(c) SRI SUSHANTA PATWARI, (PAN-DISPP2066Q) (Aadhaar No.9302 4591 8303)**, son of Late Bishnupada Patwari, by faith- Hindu, by Occupation- Business, by Nationality- Indian, all **1(a) to 1(c)** are all residing at Garfa Patwari Para, P.O. Haltu, P.S. Survey Park, Kolkata- 700078, **2 SRI BASUDEB PATWARY, (PAN-BGPPP6194L) (Aadhaar No.8053 4729 7745)**, son of Late Sailendra Nath Patwari, by faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at Garfa Patwari Para, P.O. Haltu, P.S. Survey Park, Kolkata- 700078, as the **PRINCIPALS** do hereby appoint "**M/S. A.D.**





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REALTORS", a Proprietorship Concern having its registered Office at 18/2, Kalikapur, Kalikapur Road, Mukundapur, P.O. Mukundapur, P.S. Survey Park, Kolkata - 700 099, represented by its Sole Proprietor, **SMT. ANUPAMA DWARIK**, (PAN – BFZPD1188K), (Aadhaar No. 2659 0017 3303), wife of Late Kanai Dwarik, by Religion – Hindu, by Occupation – Business, by Nationality- Indian, residing at 18/2, Kalikapur, Kalikapur Road, Mukundapur, P.O. Mukundapur, P.S. Survey Park, Kolkata - 700 099, as our lawful Attorney on our behalf to do the following acts in respect of our property as mentioned in the **SCHEDULE -A** below:

- i) To look after and manage the property on behalf of the **OWNERS/PRINCIPALS**.
- ii) To look after and to control all the affairs for the development or the said land and construction of a **Ground plus three storied building with lift facility** thereon on the said Premises as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the **OWNERS** all the Declaration Deeds or any other Declarations on the said Premises as mentioned in the **SCHEDULE** below property and register the such documents as per requirement for the interest of the proposed project.
- iii) To cause mutation of the Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and B.L. & L.R.O. and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on behalf of us and our attorney shall also sign and act for the conversion of the property as 'Bastu' nature,

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- iv) To sign, execute and submit all Development building Plans, revised plan, completion plan, Documents, Statements, Papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or alteration of sanctioned plan to be sanctioned by The Kolkata Municipal Corporation and/or any appropriate authority and other appropriate authorities on our behalf and to sign completion plan.
- v) To appear and represent on behalf of the **PRINCIPALS** *Le.* **LAND OWNERS** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal police, necessary Departments of Government of West Bengal, in connection with the sanction, modification and/or alteration of sanctioned building Plan for the above mentioned property and also for the interest of the proposed project and execute and sign all the papers related thereto.
- vi) To pay fees for obtaining the sanction, modification and such other orders and permissions from the necessary authorities on behalf of us as required for sanction, modification and/or alteration of the Development Plan and also to submit and take delivery of all type of, deeds concerning the said property and also take other 'papers and documents as may be required by the necessary authorities and 'appoint' engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as our Attorney shall think fit and proper.
- vii) To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
- viii) To develop the said property by making construction of such type of building or buildings thereon as per sanctioned building plan as our said Attorney may deem fit and proper and for that purpose to demolish and/or remove any

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house, building and/or structure of whatsoever nature standing in our property, as our said Attorney shall think fit and proper.

- ix) To apply for obtaining electricity-connection and main service line from CESC and to take telephone or other connections and also install electric transformer in the said property and /or to make alteration therein and to disconnect the same and for that purpose the Attorney shall sign, execute and submit all papers, applications, documents on our behalf and shall do all the acts and deeds on our behalf and our attorney shall execute and sign all the papers related thereto.
- x) That our Attorney shall sign all the plans on our behalf to be submitted before the concerned authority/authorities for the connection of water, drainage and sewerage in the said Premises and execute and sign all paper related thereto for the sanction of drainage and sewerage connection and also internal and external drainage drawing and also the connection of water in our said property shall do all such other acts, deeds and things as may be deemed fit and proper by our said Attorney on our behalf.
- xi) To apply for and obtain building materials from the concerned authorities for consumption of the proposed building to be erected on the said property as aforesaid and also to pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
- xii) To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as our said Attorney may deem fit and proper.

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- xiii) To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum only on the **DEVELOPER'S ALLOCATION** excluding the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE B** of this registered Development Agreement. The **DEVELOPER** shall do all the acts on the **Developer's Allocation** on our behalf.
- xiv) To collect advance or part payment or full consideration from the intending purchasers of flats, Car Parking Spaces etc. alongwith proportionate share of land and/or enter into Agreement for Sale on **Developer's Allocation** and to execute and register Deed of Conveyance, Deed of Rectification, and/or collect the I.G.R. and/or Deed from the registering authority on our behalf on the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE D** of the said registered Development Agreement excluding the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE B** of the said registered Development Agreement and grant receipt in favour of the interested persons/ persons who are interested to purchase and to take possession of the flat/flats and Car parking Space etc. in lieu of satisfactory consideration to be fixed by the Developer i.e. my Attorney.
- xv) To advertise in different news papers and display, hording in different places, and also to engage agency or agencies for selling and giving possession of the flats etc. on **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE D** of the said registered Development Agreement excluding the **LAND OWNERS' ALLOCATION** alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the **DEVELOPER'S ALLOCATION** to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.
- xvi) To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/space including proportionate land share on said **DEVELOPER'S ALLOCATION** of the said proposed building alongwith



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the proportionate share of land at the said Premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per said registered Development Agreement.

- xvii) To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- xviii) To receive part or full consideration sum against the entire **DEVELOPER'S ALLOCATION** from the intending purchasers and acknowledge the receipt of the same on behalf of the Land Owner.
- xix) To appear and represent me i.e. the Land Owner before any notary, Registrar of Assurances, District Sub-Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to sign and to execute the documents/deeds and present the same for registration and complete for registration and to acknowledge and register or have registered and performed any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration, and/or any kind of instruments writing executed and signed by our said Attorney in any manner after taking permission from the Authority concerned if it is required concerning the said property as per said registered Development Agreement in connection with the **DEVELOPER'S ALLOCATION** only.
- xx) To take necessary steps for registration of building or any part along with the proportionate share of land with the construction on Developer's Allocation represented by our Attorney as per said Development Agreement and to do all the acts and sign all the papers for installation of lift in the building.

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- xxi) To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
- xxii) To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf of or to be institute preferred by or any person or persons in respect of our said property.
- xxiii) To comprise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.
- xxiv) To sign, declare and/or affirm any plaint, written statements petitions, affidavits, verifications, vokatatnamas, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
- xxv) To deposit and withdraw free, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

AND GENERALLY TO act as our said Attorney in relation to all matters touching the said property and on our behalf to do all instruments, acts, nature, deeds and hings as fully and effectually as the Land Owner would do if we would personally present.

AND We as the Land Owners hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirmation and other works.

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SCHEDULE – 'A' ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)

ALL THAT piece and parcel of land measuring an area 494.46 (Four hundred Ninety four point four six) Sq.Mt. equivalent to 7 (Seven) Cottahs 6 (Six) Chittaks 12 (Twelve) Sq.ft. as per present physical measurement on which a Ground plus Three storied building with lift facility shall be erected by the DEVELOPER at her cost after sanction of the building plan and the entire land is situated and lying at **Mouza- Santoshpur, J.L. No. 22, R.S. No. 12, Touzi No. 151, comprising in R.S. Dag and L.R. Dag No.789, under R.S. Khatian No.501, corresponding to L.R. Khatian Nos. 1862, 1858, 1859 and 1143, within K.M.C. Ward No.104, K.M.C. Premises No. 382, Patwari Para, Assessee No.31-104-32-0717-2, formerly P.S. Kasba, the then P.S. Purba Jadavpur, presently P.S. Survey Park, Kolkata- 700 075** and entire property is butted and bounded by :

ON THE NORTH : Vacant Land of Garfa Mouza and 22, Eastern Park 2nd Road;

ON THE SOUTH : 20'-0" wide Hari Sadhan Patwari Road and 8'-0" wide Common Passage;

ON THE EAST : Vacant land;

ON THE WEST : 12'- 6" wide Road;

SCHEDULE – 'B' ABOVE REFERRED TO
(OWNERS' ALLOCATION)
TO BE OBTAINED FROM THE DEVELOPER

The OWNERS shall jointly get 45% (Forty Five) percent of the total complete sanction Flat area of the proposed building. Accordingly the OWNERS shall get entire First Floor consisting of three flats as per sanction plan and remaining flat area i.e. from Third Floor North-East side as per sanctioned building plan. It has also been decided that more or less area shall be decided and paid by each other on marketable price. The OWNERS shall also 45% of Car Parking Space on ground floor of the proposed building as per Developer's choice from the DEVELOPER herein. Beside the OWNERS have also received the sum of Rs.8,00,000/- (Rupees Eight Lac) only as





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non refundable advance from the **DEVELOPER** as described in the memo below. The **OWNERS** have acknowledged the receipt of the same. The **DEVELOPER** shall erect the entire building at her cost by providing therein all the common facilities as mentioned in the **SCHEDULE-C** below.

The **OWNERS** shall also enjoy the proportionate share of land together with the right of enjoyment of all the common amenities/facilities of the proposed building. This is called the **OWNERS' ALLOCATION**.

SCHEDULE – 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

Stair-case, common passage, water lines and water, electricity main line and its wiring, land and boundary wall, fixtures and fittings vacant spaces, roof, Lift, Lift Lobby, Lift well and mummy roof, stair and landings main gate and entrance and proportionate land, pump and motor, septic tank, water reservoir and water tank.

SCHEDULE – 'D' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT piece and parcel of rest 55% (Fifty five percent) sale proceeds i.e. on 55% of the sanction Flat area i.e. entire Second Floor flat area and entire Third Floor flat area excluding one flat on North-East side of the proposed building for the Owner and also get remaining 55% ground floor area excluding stair and lift area and owners' 45% Car Parking area of the building on ground floor and the **DEVELOPER** shall also enjoy the entire sale proceeds of the **Developer's Allocation**. The entire building shall be constructed by the **DEVELOPER** at her cost as per sanctioned building plan to be sanctioned by K.M.C. and also as per annexed specification. The **DEVELOPER** shall enjoy the undivided proportionate land share out of total land as mentioned in the **SCHEDULE-'A'** hereinabove alongwith the benefit of all the common facilities as mentioned in the **SCHEDULE – 'C'**





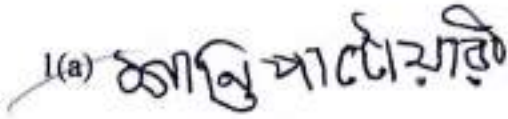
District Sub-Registrar IV
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15 NOV 1976

IN WITNESS WHEREOF the Parties have put their respective signature hereto the day, month and year first above written.

WITNESSES:

1. Abhijit Kumar Mishra
vill - Nij Meitane
P. o, Baltala
Dist - Purba Midnapur

1(a) 

1(b) Sudepli Patwari

1(c) Sushanta Patwar

2. 

SIGNATURE OF THE OWNERS

2. Madhurnita Chosh
252, Garfa Patwari Para
Kolkata 700018

M/S A. D. REALTORS

Anupama Dwivedi
Proprietor

SIGNATURE OF THE DEVELOPER

Read over, explained in Vernacular to the Parties and admitted to be correct and as per the instructions given by the parties, drafted by me and prepared in my chamber.



(DEBES KUMAR MISRA)
ADVOCATE [Enrollment No.F/364/329/1989]
HIGH COURT, CALCUTTA
Resi-cum-Chamber :69/1, Baghajatin
Place, Kolkata-700086
MOB. 9830236148 (D.K.M.),
9051446430 (Somesh),
9836115120 (Tapes)



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MEMO OF CONSIDERATION

RECEIVED the part non-refundable sum of Rs.8,00,000/- (Rupees Eight Lac only) from the within mentioned DEVELOPER in the manner following :-

Sl. No.	Cheque No.	Date	Bank's Name & Branch	Paid to	Amount (Rs.)
1.	675817	16.08.2021	State Bank of India, Jadavpur Stadium Branch	Owner No. 1(a)	Rs.2,00,000.00
2.	675818	16.08.2021	-Do-	Owner No.1(b)	Rs.1,00,000.00
3.	675819	16.08.2021	-Do-	Owner No.1(c)	Rs.1,00,000.00
4.	675816	16.08.2021	-Do-	Owner No.2	Rs.4,00,000.00
Total :					Rs. 8,00,000.00

(Rupees Eight Lac only).

WITNESSES :

1. Abhijit Kumar Meshra
with Vijay Maitane
P.O. Bettale
Dist - Purnea, Bihar

1(a) कान्हो पाटील

1(b) Sudeep Patil

1(c) Sushanta Patil

2. Madhusmita Ghosh

2. Parvati Patil

299, Garifa Patilwadi Para
Kolkata 700178

SIGNATURE OF THE OWNERS



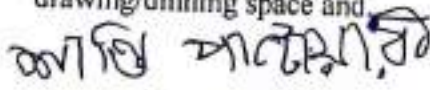


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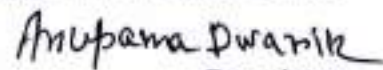
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SCHEDULE OF WORK
(SPECIFICATION OF THE BUILDING CONSTRUCTION)

- A. **Number of Floors** : Ground Plus three Storied building with Lift facility.
- B. **General** : The building shall be R.C.C. framed structured design of Architect and according to sanctioned Building Plan.
- C. **Brick Work** : 200mm. Thickness Brick work shall be done on outside walls with First class bricks in Cement and Morter (1:6) 75/125 mm. Thick inside partition walls between the Flats with first class brick wall be done in Cement Morter (1:4) as necessary.
- D. **Flooring skirting** : All room, verandah and kitchen will be laid tiles, Granaite top kitchen slab in kitchen and upto 2' ft height. Glazed tiles over kitchen slab. In toilets ceramic tiles floor and dado upto 5'-6" height.
- E. **Plastering** : The outer side, inner side and the ceiling plaster of the building will be of standard thickness and plaster of paris to be provided in bed rooms, living room, toilet, kitchen, and verandah.
- F. **Doors and Windows** : All doors of the flat would be of Commercial flash door with necessary standard fittings, Window-Aluminium sliding windows with glass panels and fittings with Grills.
- G. **Toilets and Kitchen** : Toilet:
 - i) European White Comode with Cistern and one tap.
 - ii) Shower with two taps shall be provided.**Kitchen/Dining** : One Steel Stone sink, one taps, Granaite kitchen top slab, wash basin.
- H. **Stair case room and Railings** : Staircase room will be provided as per design and sanctioned plan M.S. Railings from ground floor to top floor with height upto 2'-6".
- I. **Electrical Installations** : (i) Two light points, one fan point, one plug point in drawing/dinning space and


 Sudeep Patil
 Sushobh Patil
 Bharat Patil

M/S A. D. REALTORS


 Anupama Dwanik
 Proprietor



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- ii) One fan point, two light points and one plug point in bed room.
- iii) One light point and one exhaust point in toilet and kitchen.
- iv) Concealed wiring with Copper wire (Finolex/Havells make) and standard switch will be provided.

J. **Extra work** : All extra works other than the standard specification shall be entertained by the Builder and charged at a rate as would be decided by the Builder before starting of the said extra work. No outside contractor will be allowed to execute the said extra work till the possession of the Flat is obtained by the Purchasers on payment of consideration money in full. Entire payments towards such extra work shall have to be made in full before proceeding with the said extra work and any cost of such extra work shall not be adjusted in the event the Owner/Purchasers change the specification as would be provided by the Developer.

K. **Water Supply :**

- i) Overhead reservoir (PVC) will be provided at the top floor of the building through Kolkata Municipal Corporation, Water Supply.
- ii) Connected internal lines as necessary in Kitchen, toilet and suitable electrical pump with motor will be installed in the Ground floor to deliver water to overhead reservoir from ground floor reservoir.

It is noted that if any extra work is done as per the desire of the OWNER, for such extra work, the OWNER shall pay the necessary cost to the DEVELOPER.

સુદીપી પાટોલ

Sudipali Patowal

Sushah Patowal

Barinder Patowal

M/S A. D. REALTORS

Anupama Dwanik
Proprietor



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left hand					
right hand					

Name SHANTI PATWARI

Signature शान्ति पाटवारी



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Name SUDIPTA PATWARI

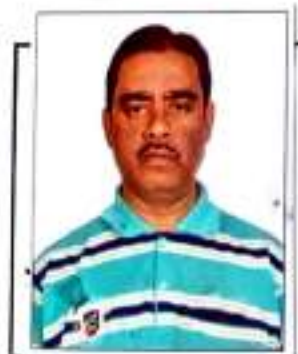
Signature Sudipta Patwari



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right hand					

Name SUSHANTA PATWARI

Signature Sushanta Patwari



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Name BASUDEB PATHARY

Signature Basudeb Pathary



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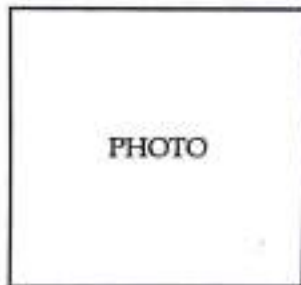
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Name... ANUPAMA

Signature Anupama Dwanik



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Name

Signature



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Name

Signature



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Floor, South 24 Bangalore

15 MAY 2024



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



192024250047257038

GRN Details

GRN: 192024250047257038 Payment Mode: SBI Epay
GRN Date: 15/05/2024 08:36:09 Bank/Gateway: SBICPay Payment Gateway
BRN : 4047161979237 BRN Date: 15/05/2024 08:36:28
Gateway Ref ID: 241369587580 Method: HDFC Retail Bank NB
GRIPS Payment ID: 150520242004725702 Payment Init. Date: 15/05/2024 08:36:09
Payment Status: Successful Payment Ref. No: 2001195395/2/2024
[Query No*/Query Year]

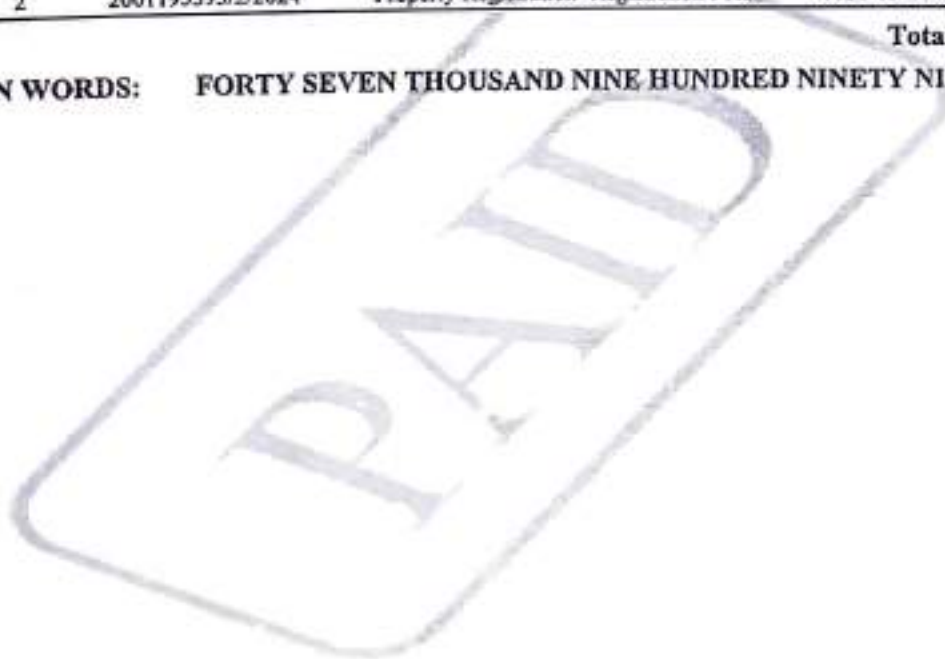
Depositor Details

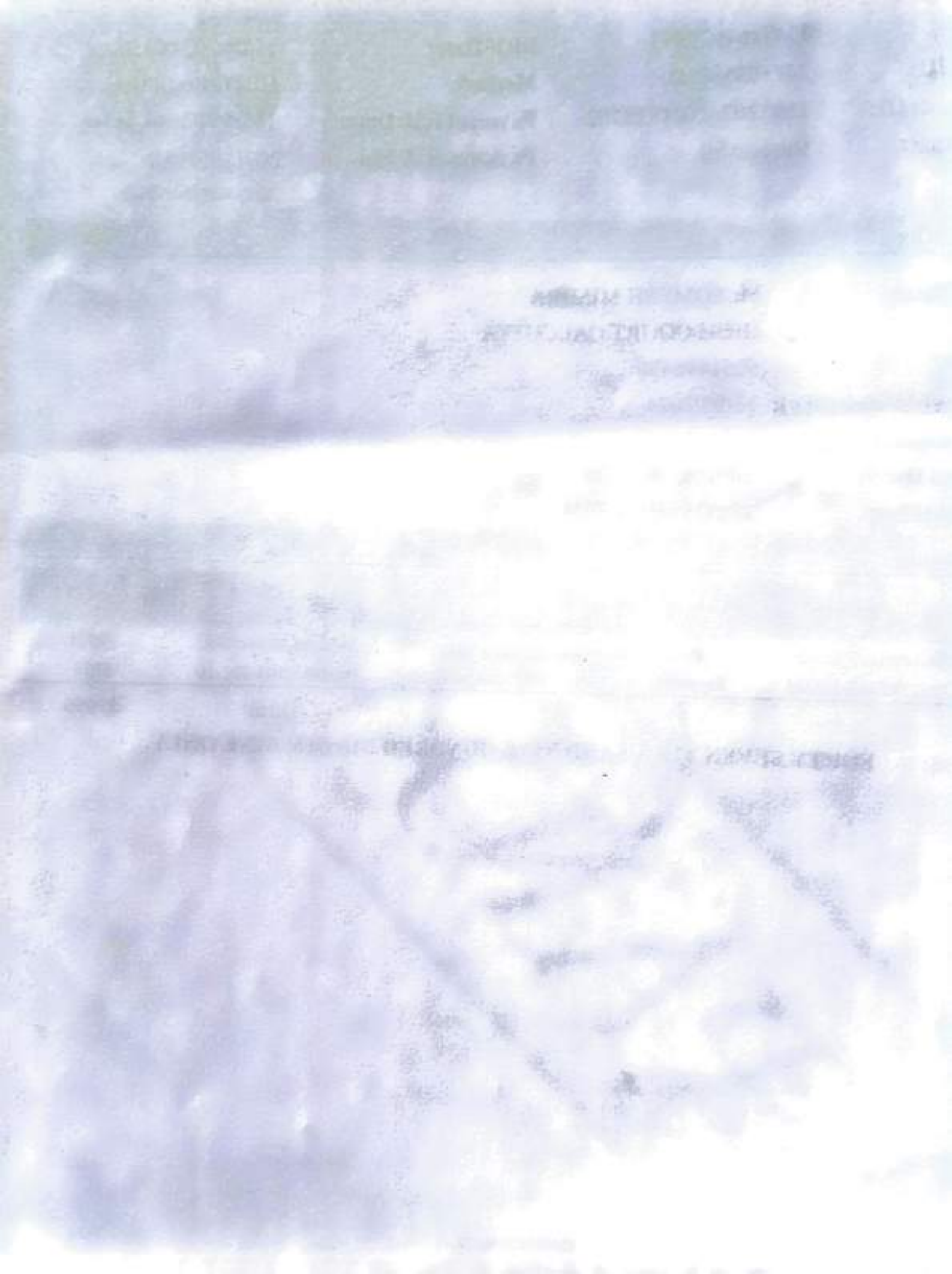
Depositor's Name: Mr SOMESH MISHRA
Address: HIGH COURT CALCUTTA
Mobile: 9051446430
Period From (dd/mm/yyyy): 15/05/2024
Period To (dd/mm/yyyy): 15/05/2024
Payment Ref ID: 2001195395/2/2024
Dept Ref ID/DRN: 2001195395/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001195395/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	39971
2	2001195395/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	8028
Total				47999

IN WORDS: FORTY SEVEN THOUSAND NINE HUNDRED NINETY NINE ONLY.







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

Query No / Year	2001195395/2024	Office where deed will be registered
Query Date	13/05/2024 7:09:37 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 100/-], [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 8,00,000/-]	
Set Forth value	Market Value	
Rs. 1/-	Rs. 1,53,05,745/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,071/- (Article:48(g))	Rs. 8,028/- (Article:E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

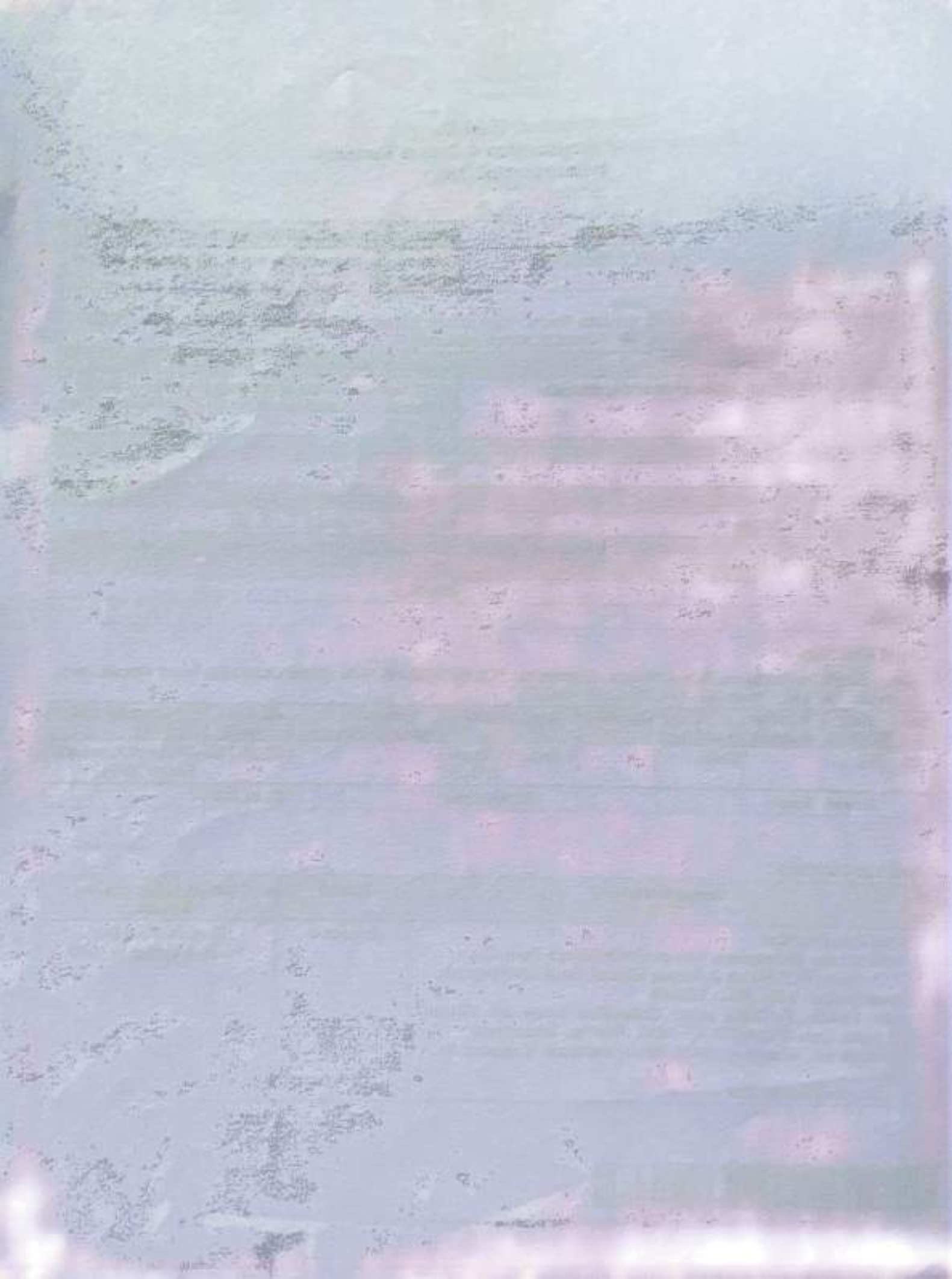
District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Patoari Para, Premises No: 382, Ward No: 104, Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 6 Chatak 12 Sq Ft	1/-	1,53,05,745/-	Width of Approach Road: 20 Ft.,
Grand Total :				12.1963Dec	1/-	153,05,745/-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs Shanti Patwari Wife of Late Bishnupada Patwari, Garfa Patwari Para, City:- , P.O:- Haltu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No. Dlxxxxxx4A, Aadhaar No.: 47xxxxxxxx9128, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self





2	Mr Sudipta Patwari Son of Late Bishnupada Patwari, Garfa Patwari Para, City:- , P.O:- Haltu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No. DUxxxxxx1m, Aadhaar No.: 71xxxxxxx0911, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr Sushanta Patwari Son of Late Bishnupada Patwari, Garfa Patwari Para, City:- , P.O:- Haltu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9, PAN No. Dxxxxxxx6q, Aadhaar No.: 93xxxxxxx8303, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mr Basudeb Patwary Son of Late Sellendra Nath Patwari, Garfa Patwari Para, City:- , P.O:- Haltu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9, PAN No. BGxxxxxx4L, Aadhaar No.: 80xxxxxxx7745, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	A.D. Realtors (Sole Proprietorship) .18/2, Kalikapur, Kalikapur Road, City:- , P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Date of Incorporate:XX-XX-2XX1, PAN No. bfxxxxxx8k, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

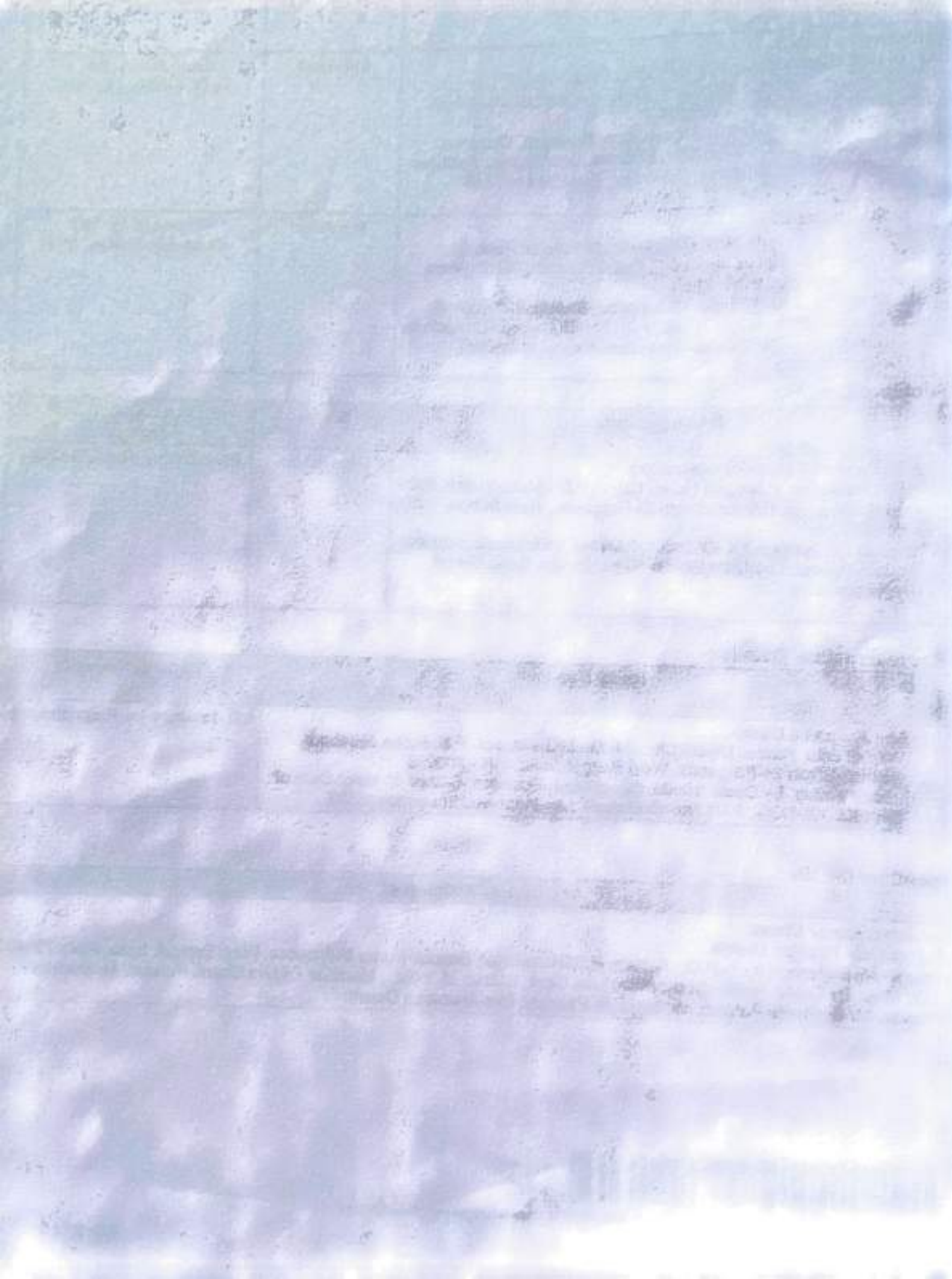
Representative Details :

SI No	Name & Address	Representative of
1	Mrs Anupama Dwarik Wife of Late Kaanai Dwarik City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No. bfxxxxxx8k, Aadhaar No.: 26xxxxxxx3303	A.D. Realtors (as Proprietorship)

Identifier Details :

Name & address
Mr Abhijit Kumar Mishra Son of Late Niranjana Mishra Village- Nij Maitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Mrs Shanti Patwari, Mr Sudipta Patwari, Mr Sushanta Patwari, Mr Basudeb Patwary, Mrs Anupama Dwarik





Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Shanti Patwari	A.D. Realtors-3.04964 Dec
2	Mr Sudipta Patwari	A.D. Realtors-3.04964 Dec
3	Mr Sushanta Patwari	A.D. Realtors-3.04964 Dec
4	Mr Basudeb Patwary	A.D. Realtors-3.04964 Dec

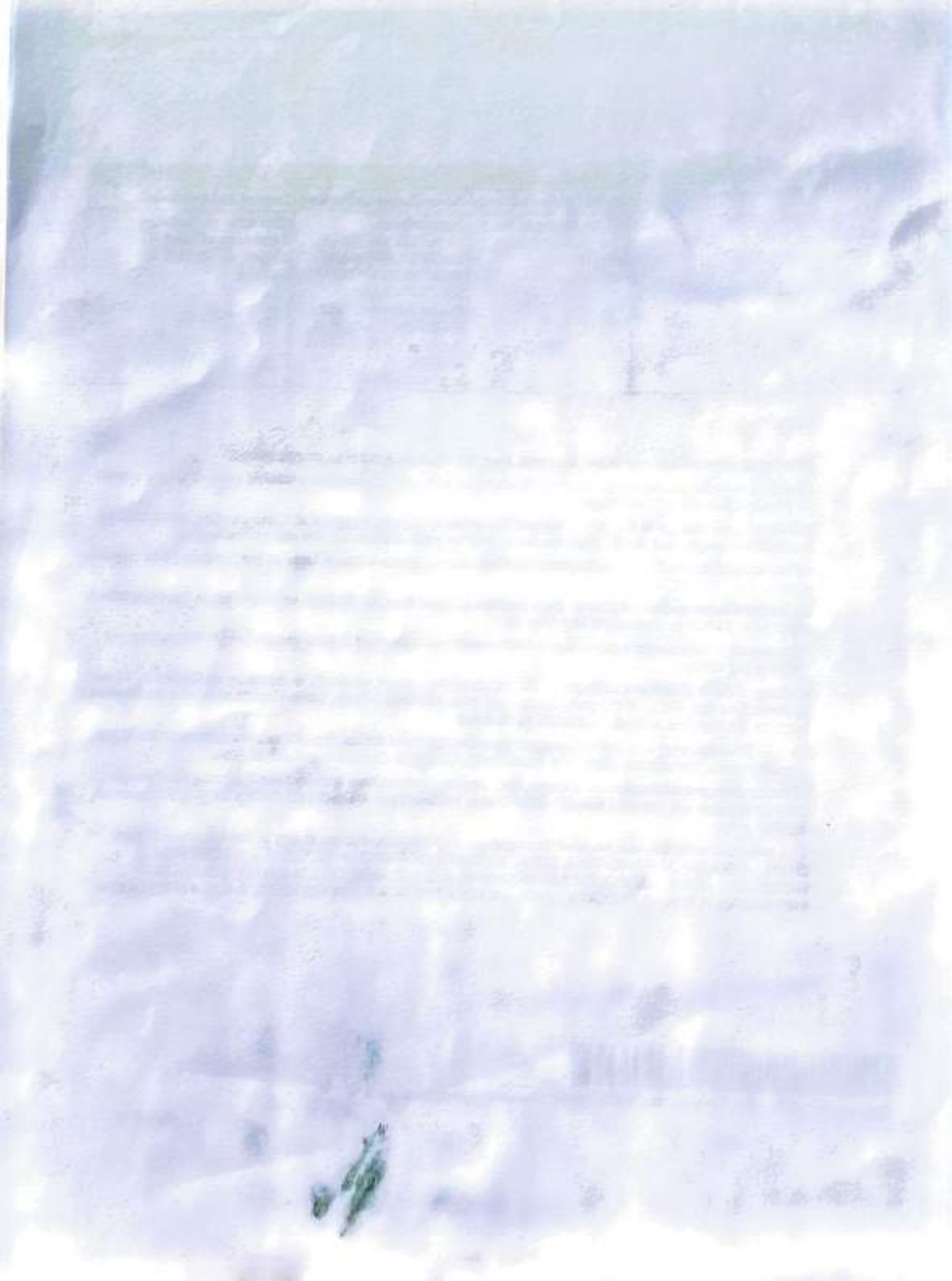
Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311043207172 Premises No. : 382 Ward No. : 104 Street Name : PATOARY PARA	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : BASUDEV PATWARI, SUDIPTA PATWARI, SUSHANTA PATWARI , SANTI PATWARI Owner Address : 382 PATOARY PARA P.O- GARFA , P.S- GARFA KOL-78 Pin No. : 700078	Character of Premises: Total Area of Land: 07 Cottah, 07 Chatak, 27 SqFeet,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 12-06-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 12-06-2024)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA

VIS 31 212 222047

পরিচয় পত্র
IDENTITY CARD



নির্বাচকের নাম
Elector's Name

কর্তৃত্বস্থান
ADD. RAJSHI PUR

পিতার নাম
Father's Name

বৈষ্ণব
BISHNOI

লিঙ্গ
Sex
♂

১.১.১৯৬৬ এ বয়স
Age as on 1.1.2006
35

স্বাক্ষর
Signature

Address:
Mauja-Hij Malchuna Post-Ramranga Vardaha Panchayat
Purba Medinipur-721021

নির্বাচন কমিশনের
Facsimile Signature
Electoral Registration Officer

নির্বাচন অঞ্চল: ২১২-রামরাঙ্গা
Assembly Constituency: 212-Ramranga

তারিখ: ০৯.১১.২০০৬
Date: 09.11.2006



Major Information of the Deed

Deed No :	I-1604-05431/2024		Date of Registration	15/05/2024
Query No / Year	1604-2001195395/2024	Office where deed is registered		
Query Date	13/05/2024 7:09:37 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate			
Transaction	Additional Transaction			
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 8,00,000/-]			
Set Forth value	Market Value			
Rs. 1/-	Rs. 1,53,05,745/-			
Stampduty Paid(SD)	Registration Fee Paid			
Rs. 40,071/- (Article:48(g))	Rs. 8,060/- (Article:E, E, E.)			
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)			

Land Details :



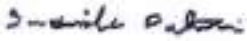





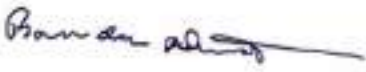
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Paloari Para, .
Premises No: 382, , Ward No: 104 Pin Code : 700075

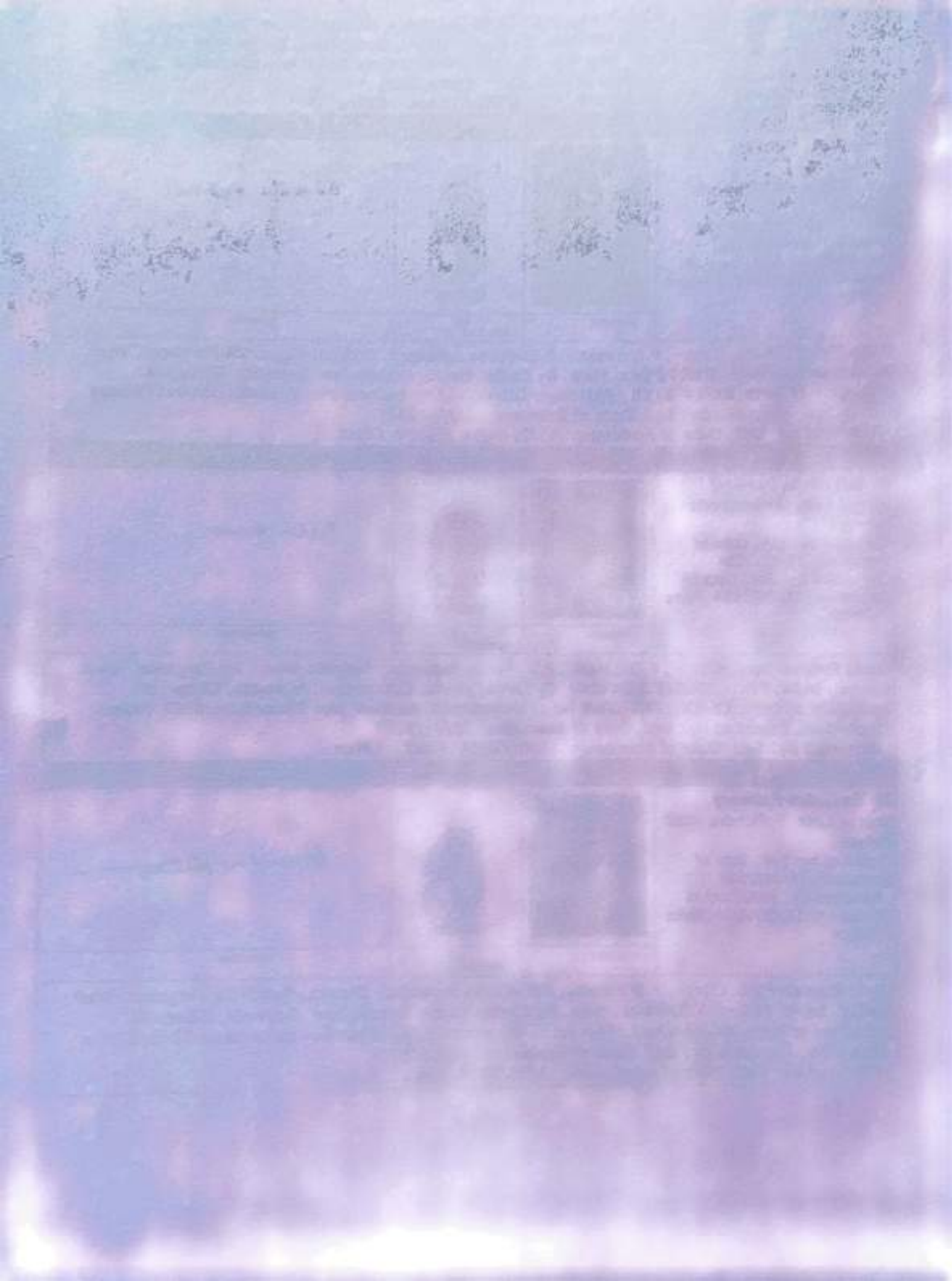
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	7 Katha 6 Chatak 12 Sq Ft	1/-	1,53,05,745/-	Width of Approach Road: 20 Ft,
Grand Total :				12.1963Dec	1/-	153,05,745 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Shanti Patwari Wife of Late Bishnupada Patwari Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office		 Captured	
	15/05/2024		LTI 15/05/2024	15/05/2024

Garfa Patwari Para, City:- , P.O:- Haltu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: DJxxxxxx4A, Aadhaar No: 47xxxxxxxx9128, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office



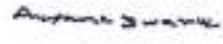
2	Name	Photo	Finger Print	Signature
<p>Mr Sudipta Patwari (Presentant) Son of Late Bishnupada Patwari Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office</p>	 <small>15/05/2024</small>	 <small>LTI</small> <small>15/05/2024</small>	 <small>15/05/2024</small>	
<p>Garfa Patwari Para, City:- , P.O:- Haltu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: DUxxxxxx1m, Aadhaar No: 71xxxxxxxx0911, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office</p>	<p>Mr Sushanta Patwari Son of Late Bishnupada Patwari Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office</p>	 <small>15/05/2024</small>	 <small>LTI</small> <small>15/05/2024</small>	 <small>15/05/2024</small>
<p>Garfa Patwari Para, City:- , P.O:- Haltu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: Dlxxxxxx6q, Aadhaar No: 93xxxxxxxx8303, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office</p>	<p>Mr Basudeb Patwary Son of Late Sailendra Nath Patwari Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office</p>	 <small>15/05/2024</small>	 <small>LTI</small> <small>15/05/2024</small>	 <small>15/05/2024</small>
<p>Garfa Patwari Para, City:- , P.O:- Haltu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: BGxxxxxx4L, Aadhaar No: 80xxxxxxxx7745, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office</p>				



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	A.D. Realtors 18/2, Kalikapur, Kalikapur Road, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Date of Incorporation:XX-XX-2XX1 , PAN No.:: bfxxxxx8k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Anupama Dwarik Wife of Late Kaanal Dwarik Date of Execution - 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024, Place of Admission of Execution: Office	 May 15 2024 3:08PM	 Captured LTI 15/05/2024	 15/05/2024
	City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: bfxxxxx8k, Aadhaar No: 26xxxxxxxx3303 Status : Representative, Representative of : A.D. Realtors (as Proprietorship)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra Village- Nij Maitana, City:- , P.O:- Battala, P.S:-Raminagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433	 15/05/2024	 Captured 15/05/2024	 15/05/2024
Identifier Of Mrs Shanti Patwari, Mr Sudipta Patwari, Mr Sushanta Patwari, Mr Basudeb Patwary, Mrs Anupama Dwarik			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Shanti Patwari	A.D. Realtors-3.04906 Dec
2	Mr Sudipta Patwari	A.D. Realtors-3.04906 Dec
3	Mr Sushanta Patwari	A.D. Realtors-3.04906 Dec
4	Mr Basudeb Patwary	A.D. Realtors-3.04906 Dec



Endorsement For Deed Number : I - 160405431 / 2024

On 15-05-2024

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 13:11 hrs on 15-05-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Sudipta Patwari , one of the Executants.

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 1,53,05,745/-

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

Execution is admitted on 15/05/2024 by 1. Mrs Shanti Patwari, Wife of Late Bishnupada Patwari, Garfa Patwari Para, P.O: Haltu, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 2. Mr Sudipta Patwari, Son of Late Bishnupada Patwari, Garfa Patwari Para, P.O: Haltu, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 3. Mr Sushanta Patwari, Son of Late Bishnupada Patwari, Garfa Patwari Para, P.O: Haltu, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 4. Mr Basudeb Patwari, Son of Late Sailendra Nath Patwari, Garfa Patwari Para, P.O: Haltu, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Identified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Village- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 15-05-2024 by Mrs Anupama Dwarik, Proprietorship, A.D. Realtors (Sole Proprietorship), 18/2, Kalikapur, Kalikapur Road, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Village- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,060.00/- (B = Rs 8,000.00/- ,E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 8,028/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/05/2024 8:36AM with Govt. Ref. No: 192024250047257038 on 15-05-2024, Amount Rs: 8,028/-, Bank: SBI EPay (SBIEPay), Ref. No. 4047161979237 on 15-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,971/-

Description of Stamp

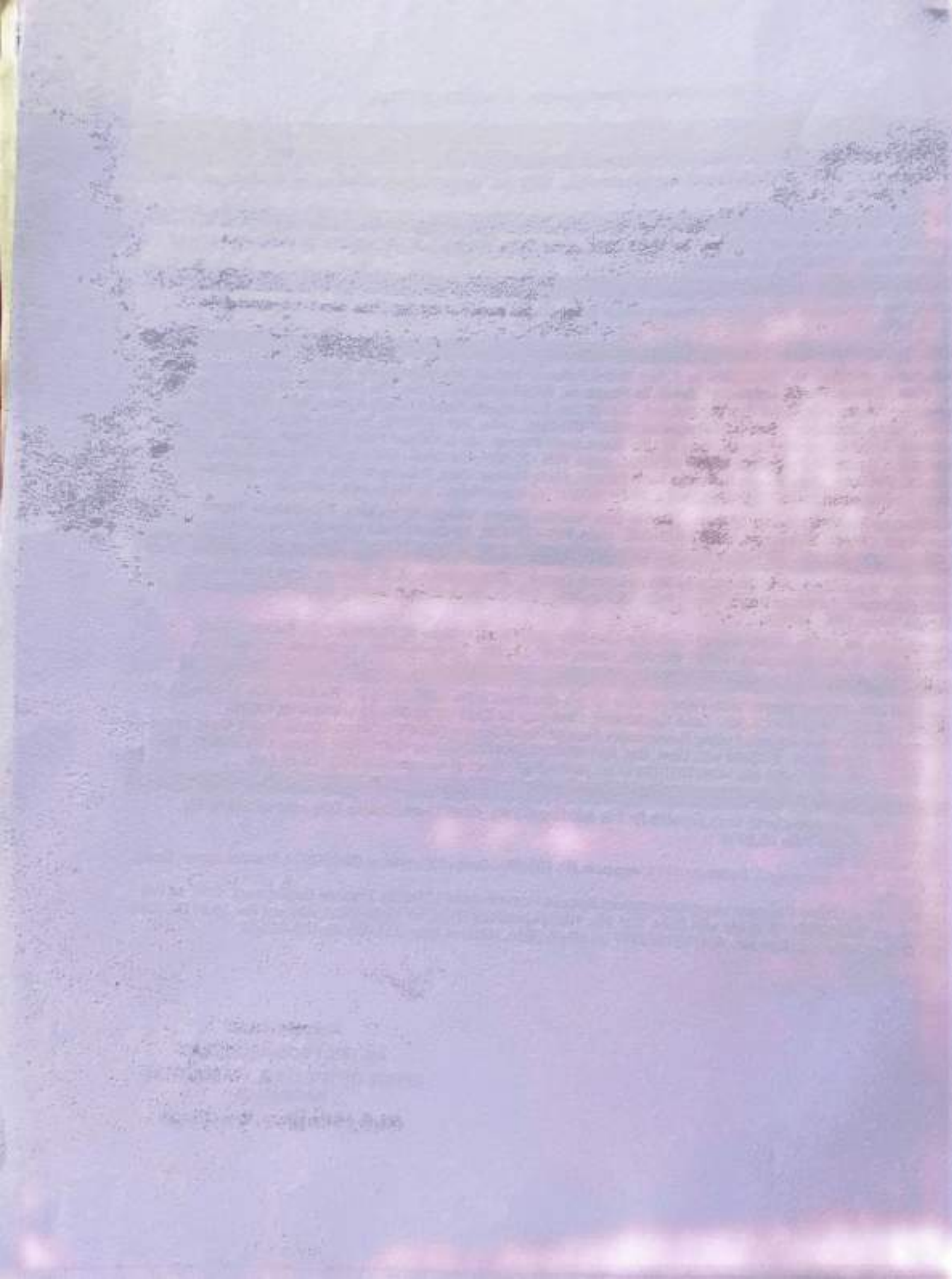
1. Stamp: Type: Impressed, Serial no 3491, Amount: Rs.100.00/-, Date of Purchase: 09/05/2024, Vendor name: Smriti Bikash Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 15/05/2024 8:36AM with Govt. Ref. No: 192024250047257038 on 15-05-2024, Amount Rs: 39,971/-, Bank: SBI EPay (SBIEPay), Ref. No. 4047161979237 on 15-05-2024, Head of Account 0030-02-103-003-02



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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 169513 to 169553

being No 160405431 for the year 2024.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2024.05.27 16:17:57 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 27/05/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.