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6824/2025/2025



पश्चिम बंगाल WEST BENGAL

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118/25

JOINT VENTURE

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT made this the 1<sup>st</sup> day of AUGUST 2025.

BETWEEN

1. SMT. SUKLA BHOWMICK also known as SUKLA NASKAR, (PAN - 702E, AADHAAR - 2357 0875 8548), wife of Sri Biswanath Naskar, daughter of Late Jatindra Kumar Bhowmick, by faith - Hindu, By occupation - Retired, by Nationality - Indian, residing at Saheb Para, Sonarpur Power House, within the Jurisdiction of Rajpur Sonarpur

01 AUG 2025

Biswanath Naskar



26166

22 JUL 2025

No.....Rs.100/- Date.....

Name : BISWANATH NASKAR

Address : SAHEB PARA, WARD NO-13, SONARPUR, KOL-150

Vendor : .....  
Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR  
Alipore Police Court, Kol-27



Adl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

Subrata Naskar, Advocate  
Alipore Judges Court  
Kol-27

01 AUG 2025

Municipality, Ward No.13, P.O & P.S – Sonarpur, Kolkata, West Bengal – 700150 hereinafter called and referred to as the **CO-OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her respective heirs, successors, executors, administrators legal representative/representatives and assigns) **being party of the FIRST PART.**

**AND**

SRI BISWANATH NASKAR, (PAN – ACLPN2735N, AADHAAR – 3414 1850 3291), son of Late Sundar Naskar, by faith - Hindu, By occupation – Business, by Nationality – Indian, residing at Saheb Para, Sonarpur Power House, within the Jurisdiction of Rajpur Sonarpur Municipality, Ward No.13, P.O & P.S – Sonarpur, Kolkata, West Bengal – 700150 hereinafter called and referred to as the **CO-OWNER acting as DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators legal representative/representatives and assigns) **being party of the SECOND PART.**

Biswanath Naskar

WHEREAS one Sri Debprasad Mondal, son of Late Dharendra Nath Mondal and 2. Smt Gita Mondal, wife of Sri Debprasad Mondal was the recorded owner of a land measuring about 4 (Four) Cottah 10(Ten) Chittaks 3 (Three) square feet more or less lying and situate at Mouza – Sonarpur, J.L.No.39, Re:Se - 13, Touzi No.109, R.S Khatiyani No.290/5, R.S Dag No32, under Rajpur-Sonarpur Municipality Ward No.12 (previously) Post office & Police Station at Sonarpur, Kolkata – 700150.

AND WHEREAS the said Sri Debprasad Mondal, son of Late Dharendra Nath Mondal and 2. Smt Gita Mondal, wife of Sri Debprasad Mondal jointly sold, conveyed and transferred the said plot of land along with



structure unto and in favour of Sri Biswanath Naskar and his wife Smt Sukla Naskar also known as Smt Sukla Bhowmick, party of the First Part herein through a Bengali Saf Bikray Kobale (Deed of Conveyance) on 13/08/1999 which was duly registered in the office of A.D.S.R. SONARPUR, South 24 Parganas and recorded as such in Book No.1, Volume No.4, Pages from 43 to 49, being No. 188, for the year 2000.

AND WHEREAS by virtue of the said Deed of Conveyance the present Owners/Vendors i.e Sri Biswanath Naskar and his wife Smt Sukla Naskar also known as Smt Sukla Bhowmick, became the joint owners of the above mentioned property more fully described in SCHEDULE – A hereunder appearing and jointly enjoying the same by mutating their names in the records of B.L & L.R.O. SONARPUR and have been enjoying the same by paying taxes to the authority of RAJPUR-SONARPUR Municipality regularly.

AND WHEREAS the Vendors/Owners i.e Sri Biswanath Naskar and his wife Smt Sukla Naskar also known as Smt Sukla Bhowmick jointly decided to construct a G+IV storied building on the said plot of land after demolishing the old structure for betterment and enjoyment the said property vide a Building Plan bearing No.SWS-OBPAS/2207/2023/2462 dated.03/02/2024 duly sanctioned by the concern authority of RAJPUR-SONARPUR Municipality and at present the Vendors/Owners herein jointly engaged in construction of a new G+IV building on the SCHEDULE – A property to be named as PARIJAT APARTMENT.

AND WHEREAS due to some pre occupied personal reasons SMT SUKLA BHOWMICK also known as SUKLA NASKAR unable to participate in the said process of developing the property actively and

Biswanath Naskar

also for some technical reason regarding the matter decided to execute a power of attorney in favour of the party of the second part herein Sri Biswanath Naskar who is also a CO-OWNER acting as Developer after executing the Joint Venture Agreement by and between the parties of this agreement as such the parties of this agreement jointly and mutually binding themselves according to the terms and condition of this agreement.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS MUTUALLY HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO** that in pursuance of the said Agreement and in consideration of Developing the portion belong to the party of the first part by the party of the second part, both the parties hereto record to have agreed to as follows :-

Biswanath Naskar

### **ARTICLE - I**

#### **(DEFINITIONS)**

Unless excluded by or repugnant to the subject or context or otherwise contrary thereto or inconsistent therewith the terms and expressions herein contained shall mean as follows :-

#### **1. OWNERS :**

Shall mean and include

- a) SMT SUKLA BHOWMICK also known as SUKLA NASKAR, (PAN - AKUPN1702E, AADHAAR - 2357 0875 8548), wife of Sri Biswanath Naskar, daughter of Late Jatindra Kumar Bhowmick, by faith - Hindu, By occupation - Service, by Nationality - Indian, residing at Saheb Para, Sonarpur Power House, within the Jurisdiction



of Rajpur Sonarpur Municipality, Ward No.13, P.O & P.S – Sonarpur, Kolkata, West Bengal – 700150.

- b) SRI BISWANATH NASKAR, (PAN – ACLPN2735N, AADHAAR – 3414 1850 3291), son of Late Sundar Naskar, by faith - Hindu, By occupation – Business, by Nationality – Indian, residing at Saheb Para, Sonarpur Power House, within the Jurisdiction of Rajpur Sonarpur Municipality, Ward No.13, P.O & P.S – Sonarpur, Kolkata, West Bengal – 700150

## 2. DEVELOPER :

Shall mean

SRI BISWANATH NASKAR, (PAN – ACLPN2735N, AADHAAR – 3414 1850 3291), son of Late Sundar Naskar, by faith - Hindu, By occupation – Business, by Nationality – Indian, residing at Saheb Para, Sonarpur Power House, within the Jurisdiction of Rajpur Sonarpur Municipality, Ward No.13, P.O & P.S – Sonarpur, Kolkata, West Bengal – 700150

## 3. SAID LAND OR PREMISES :

ALL THAT a piece and parcel of bastu land area measuring about 4 (Four) Cottah 10 (Ten) Chittaks 3 (Three) square feet more or less lying and situate at Mouza – Sonarpur, J.L.No.39, Re:Se - 13, Touzi No.109, R.S Khatiyani No.290/5, R.S Dag No32, corresponding to L.R Khatiyani No.2207 & 2308, L.R Dag No32 within the limits of Rajpur-Sonarpur Municipality, Sonarpur, Sahebpara, Powerhouse, Police Station and, Post office Sonarpur, Kolkata – 700150, Premises No.16 of Rajpur-Sonarpur Municipality under Ward No.12 (Previously) and Ward No.13 (at present), Additional District Sub-Registry office at Sonarpur, District

Biswanath Naskar

South 24 Parganas on which the Developer shall raise construction of the new building in terms of the agreement.

**4. SAID BUILDING :**

Shall mean a new multi storied Building which will be known or named as PARIJAT APARTMENT to be constructed in accordance with the building plan duly sanctioned by the Rajpur-Sonarpur Municipality at the land measuring about 4 (Four) Cottah 10 (Ten) Chittaks 3 (Three) square feet more or less lying and situate at Mouza – Sonarpur, J.L.No.39, Re:Se - 13, Touzi No.109, R.S Khatiyon No.290/5, R.S Dag No32, corresponding to L.R Khatiyon No.2207 & 2308, L.R Dag No32 within the limits of Rajpur-Sonarpur Municipality, Sonarpur, Sahebpara, Powerhouse, Police Station and, Post office Sonarpur, Kolkata – 700150, Premises No.16 of Rajpur-Sonarpur Municipality under Ward No.12 (Previously) and Ward No.13 (at present), Additional District Sub-Registry office at Sonarpur, District South 24 Parganas consisting of several units or flats in the different floors of the said Building on the said premises and shall include the other common spaces intended for the Buildings, as enjoined in the West Bengal Apartment Ownership Act, 1972.

**5. COMMON AREAS,PARTS AND FACILITIES AND AMENITIES :**

Shall include, passage-ways, common lavatories, stairs, roof right, pump room if any, overhead/underground reservoir or tank, water pump and motor pumps, sanitary, electric wires, Generator if provided, and plumbing pipes and fittings and drainage common areas and other facilities required for the establishment, enjoyment, provisions, maintenance and/or management of the building, as described by the aforesaid Act i.e West Bengal Apartment Ownership Act, 1972.

**6. SALEABLE SPACE :**

Shall mean the space in the Building forming part of Developer's allocation available for independent use and occupation after making the due provisions for common facilities and the space required thereof and after handing over to the Owners, their allocation first.

*Biswanath Naskar*



### 7. SUPER BUILT UP AREA IN RELATION TO THE FLAT :

Shall according to its context mean the plain floor area of the said flat including the balconies and also thickness of the peripheral walls and pillars attached to the flat together with proportionate right in common areas, parts, facilities, etc. and amenities as per clause 4 **PROVIDED THAT** if any wall shall remain common between the flats then one half of the area under such wall/s shall be included in each of such flats and it includes proportionate share of common areas and parts like passages, stairs, roof, underground reservoirs and overhead reservoirs or tanks, or any other service area which may be specifically earmarked for use in common by the occupiers, Owners of the Building. The measurement should be calculated from outer wall to outer walls of such space. i.e. Built-up area including approximately 25% of the Total space.

### 8. COST OF CONSTRUCTION :

Shall mean and include all costs and expenses paid and/or incurred by the Developer relating to the preparations, amendment, modification and/or sanction of plans, fees of architect, labor charges or wages, first class Building materials (including timber, sanitary plumbing and electrical fittings and fixture) fees and reasonable charges payable to sanctioning authority and all other costs, incidental thereto including fittings and fixtures within the flats and common areas as per **SCHEDULE** enclosed.

The owner shall not be held liable for any payment whatsoever to be incurred or made in connection with the construction of the proposed building which are to be borne by the Developer as per terms of this agreement but extra work will be chargeable which is beyond the specification as mentioned in the Schedule 'E' as per market price.

### 9. OWNER'S ALLOCATION:

Shall mean and include entire First Floor, out of total sanction area to be sanctioned by the Rajpur-Sonarpur Municipality together with undivided proportionate share and/or interest of the land attributable to the said land.



### **10.DEVELOPER'S ALLOCATION:**

Shall mean the remaining portion of the Building except entire First Floor, and that include entire Second Floor, Third Floor, Fourth Floor, 3 Garages and 7 Commercial Space on Ground Floor out of total sanction area to be sanctioned by the Rajpur-Sonarpur Municipality together with undivided proportionate share and/or interest of the land attributable to the said land.

- a. The aforesaid built up area shall mean available constructed space of the Building to be erected, constructed and completed by the developer together with the proportionate undivided share and interest in land underneath and the right of use in common of the common areas, parts, facilities and amenities within the said Building. Possession of the Flat shall be handed over to the owner within the period of 24 months from the date of taking sanction of Building Plan from Rajpur-Sonarpur Municipality. If the construction cannot be completed within the scheduled time the period may be extended upto such time to be determined after mutual consultation and the permission obtained in writing from the owner well in time before the original schedule time lapses.
- b. It is pertinent to mention here that the Developer will start the work and complete the super structure construction of the proposed multi storeyed Building well in advance keeping it in mind that the delivery of possession of the owner's allocation shall be made within 24 months after sanction of Building Plan.

### **11.THE ARCHITECT :**

Shall mean such qualified person or persons who may be appointed by the Developer for designing and planning of the Building and for obtaining Sanction of Building Plan(s) from Rajpur-Sonarpur Municipality thereof.

Biswanath Nandan



**12. ADVOCATE :**

Shall mean such Advocate Viz SRI SUBRATA NASKAR, Advocate, ALIPORE JUDGE'S COURT, Kol - 700027, be appointed by the Developer for preparation of the Agreements and Sale Deeds and other instruments for transfer of the Units in the new project.

Provided always that the purchasers of flats shall have options to engage their own lawyers if they consider the terms and conditions otherwise of the aforesaid advocates are not suitable to them.

**NOW THIS AGREEMENT WITNESSES as follows :-**

1. This Agreement is commenced and/or shall be deemed to have been commenced on and from the date of execution of this Agreement and shall continue for and upto the period of construction and sale of the Developer's allocation in its entirety which should be made by the Developer in right earnest and in a businessman like manner after duly handing over possession of Owners' allocation first to them. Needless to mention here that the developer may execute and register the agreement for sale with the other intending purchaser only from developer's allocation to take consideration amount, either in part of full
2. The entire Building shall be constructed in accordance with the Plan drawn by L.B.S approved by the Rajpur-Sonarpur Municipality by the Developer herein. The Land Owners shall be put in possession first in their share of allocation in the newly constructed Building as per Owner's Allocation as provided in the **SECOND SCHEDULE** below together with proportionate undivided share and interest in land and right to use in common of common rights and portions in the aforesaid proposed multi-storeyed new Building by handing over the Owner's allocation in the new building first and the Developers will be solely

Biswanath Naskar



and absolutely entitled to sell, transfer and convey from the Developer's allocation and to give the possession to the intending Purchaser/s thereof from the Developer's allocation.

3. That SMT SUKLA BHOWMICK also known as SUKLA NASKAR shall execute a registered Development Power of Attorney in favour of the Developer at the latter's cost to act on behalf of her for obtaining sanction of the Building Plan, permission of all corporation oriented work for the said construction, water and electricity connection in the said Building, for making correspondence with the various department or authority or authorities for the said construction work, to enter into Agreement for selling the constructed flats with all rights and title thereon to the intending purchaser from the Developer's allocation, to appear before all Court (Civil, Criminal, Revenue, Original and Appellate Revisional Jurisdiction) and other authorities and to sign, verify, present or file any petitions, written statements, applications and for copies of judgment and to deposit or withdraw money or documents in and from any Court or other authorities and render accounts thereof to the Owner etc.,

4. The Developer shall start the construction which will be completed in all respects within 24 months from the date of issue of sanction plan regarding the said land subject to fulfillment of the conditions hereunder written. During the continuance of this Agreement the Owner shall remain absolutely free from all liabilities relating to the said project work. The time would be deemed to be the principal essence of this Agreement. If the developer fails to handover the possession of the flat within 24 months a extended period of 5 more months shall be given.

Biswanath Naskar



5. The Developer shall be solely and absolutely entitled to enter into the Agreement for sale out of the Developer's Allocation in the said proposed Building with any intending purchaser during the period of construction and the charges for providing any additional work in or relating to the respective Flat at the request of the intending purchaser and for providing any additional facility or utility in and around the said Unit in excess of those mentioned herein and any payment to be made to WBSEB/C.E.S.C, Electricity meter/sub-meters, any payment made for generators, gas pipe line supply(if available) ,water filtration plants, fire fighting equipments, fixtures and fittings, etc., such as Air-Conditions plug point, etc., and other services and facilities and their installation charges and accessories shall be paid by the intending purchaser according to his/her/their proportionate share thereof. The responsibility in this respect lies entirely with the developer

Biswanath Nayak

## **1. REGISTRATION AND OTHER OBLIGATION :**

A. The Developers hereby agrees with the Owner as follows :-

1. The Developer shall pay and bear the property taxes, and other dues (if any) and outgoings (if any) in respect of the entire property from the date of receiving vacant possession thereof till the hands over the respective flats to the owner thereof. Before handover the possession all taxes will be cleared by the Owner.
2. Not to do any act , Deed or thing whereby the Owner is in anyway prevented from enjoying, selling, assigning and/or disposing of and any part of the premises from Owner's Allocation comprised in the Building raised at the said premises.

## 2. MISCELLANEOUS :

- 1) The Developer shall have the liberty and shall at his cost, risk and responsibility be entitled to issue advertisement in the newspaper and/or in any other manner as the Developer likes and also to setup sign board, banners at the premises, hoarding in respect of the construction of the said Building and/or inviting Intending Purchasers for purchase of the Flats under the Developer's share of Allocation.
- 2) To start one site office at the scheduled property.
- 3) The Owner shall as first party, sign and execute all Agreements for sale of the Flats from the Developer's Allocation upon request being made by the Developer and/or shall execute and register in person or by his registered constituted and nominated attorney the Deed of Conveyance in respect of the constructed Flat/s with proportionate undivided share and interest in the land attributable to the building and/or pertaining to each Flat to be sold by the Developers as mentioned hereinabove after completion of construction and made complete in all respects, upon request from the Developers and that the Developer shall also sign such Deed of Conveyance as Developer/Confirming Party.
- 4) The Developer shall be entitled to take advance and/or booking money and/or consideration money from the Intending Purchasers of the respective Flats and car parking space and shall be entitled to enter into any Agreement with such Intending Purchasers and the Deed of Conveyance for sale of the Flats in the Building but that sale should be effected after handing over first the Owners' allocation to them.

Biswanath Nayak



### 3. NOTICE :

All notices to be served hereunder by either of the parties to the other shall be deemed to have been served by registered post with acknowledgement due at the last known address of the parties hereto.

### 4. JURISDICTION :

Courts at South 24 Parganas, Kolkata, Calcutta High Court and Supreme Court of India (as the case may be) alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of this Agreement. All the owners and the purchasers of the flats or units shall abide by Apartment Ownership Act 1972.

### 5. MAINTENANCE CHARGES, ETC. :

Maintenance charges of the building shall be proportionately borne by the Owners and Purchaser of the flat after handing over the possession by the Developers to them.

### 6. INTERPRETATION :

This Agreement shall not be construed as a partnership between the parties herein.

## ARTICLE – III

### (FORCE MAJEURE)

The Developer proposes to complete the Building within the period of 24 months from the date of sanction of Plan of SCHEDULE – “A” property, subject to force majeure clause which shall mean flood, fire, civil suits and Court injunction, restrictive order, legal disputes and delay in clearance from necessary authorities and/or other act or commission beyond the control of the

Biswanath Naskar

parties thereto. Provided that the Developer shall take prompt measures to get the restrictions remedied by lawful means.

**THE SCHEDULE 'A' ABOVE REFERRED TO :**

ALL THAT a piece and parcel of bastu land area measuring about 4 (Four) Cottah 10 (Ten) Chittaks 3 (Three) square feet more or less lying and situate at Mouza – Sonarpur, J.L.No.39, Re:Se - 13, Touzi No.109, R.S Khatiyani No.290/5, R.S Dag No32, corresponding to L.R Khatiyani No.2207 & 2308, L.R Dag No32 within the limits of Rajpur-Sonarpur Municipality, having its Postal Address – PARIJAT APARTMENT, Sonarpur, Sahebpara, Powerhouse, Police Station and, Post office Sonarpur, Kolkata – 700150, Premises No.16 of Rajpur-Sonarpur Municipality under Ward No.12 (Previously) and Ward No.13 (at present), Additional District Sub-Registry office at Sonarpur, District South 24 Parganas which is butted and bounded on four sides as follows :-

ON THE NORTH	:	Sonarpur Kamalgazi Main Road
ON THE SOUTH	:	Part of R.S Dag No.32
ON THE EAST	:	8 Feet Wide Road & Part of R.S Dag No.31
ON THE WEST	:	Part of R.S Dag No.32

*At present Ground floor & 1st floor, each measuring 1470 Sqft has been there.*

*Sukla Bhattacharya.*

**SCHEDULE 'B'**

*Biswanath Narayan*

**THE SCHEDULE – 'B' ABOVE REFERRED TO :**  
**(OWNER'S ALLOCATION)**

ALL THAT the save and except of the Developer's Allocation, the owners allocation to be allotted to the owners in the proposed multi storeyed building in the following manner:-

*Biswanath Narayan*



## OWNERS' ALLOCATION

A) Shall mean and include entire First floor.

Together with the undivided proportionate share of land and right to use in common the common areas and facilities of the said building.

### THE SCHEDULE 'C' ABOVE REFFERED TO : (DEVELOPER ALLOCATION)

Save and except of the owners' allocation the entire rest area of the said proposed multi storeyed building belong to the developer together with undivided proportionate share of land which is mentioned in the Schedule 'A' hereinabove and right to use in common the common areas and facilities of the said building. (i.e. entire Second Floor, Third Floor, Fourth Floor, 3 Garages and 7 Commercial Space on Ground Floor out of total sanction area of the said proposed multi (g+IV) storeyed building in the said premises.

### THE SCHEDULE 'D' ABOVE REFFERED TO : (DESCRIPTION OF COMMON PARTS AND PORTIONS)

- a) Installations in the said Building.
- b) Main entrance and other common entrance and exits.
- c) Corridors.
- d) Staircase and stair's landings.
- e) Landings.
- f) Passages.
- g) Lifts
- h) Ways.
- i) Courtyards.
- j) Common sewerage and drainage system.
- k) Water pump and distribution common pipes.
- l) Boundary walls.
- m) Overhead and underground reservoir.

Biswanath Nandan

Such other common parts, areas, equipments, installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to or use and occupancy of the respective unit/s in common and as are specified by the Developers expressly to be common parts after construction of the said building.

**IN WITNESS WHEREOF** the parties hereto put their respective signature in the aforesaid agreement.

**SIGNED, SEALED & DELIVERED**

By the parties at Kolkata

In the presence of:-

**WITNESSES:-**

1. Bhaskarendu Haldar.  
SONAR PUR, BALDYA PARA  
KOL-150.

Sukla Bhowmick.  
Signature of the Party of the First part

2. Jeisha Naskar  
SONARPUR. SAHEBPARA  
PARKROAD.  
KOL - 700150 .

Biswanath Naskar  
Signature of the Party of the Second part

Drafted in the office of  
Sri Biswananda Das Gupta, Advocate

By Subrata Naskar  
F/1154/2012


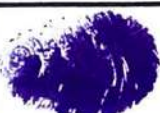









Sri Subrata Naskar, Advocate  
Alipore Judges Court  
Kolkata - 700027



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					


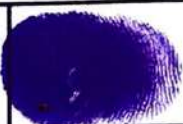









Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name SUKLA BHOWMICK.

Signature Sukla Bhowmick.

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name BISWANATH NASKAR

Signature Biswanath Naskar

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



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



192025260191143548

GRN Details

GRN:	192025260191143548	Payment Mode:	SBI Epay
GRN Date:	01/08/2025 13:08:45	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8992686699937	BRN Date:	01/08/2025 13:09:00
Gateway Ref ID:	CHU2059593	Method:	State Bank of India NB
GRIPS Payment ID:	010820252019114353	Payment Init. Date:	01/08/2025 13:08:45
Payment Status:	Successful	Payment Ref. No:	2002037999/12/2025

[Query No./Query Year]

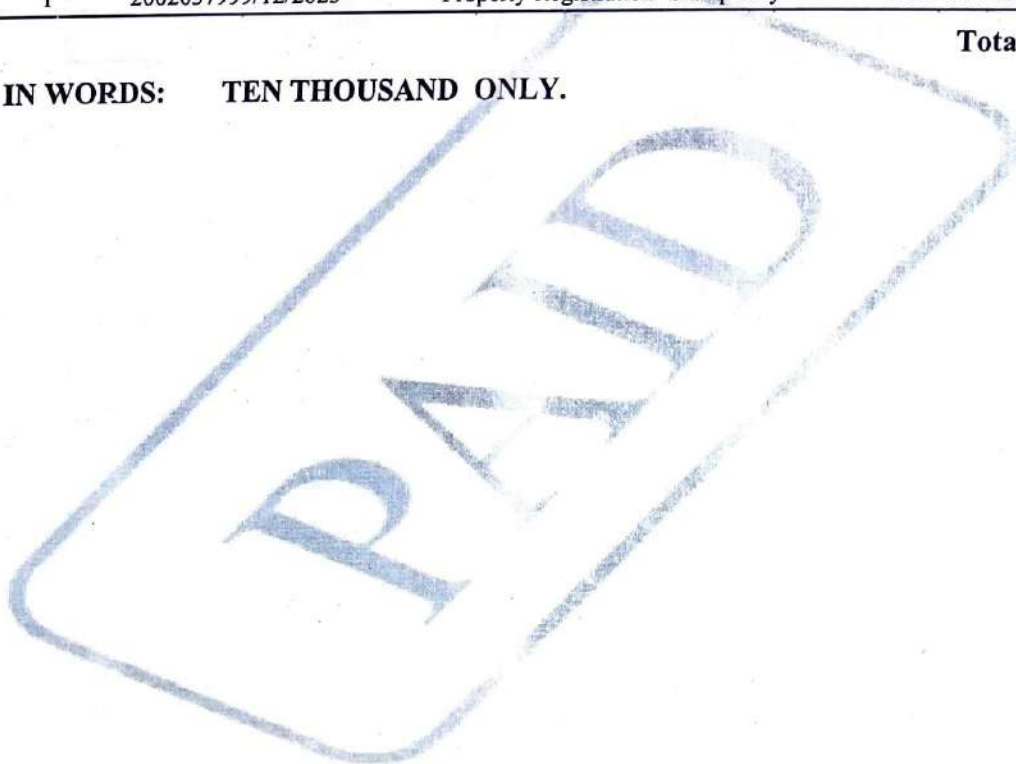
Depositor Details

Depositor's Name: Mr BISWANATH NASKAR  
Address: SONARPUR POWER HOUSE KOLKATA 700150  
Mobile: 9831427820  
Period From (dd/mm/yyyy): 01/08/2025  
Period To (dd/mm/yyyy): 01/08/2025  
Payment Ref ID: 2002037999/12/2025  
Dept Ref ID/DRN: 2002037999/12/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002037999/12/2025	Property Registration- Stamp duty	0030-02-103-003-02	10000
Total				10000

IN WORDS: TEN THOUSAND ONLY.





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



192025260190754208

GRN Details

GRN:	192025260190754208	Payment Mode:	SBI Epay
GRN Date:	01/08/2025 11:26:42	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7397005487629	BRN Date:	01/08/2025 11:26:59
Gateway Ref ID:	CHU2033749	Method:	State Bank of India NB
GRIPS Payment ID:	010820252019075419	Payment Init. Date:	01/08/2025 11:26:42
Payment Status:	Successful	Payment Ref. No:	2002037999/5/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Biswanath Naskar
Address:	sonarpur power house kolkata 700150
Mobile:	9831427820
Period From (dd/mm/yyyy):	01/08/2025
Period To (dd/mm/yyyy):	01/08/2025
Payment Ref ID:	2002037999/5/2025
Dept Ref ID/DRN:	2002037999/5/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002037999/5/2025	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	2002037999/5/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
Total				10520

IN WORDS: TEN THOUSAND FIVE HUNDRED TWENTY ONLY.

PAID

### Major Information of the Deed

Deed No :	I-1608-06824/2025	Date of Registration	01/08/2025
Query No / Year	1608-2002037999/2025	Office where deed is registered	
Query Date	15/07/2025 4:37:00 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA PRATIM DHARA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7318801745, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,15,88,416/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 600/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road, Mouza: Sonarpur, Premises No: 16, , Ward No: 12 JI No: 39, Pin Code : 700150



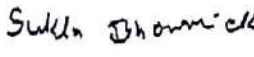
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-32	RS-290/5	Bastu	Bastu	4 Katha 10 Chatak 3 Sq Ft	1/-	87,95,416/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					7.6381Dec	1 /-	87,95,416 /-	

### Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2940 Sq Ft.	1/-	27,93,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2940 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2940 sq ft	1 /-	27,93,000 /-	






**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs SUKLA BHOWMICK,</b> <b>(Alias: Mrs SUKLA NASKAR) (Presentant )</b> Wife of Mr BISWANATH NASKAR Executed by: Self, Date of Execution: 01/08/2025 , Admitted by: Self, Date of Admission: 01/08/2025 ,Place : Office	 01/08/2025	 Captured LTI 01/08/2025	 01/08/2025
SAHEB PARA, SONARPUR POWER HOUSE, City:- Kolkata, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AKxxxxxx2E, Aadhaar No: 23xxxxxxxx8548, Status :Individual, Executed by: Self, Date of Execution: 01/08/2025 , Admitted by: Self, Date of Admission: 01/08/2025 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr BISWANATH NASKAR</b> Son of Late SUNDAR NASKAR Executed by: Self, Date of Execution: 01/08/2025 , Admitted by: Self, Date of Admission: 01/08/2025 ,Place : Office	 01/08/2025	 Captured LTI 01/08/2025	 01/08/2025
Son of Late SUNDAR NASKAR SAHEB PARA, SONARPUR POWER HOUSE, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: ACxxxxxx5N, Aadhaar No: 34xxxxxxxx3291, Status :Individual, Executed by: Self, Date of Execution: 01/08/2025 , Admitted by: Self, Date of Admission: 01/08/2025 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUBRATA NASKAR</b> Son of SANKAR NASKAR ALIPORE JUDGES COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 01/08/2025	 Captured 01/08/2025	 01/08/2025
Identifier Of Mrs SUKLA BHOWMICK, Mr BISWANATH NASKAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUKLA BHOWMICK	Mr BISWANATH NASKAR-7.63812 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUKLA BHOWMICK	Mr BISWANATH NASKAR-2940.00000000 Sq Ft



**Endorsement For Deed Number : I - 160806824 / 2025**

On 01-08-2025

**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 12:17 hrs on 01-08-2025, at the Office of the A.D.S.R. SONARPUR by Mrs SUKLA BHOWMICK Alias Mrs SUKLA NASKAR, 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 1,15,88,416/-

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

Execution is admitted on 01/08/2025 by 1. Mrs SUKLA BHOWMICK, Alias Mrs SUKLA NASKAR, Wife of Mr BISWANATH NASKAR, SAHEB PARA, SONARPUR POWER HOUSE, P.O: SONARPUR, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Service, 2. Mr BISWANATH NASKAR, Son of Late SUNDAR NASKAR, SAHEB PARA, SONARPUR POWER HOUSE, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business

Indetified by Mr SUBRATA NASKAR, , Son of SANKAR NASKAR, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 600.00/- ( E = Rs 600.00/- ) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 600/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 01/08/2025 11:26AM with Govt. Ref. No: 192025260190754208 on 01-08-2025, Amount Rs: 600/-, Bank: SBI EPay ( SBlePay), Ref. No. 7397005487629 on 01-08-2025, Head of Account 0030-03-104-001-16  
Online on 01/08/2025 1:09PM with Govt. Ref. No: 192025260191143548 on 01-08-2025, Amount Rs: 0/-, Bank: SBI EPay ( SBlePay), Ref. No. 8992686699937 on 01-08-2025, Head of Account

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 19,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 26166, Amount: Rs.100.00/-, Date of Purchase: 22/07/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 01/08/2025 11:26AM with Govt. Ref. No: 192025260190754208 on 01-08-2025, Amount Rs: 9,920/-, Bank: SBI EPay ( SBlePay), Ref. No. 7397005487629 on 01-08-2025, Head of Account 0030-02-103-003-02  
Online on 01/08/2025 1:09PM with Govt. Ref. No: 192025260191143548 on 01-08-2025, Amount Rs: 10,000/-, Bank: SBI EPay ( SBlePay), Ref. No. 8992686699937 on 01-08-2025, Head of Account 0030-02-103-003-02



**Arindam Chakraborty**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SONARPUR**  
**South 24-Parganas, West Bengal**