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T-8675/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 262925


 21/6
 1080822

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



District Sub-Registrar-II
 Alipore, South 24-Parganas

21 JUN 2023

DEVELOPMENT AGREEMENT

This Development Agreement is made this 21st day
 of June.....2023 Between :-

(1) SMT. SAMATA GHOSH wife of Late Samirendra Kumar Ghosh PAN:AWHPG 5271 C & AADHAAR: 2392-3838-7499, by occupation-House-wife, Mob.No 8013028684 (2) SMT INDRA GHOSH wife of Late Rathindra Kumar Ghosh PAN: ADPPG 9332D, Aadhaar No-7651 4674 8287, by faith-Hindu, by occupation- Retired, Mob. No.9831853631 (3) SRI SHAYANTAN GHOSH son of Late Rathindra Kumar Ghosh, PAN: AJMPG 2700 J, Aadhaar No-7652 4096 5283, by faith-Hindu, by occupation-Service, Mob.No 9831155675 (4) SRI SUMANTAN GHOSH son of Late Rathindra Kumar Ghosh, PAN: AIWPG 5666 N, Aadhaar No-5887 2048 7765, by faith-Hindu, by occupation-Service, Mob.No 9903944617 (5) SMT.PAPIA GHOSH wife of Late Abanindra Kumar Ghosh PAN: AMXPG 1290 P, Aadhaar No-8233 2349 8792, by faith-Hindu, by occupation-House-wife, Mob.No 9051039721 (6) SRI AMITAVA GHOSH son of Late Abanindra Kumar Ghosh, PAN: ALOPG 9285 G, Aadhaar No-4470 0914 8603, by faith- Hindu, by occupation -Service, Mob.No 9830899316 All are of 114/N, Raja S.C. Mullick Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700 047 (7) SMT. SUCHARITA GUHA RAY wife of Sri Sanjay Kumar Guha Roy PAN: AHPG 5429 B, Adhaar No. 4660 2783 9985 by faith-Hindu, by occupation-House-wife Mob,No. 7980962303 of 59, Dinesh Pally, P.O. Bansdrani P.S. Regent Park, Kolkata-700 070 hereinafter jointly referred to as the LAND OWNERS (which term or expression unles excluded by or repugnant to the context shall deem to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the One Part.

AND

M/S RAM THAKUR ENTERPRISE a sole proprietorship business being represented by its sole proprietor SRI SANJOY KUMAR GUHA ROY son of Sri Sudhangshu Kumar Guha Roy, PAN: AHPG 5426 Q,

Aadhaar No- 7525 5910_2257 by faith-Hindu, by occupation-Business, **Mob.No. 9239368126 of 59, Dinesh Pally, Post Office- Bansdroni, Police Station- Regent Park, Kolkata-700070** hereinafter referred to as **the DEVELOPER/BUILDER** (which term or expression unless excluded by or repugnant to the context shall deem to mean and include his heirs, legal representatives, executors, administrators and assigns) **of the Other Part.**

WHEREAS:

- A.** One Dr.Dwijendra Kumar Ghosh and his wife Smt.Binapani Ghosh jointly became owners of all that piece and parcel of land measuring about 3(Three) Kathas 7(Seven) chataks and 31 (Thirty-One) square feet more or less lying in Mouja-Baishnabghata, Pargana-Khaspur, J.L. No-28, Touji No-56 &151 being portion of C.S.Plot No 346 under Khatian No-298, 298/1 and 298/2 situated within the local limits of the Kolkata Municipal Corporation being premises no-114 Raja Subodh Chandra Mullick Road, formerly under police station Jadavpur at present Netaji Nagar, Kolkata-700 047 by way of purchase from the then owners namely Smt. Sarbani Debi and Krishna Charan Chatterjee Ghatak for consideration. Said deed was registered in the office of the Sub-Registrar at Alipur and recorded in Book No-I, Volume No-38 Pages 223 to 233 Being No-2221 for the year 1961.
- B.** Being the owners in the manner stated above said Dwijendra Kumar Ghosh and Binapani Ghosh mutated their names in the office of the Kolkata Municipal Corporation in respect of the said property and after such mutation and separate assessment said premises has been known and numbered as 114/N, Raja S.C.Mullick Road, Kolkata-700 047 and they were in possession of the said property by raising two-storied building thereon.

- C. While in possession and enjoyment of the said property said Dwijendra Kumar Ghosh and Binapani Ghosh died intestate leaving behind their six sons namely Sitendra Kumar Ghosh, Samirendra Kumar Ghosh, Manabendra Kumar Ghosh, Rathindra Kumar Ghosh, Abanindra Kumar Ghosh and Sukhendra Kumar Ghosh and three daughters namely Smt. Gita Sen, Rita Ghosh Dastidar and Rina Bose as their only heirs and successors who jointly became the owners of the said property having equal share therein.
- D. Said Abanindra Kumar Ghosh died on 02.06.2006 leaving behind his wife Papia Ghosh,(owner no 5) one daughter Debopriya Vinay Kumar Patel and one son Amitava Ghosh (owner no 6), herein as his only heirs who jointly inherited undivided $1/9^{\text{th}}$ share of the said deceased.
- E. Said Manabendra Kumar Ghosh died intestate on 31.12.2008 leaving behind his wife Smt. Sabita Ghosh, one son Indranil Ghosh and one daughter Rajashree Paul as his heirs who jointly inherited the undivided $1/9^{\text{th}}$ share of the said deceased.
- F. Said Rathindra Kumar Ghosh also expired on 20.12.2009 leaving behind his wife Smt. Indra Ghosh, two sons namely Shayantan Ghosh and Sumantan Ghosh, the owners no 2 to 4 herein as his only heirs and successors who jointly inherited the undivided $1/9^{\text{th}}$ share of the said deceased.
- G. Said Gita Sen also died in the year 2012 leaving behind her daughter Smt. Sanghamitra Sen as her only heir who inherited the undivided $1/9^{\text{th}}$ share of the said deceased.
- H. Said Samirendra Kumar Ghosh died on 27.08.2013 leaving behind his wife Smt. Samata Ghosh and one son Koushik Ghosh as his only heirs. Thereafter said Koushik Ghosh died as bachelor in the year 2021 leaving behind his mother said Samata Ghosh as his only heir

and accordingly said Samata Ghosh, the owner No 1 herein, became the owner of undivided $1/9^{\text{th}}$ share in the said property by way of inheritance.,

- I. Said Sitendra Kumar Ghosh died on 30.12 2019 leaving behind his wife Ira Ghosh, and two daughters namely Sharmistha Ghosh(Mitra) and Jhimli Guha as his heirs who jointly inherited the undivided $1/9^{\text{th}}$ share of the said deceased.
- J. Said Rita Ghosh Dastidar also expired on 04.04.2020 leaving behind her husband Pijush Kanti Ghose Dastidar and one son Sri Shivaji Ghose Dastidar as her heirs. Said Pijush Kanti Ghose Dastidar died intestate leaving behind his son said Shivaji Ghose Dastidar as his only heir who became the owner of undivided $1/9^{\text{th}}$ share in the said property by way of inheritance.
- K. Thereafter said Ira Ghosh, Sharmistha Ghosh(Mitra), Jhimli Guha and Sanghamitra Mitra jointly sold their undivided $2/9^{\text{th}}$ share in said property to Smt. Sucharita Guha Ray, the owner No 7 herein for consideration. Said deed has been registered in the office of the D.R.S.-II, Alipore and recorded in Book No-I, Volume No-1602-2023, Pages from 13336 to 13357, Being No 160217606 for the year 2022.
- L. By one deed of conveyance dated 23.11.2022 said Sukhendra Kumar Ghosh, Shivaji Ghose Dastidar, Sabita Ghosh, Indranil Ghosh, Smt. Rajashree Paul and Smt. Rina Bose also jointly sold their $4/9^{\text{th}}$ share in the said property to said Sucharita Guha Ray, owner no 7 for consideration mentioned therein. Said deed was registered in the office of the D.S.R.-II, Alipore and recorded in Book No-I, Volume No 1602-2022, Pages from 560376 to 560400, Being No-160215247 for the year 2022.

M. Thus the owners no 1 to 6 above named and said Debopriya Vinay Kumar Patel jointly have undivided $1/3^{\text{rd}}$ share and the owner no 7 has $2/3^{\text{rd}}$ share in the said property. Now the owners herein have jointly decided to develop their said property by raising building thereon and accordingly they have requested the Developer herein to execute the said project. Considering the proposal of the owners the Developer has agreed to do the said project for their mutual benefit. The parties hereto, accordingly enter in to this agreement for development on the following terms and conditions. Be it stated here that said Debopriya Vinay Kumar Patel wife of Sri Vinay Kumar Patel has separately executed Development Agreement and also executed Development Power of Attorney in favour of the Developer of these present.

TERMS AND CONDITIONS

1. The Developer herein shall construct one Ground Plus Three storied building on the land of the owners more fully described in Schedule-A below after demolishing the existing structure thereon as per plan to be approved by the office of the Kolkata Municipal Corporation at his own cost and initiative.
2. The owners shall mutate their names in the office of the Kolkata Municipal Corporation in respect of the said property and hand over all documents relating to their good and marketable title to the property to the Developer within 10 days from the date of execution of this agreement and upon receipt of the said documents the Developer shall cause necessary searches in the concerned offices.

3. Upon such searches, if any defect of title or that of possession ever transpires then the Owners shall remove such defects at their cost.
4. The Developer shall prepare the plan of the proposed building by his appointed engineers after causing necessary survey of the said premises and get it sanctioned from the office of the Kolkata Municipal Corporation at his cost and initiative.
5. The Developer shall arrange three temporary accommodations for the owners no 1, 2, 5 & 6 for their residence during the period of construction of the said new building, at his cost which the said Owners shall vacate after receiving the owners allocation as per terms of this agreement, where developer will pay the rent for said accommodation till delivery of Owners' allocations.
6. Within one month from the date of getting intimation of sanction of the plan of the said proposed building, the owners shall vacate the said premises and shift to the said temporary accommodations and also hand over the vacant possession of the said premises to the Developer free from all encumbrances. After getting the possession, the developer shall commence the construction as per the said sanctioned plan. Be it mentioned here that for the purpose of obtaining sanction of the said plan if any document like declaration of boundary, splay corner or deed of gift in favour of the KMC are required to be executed, the owners shall do the same at the cost of the Developer.
7. After getting the possession of the premises the Developer shall demolish the existing old building at his cost and shall have right to sell and appropriate the sale proceeds of the debris. The Developer shall remain liable to pay the Municipal taxes till he delivers the possession of the owners' allocation to the owners including the arrear, if any.

8. Out of the said construction, the Owners shall jointly get Four self contained flats out of the total constructed area towards the consideration for the undivided proportionate share of the land which is hereinafter referred to as the "**OWNERS' ALLOCATION**" and has been more fully described in Schedule-B below and the Developer shall be entitled to the remaining constructed area which is hereinafter referred to as the "**DEVELOPER'S ALLOCATION**" and described in Schedule-C below against his investment and the Developer shall have right to sell, transfer or encumber the same as per his discretion.
9. For the purpose of such sale of the Developer's allocation, the Developer shall have right to advertise, negotiate and enter into agreement/s with the intending purchasers upon receipt of the entire consideration or part thereof from them.
10. Simultaneously with the execution of this agreement the owners shall appoint the Developer as their attorney to do the said work and to transfer the Developer's allocation by executing one registered Development Power of Attorney at the cost of the Developer.
11. Out of the said owners' allocation, **Owner No.1 to no.6** shall get one self- contained flat on the **Southern side of the Ground Floor**, one self- contained flat **on the North-Eastern side of the First Floor** and one self- contained flat **on the North-Eastern side of the Top Floor** and each flat above referred to shall have a built up area of **550' square feet** more or less. And the **Owner No.7** shall get **one flat on North-Eastern side of the Second Floor** towards the consideration for their proportionate share of land at the said premises.
12. Remaining constructed area of the building comprising of flats and entire car parking spaces and other saleable spaces with undivided

proportionate share of land at the said premises shall absolutely belong to the Developer against his investment which the Developer shall have right to sell, transfer or encumber for consideration at his discretion.

13. Subject to payment of the proportionate share of expenses for maintenance, parties hereto shall have right to use and enjoy the common areas and facilities to be provided at the said premises. Be it stated here that the owners shall bring separate electric meters for their allocation at their own cost and shall also bear the proportionate share of cost for connecting main electric supply line at the said premises.
14. The Developer shall handover the said Owners' Allocation to the owners within 24 months from the date of sanction of the building plan or getting the vacant possession of the said premises free from all encumbrances, whichever is later, along with letter of possession. The Developer shall also provide the copy of completion certificates to the owners as and when it will be issued by the office of the Kolkata Municipal Corporation. Be it mentioned here that time, if lapsed for any force majeure like act of god, natural calamities, restrictions imposed by any statutory authority of local body, unavailability of materials which is beyond the control of the parties, that should be exempted from the said contractual period.
15. The Developer shall construct the said building with standard materials as per specification mentioned in Schedule-D below. For every additional work or fittings beyond specification the owners have to pay extra cost. No such extra work will be done without written instruction of the owners.
16. After getting intimation to take possession of the said Owners' Allocation, the owners shall become the members of Owners'

Association and be liable to pay the proportionate share of maintenance for common areas and facilities as it will be determined by the said Association. The Owners shall also pay their share of Municipal taxes directly to the KMC. Be it further stated here that the owners' allocation shall be delivered first to the owners before delivering possession to other and upon receipt of the possession as stated herein, the owners shall remain bound to execute deed of conveyance/s in favour of the Developer or his nominee/s.

17. Disputes between the parties if any, shall be referred to the competent court of law having jurisdiction to try the same.
18. Parties hereto along with their respective heirs or legal representatives shall remain bound by the terms of this agreement.

SCHEDULE-A

(Description of the entire property)

All that piece and parcel of **homestead land measuring about 3(Three) Kathas 7(Seven) Chataks and 31(Thirty-one) square feet** more or less lying in **Mouja-Baishnabghata, Pargana Khaspur, J.L.No-28, Touji No-56 & 151, C.S. Dag No-346 under Khatian No 298, 298/1 and 298/2 together with one old delapidated two-storied building duly constructed in the year 1963 having 360' square feet** more or less in each floor situated within the local limits of the Kolkata Municipal Corporation under **ward no. 100 being premises no-114/N, Raja Subodh Chandra Mullick Road, Police Station-Netaji Nagar, Kolkata-700 047 Assessee No 211000801037** being butted and bounded by:-

On the North: 16'-6" wide K.M.C. Road

On the South: Portion of C.S. Plot No-351

On the East : Land of Mr. P. Bag

On the West: Portion of C.S. Plot No 348 & 350

SCHEDULE-B

(Owners' Allocation in Built-up Area)

FLOOR	PORTION	AREA (SQ.FEET)
Ground	South	550
First	N-E	550
Top	N-E	550
Second	N-E	550

SCHEDULE-C

(Developer's Allocation)

All that remaining flats, entire Car Parking Spaces and other saleable areas with undivided proportionate share in the land at premises no-114/N, Raja Subodh Chandra Mullick Road, Kolkata-700 047 shall absolutely belong to the Developer with right to sell or transfer the said Developer's Allocation at his discretion.

SCHEDULE-D

(Specification)

- 1. FOUNDATION** : The foundation of building shall be of R.C.C. structure with standard materials,
- 2. STRUCTURE** : The main structure shall be of R.C.C. frame structure comprising of R.C.C. column, beam, slab etc. plinth will be of 3'ft to 4' ft above road level as per KMC rules.
- 3. WALLS** : The external walls of the building will be of 200/125 mm thick brick and partition walls inside the flats will be of 75 mm and 125 mm thick brick and both to be with cement mortar.
- 4. PLASTER** : All internal surfaces shall be plastered with cement sand and finished with plaster of paris and external walls will be painted by reputed branded company.

5. FLOOR & SKIRTING: All the floors of owners' allocation shall be of marble finish except Kitchen. All landings and stairs will be of mosaic/tiles.
6. DOOR: The main doors will be made by wooden door and others will be Flash door, toilets and kitchen will have PVC frame door.
7. TOILET FITTINGS: The toilets will have tile finished floor and glaze tiles on the walls up to 6' ft height, concealed water line, commode with cistern, stop cork, one shower, three tap points and one Basin water connection.
8. KITCHEN FITTINGS & FIXTURES: Kitchen shall have tile floor, one cooking platform, one steel sink and tiles will be fixed upon the cooking slab.
9. ROOF: Roof will be plastered with net cement.
10. ELECTRICALS: Concealed wiring all over the building with first class ISI mark wires with proper gauge and earthing arrangement, all switch boards to be sheet metals with front cover of parapet sheet switch/plug/socket etc. to be provided in all electrical points, all switches will be of Anchor/Pritam at suitable places generally in the following manner:-

No.	Place	Light point	Fan Point	5Amp	15Amp
1.	Bed-room-I	2	1	1	1
2.	Bedroom-II	2	1	1	
3.	Dining/Drawing	3	2	2	1
4.	Toilet	1			
5.	Kitchen	1			1
6.	Verandah	1			
7.	A.C.	1			1
8.	One Calling Bell for every flat.				
9.	For Geyser	1 point			
10.	For Microwave	1 Point			

11. GROUND COMMON SPACES: Total open common areas of the ground space are to be laid Net gray cementing with adequate light point.

12. 4 passengers LIFT

13. WATER SUPPLY: One underground water reservoir for storing the KMC water supply and two overhead water tanks are to be provided with one water pump and motor with adequate Horse Power of reputed branded company available in the market.

SCHEDULE-E
(Common areas and facilities)

1. Land underneath the building and statutory open spaces within the said holding.
2. Passages for egress and ingress to and from the said complex.
3. Main entrance, boundary wall, stair case landings and lobbies from the ground floor up to the top floor, roof and super structure of the building.
4. Underground water reservoir, overhead water tank, septic tank, fire tank, S.T.P. tank, sewerage and drainage connection,
5. Motor pump, space for motor pump, main water and electric connection.
6. All plumbing installations, fittings and fixtures thereto, lift, lift room, Care taker and security guard room, garden, generator (if Installed)

IN WITNESSES WHEREOF parties hereto put their respective hand and seal on the day, month and year written above.

Witnesses:-

1. Partho Saha
Ayeri Police Ct
K/2-27

Samata Ghosh
SAMATA GHOSH

Indra Ghosh.
INDRA GHOSH

Shayantan Ghosh

SHAYANTAN GHOSH

Sumantan Ghosh

SUMANTAN GHOSH

2. Joydeep Chakrabarti
Alipore Police Court
K/2-27.

Papia Ghosh
PAPIA GHOSH

Amitava Ghosh
AMITAVA GHOSH

Sucharita Guha Roy
SUCHARITA GUHA RAY

OWNERS

Ramthakur Enterprise
Sanyog K. Guha Roy
Proprietor

DEVELOPER

Drafted by:-
Partho Pratim Hazunder
Advocate MB/27/84
Judge's Court Alipur,
Typed by:-
A. 27/84



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ...SAMATA GHOSH
Signature ...*Samata Ghosh*...



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ...INDRA GHOSH
Signature ...*Indra Ghosh*...



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ...SRI SHAYANTAN GHOSH
Signature ...*Sri Ghosh*...



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ...SRI SUMANTAN GHOSH
Signature ...*Sri Ghosh*...



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name PAPIA GHOSH
 Signature .. Papi Ghosh



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name AMITAYA GHOSH
 Signature .. Amitaya Ghosh



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SUCHARITA GUHARAY
 Signature .. Sucharita Guha Roy



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SANJOY KUMAR GUHA ROY
 Signature .. Sanjoy Kumar Guha Roy



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



080520232004450124

GRIPS Payment Detail

GRIPS Payment ID:	080520232004450124	Payment Init. Date:	08/05/2023 14:42:41
Total Amount:	19941	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0CFUHLR7	BRN Date:	08/05/2023 14:44:07
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name:	S SANA
Mobile:	8961663303

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240044501251	Directorate of Registration & Stamp Revenue	19941
Total			19941

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY ONE ONLY.

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





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



192023240044501251

GRN Details

GRN:	192023240044501251	Payment Mode:	Online Payment
GRN Date:	08/05/2023 14:42:41	Bank/Gateway:	State Bank of India
BRN :	IK0CFUHLR7	BRN Date:	08/05/2023 14:44:07
GRIPS Payment ID:	080520232004450124	Payment Init. Date:	08/05/2023 14:42:41
Payment Status:	Successful	Payment Ref. No:	2001080822/1/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	S SANA
Address:	ALIPORE
Mobile:	8961663303
Depositor Status:	Advocate
Query No:	2001080822
Applicant's Name:	Mr PARTHA SANA
Identification No:	2001080822/1/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	08/05/2023
Period To (dd/mm/yyyy):	08/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001080822/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	1920
2	2001080822/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	19941

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1602-08675/2023	Date of Registration	21/06/2023
Query No / Year	1602-2001080822/2023	Office where deed is registered	
Query Date	29/04/2023 7:21:29 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status :Deed Writer		
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. 1,11,99,149/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






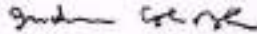



District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 114/N, , Ward No: 100 Pin Code : 700047






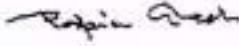


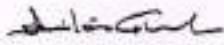
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 7 Chatak 31 Sq Ft		1,07,13,149/-	Width of Approach Road: 17 Ft.,
Grand Total :					5.7429Dec	0 /-	107,13,149 /-	



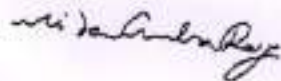
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	720 Sq Ft.	0/-	4,86,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 360 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 360 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		720 sq ft	0 /-	4,86,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt SAMATA GHOSH Wife of Late SAMIRENDU KUMAR GHOSH Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office	 21/06/2023	 LTI 21/06/2023	 21/06/2023
114/N RAJA S C MULLICK ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr INDRA GHOSH Son of Late RATHINDRA KUMAR GHOSH Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office	 21/06/2023	 LTI 21/06/2023	 21/06/2023
114/N RAJA S C MULLICK ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx2D, Aadhaar No: 76xxxxxxxx8287, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr SHAYANTAN GHOSH Son of Late RATHINDRA KUMAR GHOSH Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office	 21/06/2023	 LTI 21/06/2023	 21/06/2023
114/N RAJA S C MULLICK ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJxxxxxx0J, Aadhaar No: 76xxxxxxxx5283, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mr SUMANTAN GHOSH Son of Late RATHINDRA KUMAR GHOSH Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office	 21/06/2023	 LTI 21/06/2023	 21/06/2023
114/N RAJA S C MULLICK ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIxxxxxx6N, Aadhaar No: 58xxxxxxx7765, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Smt PAPIA GHOSH Wife of Late ABANINDRA KUMAR GHOSH Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office	 21/06/2023	 LTI 21/06/2023	 21/06/2023
114/N RAJA S C MULLICK ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMxxxxxx0P, Aadhaar No: 52xxxxxxx8792, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mr AMITAVA GHOSH Son of Late ABANINDRA KUMAR GHOSH Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office	 21/06/2023	 LTI 21/06/2023	 21/06/2023
114/N RAJA S C MUCCLICK ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxxx5G, Aadhaar No: 44xxxxxxx8603, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office				



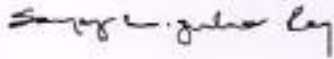
Smt SUCHARITA GUHA RAY Wife of Mr SANJAY KUMAR ROY Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office			
	21/06/2023	LTI 21/06/2023	21/06/2023

59 DINESH PALLY, City:- , P.O:- BANSDRONI, P.S:-Regent Park, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APxxxxxx9B, Aadhaar No: 46xxxxxxxx9985, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office

Developer Details :



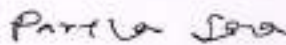
Sl No	Name,Address,Photo,Finger print and Signature
1	RAM THAKUR ENTERPRISE 59 DINESH PALLY, City:- , P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.:: APxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJOY KUMAR GUHA ROY (Presentant) Son of Mr SUDHANGSHU KUMAR GUHA ROY Date of Execution - 21/06/2023, , Admitted by: Self, Date of Admission: 21/06/2023, Place of Admission of Execution: Office			
		Jun 21 2023 2:35PM	LTI 21/06/2023	21/06/2023

59 DINESH PALLY, City:- , P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx6Q, Aadhaar No: 75xxxxxxxx2257 Status : Representative, Representative of : RAM THAKUR ENTERPRISE (as AS PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Allpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

21/06/2023

21/06/2023

21/06/2023

Identifier Of Smt SAMATA GHOSH, Mr INDRA GHOSH, Mr SHAYANTAN GHOSH, Mr SUMANTAN GHOSH, Smt PAPIA GHOSH, Mr AMITAVA GHOSH, Smt SUCHARITA GUHA RAY, Mr SANJOY KUMAR GUHA ROY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SAMATA GHOSH	RAM THAKUR ENTERPRISE-0.820417 Dec
2	Mr INDRA GHOSH	RAM THAKUR ENTERPRISE-0.820417 Dec
3	Mr SHAYANTAN GHOSH	RAM THAKUR ENTERPRISE-0.820417 Dec
4	Mr SUMANTAN GHOSH	RAM THAKUR ENTERPRISE-0.820417 Dec
5	Smt PAPIA GHOSH	RAM THAKUR ENTERPRISE-0.820417 Dec
6	Mr AMITAVA GHOSH	RAM THAKUR ENTERPRISE-0.820417 Dec
7	Smt SUCHARITA GUHA RAY	RAM THAKUR ENTERPRISE-0.820417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SAMATA GHOSH	RAM THAKUR ENTERPRISE-102.85714300 Sq Ft
2	Mr INDRA GHOSH	RAM THAKUR ENTERPRISE-102.85714300 Sq Ft
3	Mr SHAYANTAN GHOSH	RAM THAKUR ENTERPRISE-102.85714300 Sq Ft
4	Mr SUMANTAN GHOSH	RAM THAKUR ENTERPRISE-102.85714300 Sq Ft
5	Smt PAPIA GHOSH	RAM THAKUR ENTERPRISE-102.85714300 Sq Ft
6	Mr AMITAVA GHOSH	RAM THAKUR ENTERPRISE-102.85714300 Sq Ft
7	Smt SUCHARITA GUHA RAY	RAM THAKUR ENTERPRISE-102.85714300 Sq Ft

On 21-06-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:53 hrs on 21-06-2023, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr SANJOY KUMAR GUHA ROY ,

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 1,11,99,149/-

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

Execution is admitted on 21/06/2023 by 1. Smt SAMATA GHOSH, Wife of Late SAMIRENDU KUMAR GHOSH, 114/N RAJA S C MULLICK ROAD, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Mr INDRA GHOSH, Son of Late RATHINDRA KUMAR GHOSH, 114/N RAJA S C MULLICK ROAD, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 3. Mr SHAYANTAN GHOSH, Son of Late RATHINDRA KUMAR GHOSH, 114/N RAJA S C MULLICK ROAD, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 4. Mr SUMANTAN GHOSH, Son of Late RATHINDRA KUMAR GHOSH, 114/N RAJA S C MULLICK ROAD, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 5. Smt PAPIA GHOSH, Wife of Late ABANINDRA KUMAR GHOSH, 114/N RAJA S C MULLICK ROAD, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 6. Mr AMITAVA GHOSH, Son of Late ABANINDRA KUMAR GHOSH, 114/N RAJA S C MULLICK ROAD, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 7. Smt SUCHARITA GUHA RAY, Wife of Mr SANJAY KUMAR ROY, 59 DINESH PALLY, P.O: BANSDRONI, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife

Identified by Mr PARTHA SANA, , , Son of Late R N SANA , ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 21-06-2023 by Mr SANJOY KUMAR GUHA ROY, AS PROPRIETOR, RAM THAKUR ENTERPRISE (Sole Proprietorship), 59 DINESH PALLY, City:- , P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Identified by Mr PARTHA SANA, , , Son of Late R N SANA , ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/05/2023 2:44PM with Govt. Ref. No: 192023240044501251 on 08-05-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKOCFUHLR7 on 08-05-2023, Head of Account 0030-03-104-001-16

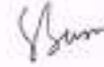
Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 262925, Amount: Rs.100.00/-, Date of Purchase: 27/04/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/05/2023 2:44PM with Govt. Ref. No: 192023240044501251 on 08-05-2023, Amount Rs: 19,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CFUHLR7 on 08-05-2023, Head of Account 0030-02-103-003-02



Suman Basu

**DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

