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Certified that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document.

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat.

06 OCT 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 05th day of October, 2023 (Two thousand Twenty Three) A.D.

BETWEEN

নং - ৪৬৩
সন ও তারিখ - ০৭.১০.২৩
ক্রেতার নাম -
মালিক -
স্ট্যাম্প মূল্য -
ভেডার - ২
বারাসাত কোর্ট, উত্তর ২৪ পরগণা
ক্রেতার - শ্রী হারাম চন্দ্র সাহু
টি.ডি. নং ২
তারিখ - ৪ ০ ৬ SEP 2023
মোট স্ট্যাম্প মূল্য - ৬ ০ ০ ০ ০
ফ্রেজারী অফিস - বারাসাত

Depace Karm Dhar
SIT RO Seleghata,
12/10

Angshuman Bose



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Angshuman Bose



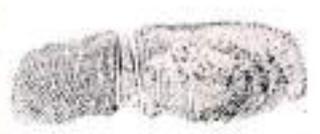
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Kalita Bose



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Koushik Bose



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Sukla Bose



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Sushmita Bose



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1) **SMT. KABITA BOSE**, having EPIC No. XVM2085173, PAN- AZNPB0928N, AADHAAR No. 6198 8525 1996, Wife of Late Mrinal Kanti Bose, residing at 197 Vidyasagar Road, P.O. & P.S.- New Barrackpore, District- North 24 Parganas, Kolkata- 700131, 2) **SHRI KOUSHIK BOSE**, having EPIC No. UCC3152709, PAN- AIQPB5962Q, AADHAAR No. 5408 8468 1273, Son of Late Mrinal Kanti Bose, residing at Flat No. 401, Sri Siddhi Nivas, Block- I, Bhavana Enclave, Risala Bazar, Alwal, P.O. & P.S.- Bolarum, Hyderabad, PIN- 500010, District- Ranga Reddy, 3) **SHRI ANGSHUMAN BOSE**, having EPIC No. XVM2085272, PAN- AGGPB6333D, AADHAAR No. 8823 4120 5685, both Son of Late Mrinal Kanti Bose, residing at 197 Vidyasagar Road, P.O. & P.S.- New Barrackpore, District- North 24 Parganas, Kolkata- 700131, 4) **SMT. SUKLA BOSE**, having EPIC No. XVM2238251, PAN- AXCPB8898A, AADHAAR No. 6912 6953 0548, Wife of Late Sukumar Bose, residing at 197 Vidyasagar Road, P.O. & P.S.- New Barrackpore, District- North 24 Parganas, Kolkata- 700131, 5) **SMT. SUSHMITA BOSE**, having EPIC No. CDK2537017, PAN- AXCPB8899B, AADHAAR No. 6784 5630 9189, Daughter of Late Sukumar Bose, residing at Ananya Apartment, 269/4, S.N. Banerjee Road, Ward No. 01, P.O. & P.S.- New Barrackpore, District- North 24 Parganas, Kolkata- 700131 6) **SHRI AMAL KUMAR BOSE**, having EPIC No. WB/20/134/531338, PAN- AQYPB9357M, AADHAAR No. 2656 7347 4564, Son of Late Manindra Nath Bose, residing at 197/1 Vidyasagar Road, P.O. & P.S.- New Barrackpore, District- North 24 Parganas, Kolkata- 700131, in the State of West Bengal, herein after collectively called and referred to as the "**LAND OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/or assigns) of the **ONE PART.**

AND



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Anelkumar Bora



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Ditakkerdun



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Sanchita Choudhury



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Dipanwita Saha



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Ratna Basu

w/o Anurangshi Basu
Barasat-Judge's Court

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"**NIBAS NIRMAN**" (PAN- AAVFN5995Q) a partnership firm constituted under Partnership Act, 1932 and having its Registered office at P-234, C.I.T. Road, Scheme - IVM, P.O. & P.S. - Belegkata, District - South 24 Parganas, Kolkata -700010, West Bengal, Represented by their partners namely **(1) SRI DIPAK KUMAR DHAR**, son of Late Upendra Chandra Dhar, (Voter ID Card No. WB/22/155/225258, PAN- ADRPD7638P and AADHAAR CARD No. 3908 7361 3805), residing at P-234, C.I.T. Road, Scheme - IVM, P.O. & P.S. - Belegkata, District - South 24 Parganas, Kolkata - 700010, West Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian, and **(2) SMT. SANCHITA CHOWDHURY**, wife of Sri Satyajit Chowdhury, (Voter ID Card No. WB/22/159/597290, PAN- AIQPC1119E and AADHAAR CARD No. 5569 2163 1274), residing at 8B, Abinash Chandra Banerjee Road, P.O. & P.S. - Belegkata, District - South 24 Parganas, Kolkata - 700010, West Bengal, **(3) SMT. DIPANWITA SAHA**, wife of Sri Amalendu Saha, (Voter ID Card No. DLR2546786, PAN- BCLPD0517K and AADHAAR CARD No. 7461 1894 9209), residing at Swastika Court, Flat No. 3A, Second Floor, 120, Nazrul Islam Sarani, P.O. & P.S.- New Barrackpore, Kolkata- 700131, District- North 24 Parganas, West Bengal, all by Faith - Hindu, by Occupation - Business, by Nationality- Indian, hereinafter called and referred to as the "**DEVELOPER**" (which terms and expression unless repugnant to the subject or context shall mean and include all its respective heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS one Shri Gobinda Mohan Bhattacharya, Son of Late Kunja Behari Bhattacharya, was the absolute owner of **ALL THAT** piece and parcel of land, measuring an area of **05 Cottahs or 8.25 decimals** be the same a little more or less, lying and situated at Mouza- Ahrampur, J.L. No. 35, Re: Su: No. 98, in Touzi No. 179, Pargana- Kalikata, Comprised in Dag No. 232, appertaining to

Khatian No. 137, under P.S.- Khardah, within the local limits of New Barrackpore Municipality, District- North 24 Parganas, in the State of West Bengal, TOGETHERWITH the benefits of ancient of other rights, liberties, easements, appendages and appurtenances thereto and had been seized and possessed over the same by exercising right, title and interest without interruption from any corner, which is free from all sorts of encumbrances, liens, charges and mortgages whatsoever.

AND WHEREAS while seized and possessed of and/or otherwise well and sufficiently entitled to the same, said Shri Gobinda Mohan Bhattacharya sold, transferred, conveyed, assigned, assured and granted **ALL THAT** piece and parcel of land, measuring an area of **05 Cottahs or 8.25 decimals** be the same a little more or less, lying and situated at Mouza- Ahrampur, J.L. No. 35, Re: Su: No. 98, in Touzi No. 179, Pargana- Kalikata, Comprised in Dag No. 232, appertaining to Khatian No. 137, under P.S.- Khardah, within the local limits of New Barrackpore Municipality, District- North 24 Parganas, in the State of West Bengal, TOGETHERWITH the benefits of ancient of other rights, liberties, easements, appendages and appurtenances thereto unto and in favour of Shri Mrinal Kanti Bose, Son of Late Manindra Nath Basu (since deceased), the predecessor in title or interest of the present Landowner No. 1 to 3, by dint of a Registered Deed of Conveyance, being No. 2428, dated 12/06/1979, which was duly registered in the Office of S.R.- Barrackpore and the same was recorded in Book No. I, Volume No. 51, pages from 167 to 173 for the year 1979 against the valuable consideration mentioned therein and since purchased said Mrinal Kanti Bose duly got mutated his name in the records of B.L. & L.R.O., vide L.R. Khatian No. 844, in L.R. Dag No. 1497 and also recorded his name in the assessment Books of New Barrackpore Municipality, being Holding No. 197, in Ward No. 02, by paying all reagent rents, taxes and other outgoings accordingly and had been seized and



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possessed over the same by exercising right, title and interest without interruption from any corner, which is free from all sorts of encumbrances, liens, charges and mortgages whatsoever.

AND WHEREAS subsequently said Shri Mrinal Kanti Bose transferred **ALL THAT** piece and parcel of land, measuring an area of **02 Cottahs** be the same a little more or less, lying and situated at Mouza- Ahrampur, J.L. No. 35, Re: Su: No. 98, in Touzi No. 179, Pargana- Kalikata, Comprised in Dag No. 232, R.S. Dag No. 231/2097 & 286/2078, L.R. Dag No. 1497, appertaining to Khatian No. 137, L.R. Khatian No. 844, under P.S.- Khardah at present Ghola, within the local limits of New Barrackpore Municipality, in Ward No. 02, being Holding No. 197, District- North 24 Parganas, in the State of West Bengal, **TOGETHERWITH** the benefits of ancient of other rights, liberties, easements, appendages and appurtenances thereto unto and in favour of 1) Shri Sukumar Bose & 2) Shri Amal Kumar Bose, both sons of Late Manindra Nath Bose, by dint of a Registered Deed of Gift, being No. 03467, dated 11th day of July, 2008, which was duly registered in the Office of D.S.R.-I, North 24 Parganas and the same was recorded in Book No. I, CD Volume No. 3, Pages from 3693 to 3707, for the year 2008 and delivered actual peaceful possession in their favour.

AND WHEREAS subsequently said **Shri Sukumar Bose** died intestate on 29/10/2009 leaving behind his wife named **SMT. SUKLA BOSE** and only daughter namely **SUSHMITA BOSE**, the present Landowner No. 4 & 5 respectively herein as his only legal heirs and successors-in-interest as per law of Hindu Succession Act, 1956, and the said undivided 50% share of property left by said deceased **Shri Sukumar Bose** inherited upon his aforesaid legal heirs in equal share each.



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AND WHEREAS in the aforesaid manner the present Landowner No. 4 to 6 are the absolute joint owners of **ALL THAT** piece and parcel of land, measuring an area of **02 Cottahs** be the same a little more or less, lying and situated at Mouza- Ahrampur, J.L. No. 35, Re: Su: No. 98, in Touzi No. 179, Pargana- Kalikata, Comprised in Dag No. 232, R.S. Dag No. 231/2097 & 286/2078, L.R. Dag No. 1497, appertaining to Khatian No. 137, L.R. Khatian No. 844, under P.S.- Khardah at present Ghola, within the local limits of New Barrackpore Municipality, in Ward No. 02, being Holding No. 197, Vidyasagar Road, District- North 24 Parganas, in the State of West Bengal, **TOGETHERWITH** the benefits of ancient of other rights, liberties, easements, appendages and appurtenances thereto and since obtained the present Landowner No. 4 to 6 duly got mutated their names in the records of B.L. & L.R.O., vide L.R. Khatian No. 2336, 2337 & 2338, in L.R. Dag No. 1497 and also recorded their name in the assessment Books of New Barrackpore Municipality, being Holding No. 197/1 & 197/1/1, Vidyasagar Road, in Ward No. 02, in respect of aforesaid 02 Cottahs of land by paying all reagent rents, taxes and other outgoings accordingly and have been owing, possessing and enjoying over the same by metes and bounds and exercising their right, title and interest without interruption from any corner, which is free from all sorts of encumbrances, liens, charges and mortgages whatsoever.

AND WHEREAS for their better use and enjoyment the present Landowner No. 4 to 6 executed a registered Deed of Partition, dated 14th day of August, 2013, which was duly registered in the Office of D.S.R.-I, North 24 Parganas and the same was recorded in Book No. I, CD Volume No. 24, pages from 758 to 775, being No. 04745, for the year 2013 and by the strength of Deed of Partition the present Landowner No. 6 as the First Part therein obtained 14 Chittacks 13 Square Feet more or less of land with structure, being Scheme Plot No. A and the present Landowner No. 4 & 5, as the Second Part therein




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obtained 15 Chittacks 43 Square Feet more or less of land with structure, being Scheme Plot No. A/1 out of the aforesaid property in the Map annexed to the Bantannama executed pursuant to said Deed and was in so exclusively seized and possessed by enjoying the right, title and interest without any interruption from any corner in respect of the said property.

AND WHEREAS subsequently said Shri Mrinal Kanti Bose died intestate on 27/05/2019 leaving behind his wife named **SMT. KABITA BOSE** and two sons named **SHRI KOUSHIK BOSE & SHRI ANGSHUMAN BOSE** the present Landowner No. 1 to 3 respectively herein as his only legal heirs and successors-in-interest as per law of Hindu Succession Act, 1956, and the said 03 Cottahs more or less of landed property left by said deceased Shri Mrinal Kanti Bose inherited upon his aforesaid legal heirs in equal share each.

AND WHEREAS in the aforesaid manner the present Landowners are the absolute joint owners of **ALL THAT** piece and parcel of land, measuring an area of **05 Cottahs or 8.25 decimals** be the same a little more or less along with structure, lying and situated at Mouza- Ahrampur, J.L. No. 35, Re: Su: No. 98, in Touzi No. 179, Pargana- Kalikata, Comprised in Dag No. 232, R.S. Dag No. 231/2097 & 286/2078, L.R. Dag No. 1497, appertaining to Khatian No. 137, L.R. Khatian No. 844, 2336, 2337 & 2338, under P.S.- Khardah at present Ghola, within the local limits of New Barrackpore Municipality, in Ward No. 02, being Holding No. 197, 197/1 & 197/1/1, Amalgamating Holding No. 197, Vidyasagar Road, District- North 24 Parganas, in the State of West Bengal, **TOGETHERWITH** the benefits of ancient of other rights, liberties, easements, appendages and appurtenances thereto and have been owing, possessing and enjoying over the same by exercising right, title and interest without interruption from any corner, which is free from all sorts of encumbrances, liens, charges and mortgages whatsoever.




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AND WHEREAS the property mentioned in the First schedule below is free from all encumbrances, lien or charges and has good marketable title over the property and they have the every right to transfer and/or sell the property.

AND WHEREAS The Owners are desirous of the construction of a multi-storied building over the said property consisting with various number of floors including several flats, garages, shops, spaces according to the drawings, plans specifications and building plan, to be obtained from the concerned authority and due to paucity of funds and lack of experience it is not possible on their part to develop the said property and they have searched and appointed the Developer to take the responsibility of developing the said property and undertake such construction.

AND WHEREAS The Developer has agreed with the Owners for the construction of the proposed multistoried building containing various numbers of floors including several flats, garages, shops, spaces according to the drawings, plans, specifications and building plan to be obtained from the competent authority and in conformity with the said details of construction under and subject to the terms and conditions hereinafter written.

AND WHEREAS The Owners hereby declare that the Said Property is free from all encumbrances and they have marketable title over the same.

NOW THIS AGREEMENT WITHNESSETH and it is hereby agreed upon by and between the parties hereto on the following terms and conditions.

DEFINITIONS

In this present unless there is anything repugnant to or inconsistent with:-

OWNERS/LAND OWNERS : - shall mean the said 1) **SMT. KABITA BOSE**, having EPIC No. XVM2085173, PAN- AZNPB0928N, AADHAAR No. 6198



[Signature]
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8525 1996, Wife of Late Mrinal Kanti Bose, residing at 197 Vidyasagar Road, P.O. & P.S.- New Barrackpore, District- North 24 Parganas, Kolkata- 700131, 2) **SHRI KOUSHIK BOSE**, having EPIC No. UCC3152709, PAN- AIQPB5962Q, AADHAAR No. 5408 8468 1273, Son of Late Mrinal Kanti Bose, residing at Flat No. 401, Sri Siddhi Nivas, Block- I, Bhavana Enclave, Risala Bazar, Alwal, P.O. & P.S.- Bolarum, Hyderabad, PIN- 500010, District- Ranga Reddy, 3) **SHRI ANGSHUMAN BOSE**, having EPIC No. XVM2085272, PAN- AGGPB6333D, AADHAAR No. 8823 4120 5685, both Son of Late Mrinal Kanti Bose, residing at 197 Vidyasagar Road, P.O. & P.S.- New Barrackpore, District- North 24 Parganas, Kolkata- 700131, 4) **SMT. SUKLA BOSE**, having EPIC No. XVM2238251, PAN- AXCPB8898A, AADHAAR No. 6912 6953 0548, Wife of Late Sukumar Bose, residing at 197 Vidyasagar Road, P.O. & P.S.- New Barrackpore, District- North 24 Parganas, Kolkata- 700131, 5) **SMT. SUSHMITA BOSE**, having EPIC No. CDK2537017, PAN- AXCPB8899B, AADHAAR No. 6784 5630 9189, Daughter of Late Sukumar Bose, residing at Ananya Apartment, 269/4, S.N. Banerjee Road, Ward No. 01, P.O. & P.S.- New Barrackpore, District- North 24 Parganas, Kolkata- 700131 6) **SHRI AMAL KUMAR BOSE**, having EPIC No. WB/20/134/531338, PAN- AQYPB9357M, AADHAAR No. 2656 7347 4564, Son of Late Manindra Nath Bose, residing at 197/1 Vidyasagar Road, P.O. & P.S.- New Barrackpore, District- North 24 Parganas, Kolkata- 700131, in the State of West Bengal.

DEVELOPER/PROMOTER : - shall mean and include the "**NIBAS NIRMAN**" (PAN- AAVFN5995Q) a partnership firm constituted under Partnership Act, 1932 and having its Registered office at P-234, C.I.T. Road, Scheme - IVM, P.O. & P.S. - Belegkata, District - South 24 Parganas, Kolkata -700010, West Bengal, Represented by their partners namely (1) **SRI DIPAK KUMAR DHAR**, son of Late Upendra Chandra Dhar, (Voter ID Card No.



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WB/22/155/225258, PAN- ADRPD7638P and AADHAAR CARD No. 3908 7361 3805), residing at P-234, C.I.T. Road, Scheme - IVM, P.O. & P.S. - Belegkata, District - South 24 Parganas, Kolkata - 700010, West Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian, and (2) **SMT. SANCHITA CHOWDHURY**, wife of Sri Satyajit Chowdhury, (Voter ID Card No. WB/22/159/597290, PAN- AIQPC1119E and AADHAAR CARD No. 5569 2163 1274), residing at 8B, Abinash Chandra Banerjee Road, P.O. & P.S. - Belegkata, District - South 24 Parganas, Kolkata - 700010, West Bengal, (3) **SMT. DIPANWITA SAHA**, wife of Sri Amalendu Saha, (Voter ID Card No. DLR2546786, PAN- BCLPD0517K and AADHAAR CARD No. 7461 1894 9209), residing at Swastika Court, Flat No. 3A, Second Floor, 120, Nazrul Islam Sarani, P.O. & P.S.- New Barrackpore, Kolkata- 700131, District- North 24 Parganas, West Bengal, all by Faith - Hindu, by Occupation - Business, by Nationality- Indian, hereinafter called and referred to as the "**DEVELOPER**".

ARCHITECT :- shall mean any qualified person or persons or firm appointed or nominated by the Developer at its own cost as Architect or Architect of the building to be constructed on the said premises at the entire cost and expenses of the Developer.

ADVOCATE :- shall mean Ratna Basu (WB-712/1998), Advocate, District Judges Court North 24 Parganas at Barasat) who is appointed by the both parties. The expenses to be borne by the developer himself.

TITLE DEEDS :- shall mean all the documents of title relating to the said land and premises, which shall be handed over in original to the Developer at the time of execution of the agreement. The same shall return the original deed and all other related and/or relevant papers and documents to the owners while issuing the possession letter to the owners.



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PREMISES/PROPERTY :- shall mean **ALL THAT** piece and parcel of land, measuring an area of **05 Cottahs or 8.25 decimals** be the same a little more or less along with structure, lying and situated at Mouza- Ahrampur, J.L. No. 35, Re: Su: No. 98, in Touzi No. 179, Pargana- Kalikata, Comprised in Dag No. 232, R.S. Dag No. 231/2097 & 286/2078, L.R. Dag No. 1497, appertaining to Khatian No. 137, L.R. Khatian No. 844, 2336, 2337 & 2338, under P.S.- Khardah at present Ghola, within the local limits of New Barrackpore Municipality, in Ward No. 02, being Holding No. 197, 197/1 & 197/1/1 Vidyasagar Road, District- North 24 Parganas, in the State of West Bengal, **TOGETHERWITH** the benefits of ancient of other rights, liberties, easements, appendages and appurtenances thereto. The Original Landlord Govt. of West Bengal represented by the Collector of the District- North 24 Parganas and It's proportionate annual rent is payable to the Collector of the District- North 24 Parganas, **TOGETHERWITH** the benefits of ancient of other rights, liberties, easements, appendages and appurtenances thereto.

NEW BUILDING :- shall mean the multi storied Building as per available sanctioned area mainly for residential building, Shop room and Garage etc., which is to be constructed over the said premises as per plan to be sanctioned by the New Barrackpore Municipality.

COMMON AREA FACILITIES AND AMENITIES :- shall mean and include, lift condors, stair ways, passage ways, common lavatories, pump room, tube well, under Ground water reservoir, overhead water tank, water pump, roof and other facilities which is to be attached with the proposed Building as per specification given in the Fifth Schedule hereunder written for better enjoyment of the Flats as mutually agreed by and between the Owners and Developer.



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SALEABLE SPACE :- shall mean the space in the proposed new building which is available as covered area alongwith super built-up area for residential Flats, Shop, Garage, Godown for independent use with common facilities other than the space allowable to the Owners or Flat purchaser alongwith the right to use and enjoy the common facilities and convenience provided in the new building against consideration in other wards saleable mean and include the Flat/Units/Garage/space/shop in the building available for independent use and occupation of the self-contained Flat/ Garage after making due provision for common amenities and facilities for better enjoyment against consideration.

TIME :- shall mean the Developer shall complete the project in all respect in 24 months with all standard building material from the date of first sanction of building plan, which is to be sanctioned by the New Barrackpore Municipality. It is mentioned here that if the said construction work will not complete within 24 months from the date of first sanction of building plan, then the Landowners shall give further 06 months as maximum time to the Developer for completion of the said construction work.

FORCE MAJEURE: - that this agreement and clauses herein are subject to Force Majeure which means and include if any natural calamity occurs, i.e. flood, earthquake etc. or unavoidable circumstances like riot, war tempest, Lock-down, pandemic situation or any prohibitory order comes from any Court or Courts, local bodies like Municipality etc. then the time may be extended for 06 (six) months and not more than that time for completion of the construction works and the Owners will not also be in a position to raise any objection for that.

BUILDING PLAN :- shall mean such plan to be prepared by the Architect/Civil Engineer/Engineer for the construction of the building and to be




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sanctioned by the New Barrackpore Municipality with such addition, alteration or modification as may be made by the Developer from time to time. In this case, if there is any objection by the owners about the flat layout of the owners' allocated flat, it will be resolved by the Developer and the owners through discussion.

TRANSFER :- shall mean and included transfer by delivery of possession as per present customs or by any other means adopted by the Developer for effecting transfer of the proposed building or flat to the intending Purchasers thereof against valuable consideration.

That during the execution of this registered Development Agreement, a registered Development Power of Attorney shall be executed by the owners, at the expenses of the builder himself, to act and execute the agreement or contract, sale agreement, conveyance deed or conveyance deed. In case of salable area of the allotted portion of the developer.

That with the execution of this agreement the Owners herein are giving absolute right to the developer to construct multi storied building over the land described in the Schedule herein under written.

That the Developer shall prepare a building plan at his own cost and expenses and the same shall be approved by the New Barrackpore Municipality, the owners agree to sign the plan prepared by the Developer and all other documents relating to plan approval on a negotiated basis.

That the Developer shall its own cost and expenses construct the said building as per the sanctioned building plan.

That on the construction of the said building the Owners herein in respect of their undivided share of the said property shall be entitled to get the following




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- (a) That in lieu of the land the Land Owners herein shall get Rs. 6,000/- **(Rupees Six Thousand) only** as adjustable money at the time of execution of this indenture.
- (b) That the Landowners are jointly entitled to will get total allocation 4128 Sq. ft. covered area (excluding lift and stair case area measurement) more or less on the Ground, First and Second Floor (in the Ground Floor two garages 130 Sq. ft. covered area (excluding lift and stair case area measurement) + 130 Sq. ft., covered area (excluding lift and stair case area measurement) on the First Floor three Flats 908.40 Sq. ft. covered area (excluding lift and stair case area measurement)+ 825.60 Sq. ft. covered area (excluding lift and stair case area measurement) + 825.60 Sq. ft. covered area (excluding lift and stair case area measurement) on the Second Floor two flats 400 Sq. ft. covered area (excluding lift and stair case area measurement) + 908.40 Sq. ft. covered area (excluding lift and stair case area measurement)).

Of the area as mentioned in the sanctioned plan of the proposed multistoried building together with undivided proportionate share of the said land underneath with right to use the common portion thereof and/or facilities within the said building and/or the said land, as per the sanctioned building plan of New Barrackpore Municipality which will be treated as Owner's Space Allocation. In this case, mention that if the Developer pays him less than the allotted square feet of the owner or if the owner wants to buy additional square feet (as cover of area), then the price of Rs. 2400/- per square feet is bought and sold between both (the Owner and the Developer).

The developer shall arrange the land owner's accommodation during the completion of the project and this accommodation should be in proportion to




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the existing accommodation to carry out their existing lifestyle with the existing furniture. The Developer shall be responsible for covering all accommodation expenses incurred by the land owners during the duration of the project i.e. until the developer will hand over the possession of the land owners

That the rest of the project area/constructed area except the Owners' allocation of multi storied building consisting of flats, garages, shops, godown shall belong to the developers and the developers shall have every right to sell, mortgage, lease out or transfer without any claim, hindrance or objection from the Owners hereto.

That the entire consideration money received from transfer of Flats, Shops and Garages at the premises lying under the Developer's allocation shall be received by the developers on the strength of this agreement. In this case no financial and legal liability will be borne by the owner, it will be the sole responsibility of the developer.

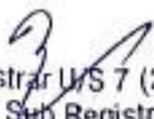
That in case of disputes and differences arises in between the parties hereto, that will be settled out by the mutual discussion in between the parties, but if not settled out mutually, then the matter shall be referred to the arbitration and decision of the arbitrator/arbitrators shall be full and final and binding upon the parties or Civil Court.

That In case due to any natural disaster if this building will be demolished then the Owners and Developer as well as intending purchaser of Flat / Flat Owners will be the joint Owners of the land mentioned in the First Schedule property herein after according to their proportionate share.

Save and except for the Owners allocation mentioned herein above, the Owners shall have no other claim/claims in any part or portion of the building or from the sale proceeds of any other part of the building.

OWNERS' DECLARATION RIGHTS AND RESPONSIBILITIES




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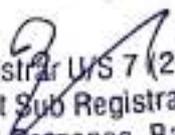
The Owners hereby declare that they are the absolute Owners of the First Schedule property and now seized and possessed of or otherwise well and sufficient entitled thereto without any disturbance hindrance in any manner whatsoever.

That the said property is free from all encumbrances charges, lease pendens, attachments acquisition or requisition whatsoever or howsoever and the Owners have good and marketable title over the said land subject It, cancellation of the previous Development Agreement, if any, executed by the predecessor in title of the present Owners and to that effect necessary cost will be paid by the Developer and such cost and expenses will be treated as Non refundable consideration money paid by the Developer to the Owners.

That the Owners hereby agreed that on execution of this agreement they are not entitled and will not lien, grant lease, mortgage, transfer, gift, sale, charge or encumber their share portion of the first schedule property to any other person or persons in any manner whatsoever during the existing of this agreement as well as during the construction of the building without prior written consent of the Developer. Similarly, after the completion of the construction, the Developer, after handing over their share to the owner, will not have any legal rights to that part of the owner, the owner will have full right to foreclose, to get the exchange, to give donate, to transfer documents, mortgage or settle any kind of legal action to sale their share to someone.

That All applications, plans and other papers and documents, as may be required by the Developer hereto for the purpose of obtaining necessary sanction on and from the appropriate authorities, shall be prepared and submitted by the Developer on behalf of the Owner. The Developer shall pay




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and bear all fees including Architect's fees, charges, surcharges and every expense required to be paid or deposited to the Property Authority or any other Authorities for the purpose of making the plan sanctioned for construction, built up the said building on the said plot of land. The Owners hereto shall have no liability or responsibility in this context in any manner whatsoever

That The Developer / Prospective buyer shall bear all statutory liabilities required handing over possession of the other flats as shall be payable to the Government. Be it provided however that the costs of the conveyance or conveyances including non judicial stamps and registration expenses and all other legal expenses shall be borne exclusively and paid by the Developer or his nominee or nominees and / or Prospective buyers and Owners shall not be responsible for the same in any way, manner whatsoever.

That the Owners hereby agree to deliver peaceful vacant possession of the First schedule property after Development Agreement signing and sanction of the Site Plan of the proposed Building and prior to that mutate their names of the New Barrackpore Municipality and cost and expenses for mutation Will borne by the Developer.

That the Owners shall be jointly liable and responsible for the litigation, if any litigation arose due to defects (prior to the execution of this Agreement) on their part or with regard to title in respect of the land or any boundary, dispute and if any type of litigation is found or arose due to any order of the competent Court Authority concern or any other competent authority concern.



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That the Owners hereby giving exclusive license to The Developer to commercially exploit the same as per terms and conditions contained in this Agreement and hereby authorized the Developer to amalgamate the schedule land With the adjacent land Owners and also authorized to enter into agreement for sale; lease,-transfer, mortgage and to dispose of the said Property.

That the Developer/ intending Purchasers of the flats are entitled to take loan from any Bank or from any Financial institute in respect of the Developer's allocation of the schedule property. The Owners have no-objection in approval of the said loan in the name of the Developer/Intending purchasers of the flats and are in full consent above the same. However, the Owners or his nominee or nominees will bear no responsibilities and will not be liable for repayment proceedings whatsoever of the sanctioned Loan.

That the Owners hereto without being influenced or provoked by anybody and with full sense and knowledge do hereby categorically declare that the Developer shall construct the building exclusively at its own name or in the name the firm. The Developer shall have liberty to receive any amount from the purchaser/ purchasers in its own name and the sale proceed of flats/units/garages/shops shall belong to the Developer in which Owners shall have no claim in all material time in future. In this case no financial and legal liability will be borne by the owner, it will be sole responsibility of the developer.

That with a view to construct a new multi storied building on the said land, describe in the First Schedule hereunder written, the original copy of deeds, tax receipts, khajna receipt, parcha or records of right etc. are being handed



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over in favour of the developer by the present Owners. The same shall return the original deed and all other related and/or relevant papers and documents to the owners while issuing the possession letter to the owners.

DEVELOPERS RIGHTS, OBLIGATION AND DECLARATION

That The Developers/Promoters agreed to complete the multi-storied building over the Property within 24 months after Development Agreement signing and from the date of first sanction of the building plan, which is to be Sanctioned by the New Barrackpore Municipality Authority concern with due modification or amendment of the sanction plan as made or caused to be made by the Architect of the Developer.

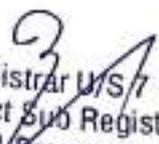
That for the smooth running of the said project, the Land Owners have agreed to execute a registered Development Agreement and Development Power of Attorney in favour of the Developer herein. The cost of which will be borne by the Developer himself.

The registered Development Agreement and Development Power of Attorney, Developer will prepare his own expenses, the owner will sign it so, that the Developer can complete the flat, garage, shop, registry work properly allotted to their share. It is now revealed that in the absence of the owner, the owner's heirs or successors will be obliged to sign a registered Development Agreement paper and Development Power of Attorney in favour of the Developer which the Developer will prepare at his own expenses.

That amalgamation with the adjacent plot of lands is to be allowed by the landowners for construction of proposed multi storied building. The cost of which will be borne by the Developer himself.

That on completion of the project, the Developer will hand over the possession to the LAND OWNERS or any end user's under whatsoever




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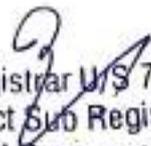
situation together with all rights of the common facilities and amenities with Possession Letter.

That the Developer shall not leave the project incomplete. If the Developer receive any money in advance from the intending buyer/s the same will be its absolute liability and the Owners shall not be held liable for any incomplete construction and receipt of advance. It should be noted that if the Developer leaves the project incomplete, then the Developer will be obliged to give compensation to the owner as per the market value of that time.

That All applications, plans, papers and documents as may be required by the Developer for the purpose of sanction of revised plan addition, alteration, of the building plan shall be submitted by the developer with due signature of the Owners or on behalf of the Owners as may be required and all costs expenses and charges be paid by the Developer and also for construction of the building thereon. It is also provided that the Developer shall be entitled to get refund the entire refundable amount, which are to be paid by the Developer to the appropriate Authority concern.

That The Developer shall at its own cost, construct and complete the building at the said premises in conformity with the sanctioned plan and due modification if any with such material and with such specification as are to be mentioned in the sanctioned plan of the building hereunder written and as may be recommended by the Architect/ Engineer from time to time. The Developer shall, on completion of the building, obtain Completion Certificate (C.C.) and Occupancy Certificate (O.C.) from the Municipal Authority at its own cost and expenses.




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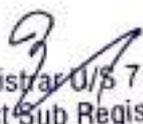
That the intending purchasers of the flats are entitled to take loan from any Bank or from any Financial institute in respect of the Developer's allocation of the schedule property. The Owners have no-objection in approval of the said loan in the name of intending purchasers of the flats moreover they are full consent above the same. However, the Owners or his nominee or nominees will bear no responsibilities and will not be liable for repayment proceedings whatsoever of the sanctioned Loan.

That the Developer shall install erect and shall provided standard pump set, overhead reservoirs, electric wiring, sanitary fittings and other facilities as are required to be provided in respect of building having self contained apartment and constructed for sale of flats/shops/gar ages on Ownership basis and as mutually agreed. Be it mentioned that the security money deposit for the new electric meter connection shall be paid by the Developer for the Owners' respective meters (constructive power/common meter). It is also mentioned that, the developer will fix the sale rate, for flat /garages/unit/shops etc. for Developer Allocation without consultation of the Owners. As well as the Developer will be obliged to bring transformers for electricity connection to the building at his own cost. It is noted here that every flat purchasers have to bear the cost of transformers but the Developer will be liable to arrange the same.

That The Developer herein shall demolish the existing structure at his own cost and the materials of the said demolished building shall be taken by the developer.

That the until formation of "Owners' Association" of the said proposed multi storied building. The Developer will bear all the responsibilities of the building such as municipal property tax, water tax, land rent, all maintenance charges,




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common electricity bill etc. at his own cost.

That The Developer /Prospective buyer shall bear all statutory liabilities required handing over possession of the other flats as shall be payable to the Government and First Part shall not be responsible for the same in any way, manner whatsoever.

The Land owners will bear the cost of stamp duty of Deed of Partition and others cost of this Deed of Partition will bear the developer himself.

That if any accident happened during the period of construction in that case the Owners will not be liable and the Developer shall be solely responsible for all the consequence thereof.

That in case of the death of any party of the agreement, the terms of the agreement will be applicable and effective on the heir of that party.

COMMON RESPONSIBILITIES

The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the building, accruing due on and from the date of execution of the agreement and the until the formation of "Owners' Association" of the said proposed multi storied building. The Developer will bear all the responsibilities of the building such as municipal property tax, water tax, land rent, all maintenance charges, common electricity bill etc. at his own cost. As well as after the formation of "Owners' Association" of the said proposed multi storied building and after handing over the possession of the flats Owners shall pay and clear all taxes in respect of the property. Be it mentioned here that cost for obtaining Completion Certificate will be borne by the Developer.




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Both parties shall abide by all laws, bye-laws, rules and regulations of the Government, Statutory bodies and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, bye-laws, rules and regulations.

COMMON RESTRICTIONS

- (a) Neither party shall use or permit to the use in the building or any portion thereto for carrying on any obnoxious illegal and immoral trade or activities nor use thereto for any purpose which may cause any nuisance or hazard to the other occupiers of the building:
- (b) Neither party shall demolish any wall or other structure in their respective allocation or portion thereof or make any structural addition or alteration therein without previous written consent from the Owners, developer or from the competent authority or Municipal authority concern in this behalf.
- (c) No goods or the items shall be kept by party or their transferees for display or otherwise in the corridor or other place of common use in the building and no hindrance shall be cause in any manner in the free movement of user in the corridors and other places of common use in the building.
- (d) Neither party nor their transferees shall do or cause or permit to be done any act or things which may render void any insurance of the building or any part thereof and shall keep the other occupiers of the said armless and indemnified from and against the consequences of any breach.
- (e) Neither party nor their transferees shall Throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be Thrown or accumulated in or about be building or in the compounds corridors or any other portion or portions of the building.




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MISCELLANEOUS

The said properties have not been subject to any notice of attachment under public demands recovery act or for payment of Income Tax.

The name of the building should be as per the choice of both the developer and the owners. The transferees/flat owners / developers are liable to bear or pay the proportionate cost of maintenance charges from the subsequent date of formation of 'Owners' Association' of the said proposed multi -storied building.

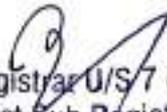
The ultimate roof of the said proposed building will remain common amongst the owners and the other flat owners of the said building.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the property which is to be developed)

ALL THAT piece and parcel of land, measuring an area of **05 Cottahs or 8.25 decimals** be the same a little more or less along with structure, lying and situated at Mouza- Ahrampur, J.L. No. 35, Re: Su: No. 98, in Touzi No. 179, Pargana- Kalikata, Comprised in Dag No. 232, R.S. Dag No. 231/2097 & 286/2078, L.R. Dag No. 1497, appertaining to Khatian No. 137, L.R. Khatian No. 844 (in the name of Mrinal Kanti Bose, area of land 4.95 Decimals), 2336 (in the name of Sushmita Bose, area of land 0.825 Decimals), 2337 (in the name of Sukla Bose, area of land 0.825 Decimals) & 2338 (in the name of Amal Kumar Bose, area of land 1.65 Decimals), under P.S.- Khardah at present Ghola, within the local limits of New Barrackpore Municipality, in Ward No. 02, being Holding No. 197, 197/1 & 197/1/1 Vidyasagar Road, District- North 24 Parganas, in the State of West Bengal, **TOGETHERWITH** the benefits of ancient of other rights, liberties, easements, appendages and




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appurtenances thereto. The Original Landlord Govt. of West Bengal represented by the Collector of the District- North 24 Parganas and It's proportionate annual rent is payable to the Collector of the District- North 24 Parganas, which is butted and bounded by :-

BUTTED AND BOUNDED

ON THE NORTH	: 12 Feet Wide Road.
ON THE SOUTH	: House of Sri Pradyut Bhattacharya and others
ON THE EAST	: House of Sri Biswanath Mukherjee and others
ON THE WEST	: House of Sri Dipankar Bhattacharjee and others.

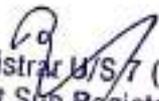
THE SECOND SCHEDULE ABOVE REFERRED TO:

(Owners' Allocation)

It is agreed hereby upon the consensus of the parties that the Owner shall be entitled to get :-

- (c) That in lieu of the land the Land Owners herein shall get **Rs. 6,000/- (Rupees Six Thousand) only** as adjustable money at the time of execution of this indenture.
- (d) That the Landowners are jointly entitled to will get total allocation 4128 Sq. ft. covered area (excluding lift and stair case area measurement) more or less on the Ground, First and Second Floor (in the Ground Floor two garages 130 Sq. ft. covered area (excluding lift and stair case area measurement) + 130 Sq. ft., covered area (excluding lift and stair case area measurement) on the First Floor three Flats 908.40 Sq. ft. covered area (excluding lift and stair case area measurement)+ 825.60 Sq. ft. covered area (excluding lift and stair case area measurement) + 825.60 Sq. ft. covered area (excluding lift and stair case area measurement) on the Second Floor two flats 400 Sq. ft. covered area (excluding lift and stair case area measurement) + 908.40 Sq. ft. covered area (excluding lift and




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stair case area measurement)).
Owners' Allocation will be effective after registration of Partition Deed among the owners with their own cost (The Land owners will bear the cost of stamp duty of Deed of Partition and others cost of this Deed of Partition will bear the Developer himself).

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Developer's Allocation)

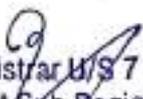
Developer's allocation shall mean: Profit of the proposed project/ Saleable Portion of the project. OR Rest part of the Total constructional area except owners' allocation shall inclusive as per sanctioned building plan to be obtained by the New Barrackpore Municipality in the proposed construction, consisting of Flat/Shops/ Garages/Godown shall belong to the Developer including undivided proportionate share of above noted First Schedule Land together with the undivided proportionate share and facilities, which is mentioned in the Fifth Schedule and right of roof and the Developers shall have every right to sale, mortgage, leaseout or transfer in any manner permitted by Law alongwith proportionate share of land attached to such Flats/Shops/ Garages/Godown without any claim or hindrance from the Owners.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Specification of Construction of Building and Flat and Materials)

Building Structure	:	R.C.C. column, beam, roof, pillar, tie-beam as per structural design approved by the competent authority outside brick wall 5 inch thickness and inside partition will be 5 inch as per the engineer direction.
Flooring	:	All bedroom, dining hall, dining come living room and skirting (6 inch) and toilet kitchen to have vitrified tiles.
Dado	:	The bathroom dado upto 6 feet height glazed

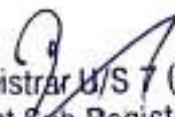



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	tiles covered.
Kitchen	: One table installed with black stone and back wall 4 feet height glazed tiles (back tiles above cooking platform to protect the oil spot) if the door is arch, in that case there is no door.
Toilet	: In the toilet commode pan will be installed with commode shower.
Bathroom	: In the bathroom install 2 water tap and 1 shwer, with single syntax door.
Window	: All windows frame with Aluminum sliding with Grill, fitted with glass panel.
Doors	: All frame will be quality wood and main door flues door and internal doors will be provided with flash door.
Verandah / Balcony	: Parapet wall with grill completed up to 3 feet height.
Basin	: 1 Pc basin (Steel) install in kitchen and one 1 Pc in install dining / bathroom.
Water Supply	: There will be an overhead water tank from which water will be running through PVC pipes.
Electrical Wiring	: Counseled wearing in all flats. Each flat will be provided with the following electric points.
(a) Bedroom	: 2 Light Points. 1 fan point 1 Plug point (5 Amp.) 1 Ac point
(b) Living Room	: 1 light points, 1 fan point 1 plug point (5 Amp.)
(c) Kitchen	: 1 Point 1 Exhaust fan point 1 water purifier point 1 refrigerator point
(d) Bathroom	: 1 Light point 1 Geyser point
(e) Verandah	: 1 Light point, 1 plug point (5 Amp.)
Calling Bell	: One Calling Bell point at main entrance
Colour	: Putty will be done only in the interior portion of




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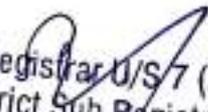
		walls of the flat. External wall with exterior paint.
<i>Common service area</i>	:	Septic Tank, over head tank, electric meter spaces, common passage, lift, roof etc.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Common areas and facilities as detailed in definition clauses)

1. All side spaces, back spaces, paths, passages, drain ways in the land of the said building including the main enhance of the building to the ultimate roof.
2. General lighting of the common portions and space for installations of electric meter in general and separate.
3. Drains and sewers from the building in the Municipal connection drains and / or sewerage.
4. Stair case and staircase landings. Lift and Lift case.
5. Lobbies in each floor
6. Common septic tank
7. Common water pump
8. Common water reservoir
9. Water and sewerage eviction from the pipes of the every unit, to drain and sewerage common to the said building. The developer shall be providing the water supply lines, ground & roof top reservoirs, sumps, drain pipes, cables, water courses, gutters, wires and other conveniences for proper utility and services of all the prospective owners of the building complex.
10. Common electric line, Electric meter space, Electric Service Line and Electric Main Line Wiring.
11. Top roof of the said building.
12. Other common areas and facilities and common amenities as to be provided in the said building.




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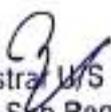
THE SIXTH SCHEDULE ABOVE REFERRED TO:

(Common Expenses/Maintenance Charges from the date of formation of "Owners' Association" of the said proposed multi-storied building)

Costs, expenses and outgoing and obligations for which all Purchasers of Units are to contribute proportionately:-

1. All costs of maintenance, cleaning of premises for common use, operating water pump replacing while washing, painting, re-building, re-constructing, decorating, lighting the common parts and also the outer walls of the building.
2. The salary of all persons employed for the common purposes.
3. Insurance premium for insuring the building against earthquake, fire, lighting, mob damage, civil commotion etc. if any.
4. All charges and deposits for supply of common utilities to the Purchaser or other Purchasers or occupiers or other proportions of the building.
5. Municipal taxes and other outgoing save those separately on the Purchasers or other co-Owner.
6. Costs of formation and operation of the company, association society for maintenance of the building.
7. All other expenses and outgoing as demanded by the promoter being necessary or incidental to regulate the right of the purchaser and/ or occupiers of the building including such amount as may be reasonably fixed for creating a fund for replacement, renovation, maintenance and/or periodic repairs in and of the common portions.




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IN WITNESS WHEREOF the parties hereto set and subscribe their respective hands and seals without any provocation from any corner on the day, month and year first above written.

SIGNED SEALED AND
DELIVERED
IN PRESENCE OF FOLLOWING
WITNESSES :

1. Ratan Bosa,
Barasat Judge Court

2. Anelendy Saha
120 Nigun Islam Sarani
New Barrasat

Drafted by :-

Ratan Bosa
Advocate NB712/98

District Judges' Court
at Barasat, North 24 Parganas.

1. Kalita Bose

2. Kanchan Bose

3. Angshuman Bose

4. Sukla Bose.

5. Sushmita Bose.

6. Anurupa Bose

Signature of the LAND OWNERS

Dipak K. Dhar

Sanchita Choudhury

Dipanwita Saha

Signature of the DEVELOPER



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MEMO OF CONSIDERATION

Received a sum of Rs. 6,000/- (Rupees Six Thousand) only being the earnest money hereof from the within-named Developer on the date, month and year first above written in the manner as per the memorandum hereunder:

Date	Name of Bank	Mode of Payment.	Amount (Rs.)
05.10.2023		Cash	6,000/-
Total			6,000/-
(Rupees Six Thousand) only			

WITNESSES:-

- | | |
|---|------------------------|
| 1. Ratna Basu,
Basasatjudgecourt | (1) Kalita Bose |
| 2. Ananda Subh
120 Rajul Islam Sarani
New Barrackur | (2) <u>Kalita</u> Bose |
| | (3) Angshuman Bose |
| | (4) Sukla Bose. |
| | (5) Sushmita Bose. |
| | (6) Anur Kumar Bose |

SIGNATURE OF THE LAND OWNERS



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



192023240245207608

GRN Details

GRN: 192023240245207608 Payment Mode: SBI Epay
GRN Date: 04/10/2023 14:20:51 Bank/Gateway: SBIEpay Payment Gateway
BRN: 8506189457419 BRN Date: 04/10/2023 14:21:39
Gateway Ref ID: CHN8494008 Method: State Bank of India NB
GRIPS Payment ID: 041020232024520759 Payment Init. Date: 04/10/2023 14:20:51
Payment Status: Successful Payment Ref. No: 2002372432/4/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Shri Dipak Kumar Dhar
Address: Beliaghata
Mobile: 8697252129
Period From (dd/mm/yyyy): 04/10/2023
Period To (dd/mm/yyyy): 04/10/2023
Payment Ref ID: 2002372432/4/2023
Dept Ref ID/DRN: 2002372432/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002372432/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2002372432/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	81
			Total	2102

IN WORDS: TWO THOUSAND ONE HUNDRED TWO ONLY.

PAID

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Kabita Bose

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



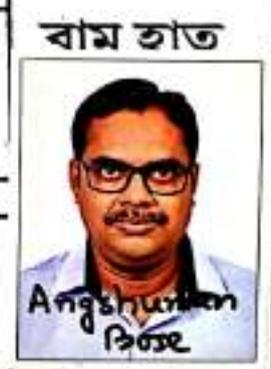
Anusule Bose

Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Angshuman Bose

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Registrar U/S 7 (2)
District Sub Registrar-II
North 24 Parganas, Barasat

05 OCT 2023

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Supra Bose

Supra Bose.

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Sushmita Bose

ডান হাত

Sushmita Bose.

Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Anur Kumar

ডান হাত

Anur Kumar

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDE



Registrar U/S 7 (2)
District Sub Registrar-II
North 24 Parganas, Barasat

05 OCT 2023

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Dipak Kumar Das

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Tester. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Sauchita Choudhury

Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name :

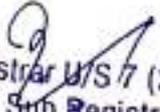
LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Dipanwita Saha

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.




Registrar U/S 7 (2)
District Sub Registrar-II
North 24 Parganas, Barasat

05 OCT 2023



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15022002372432/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt KABITA BOSE 197 VIDYASAGAR ROAD, City:- , P.O:- NEW BARRACKPORE, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Land Lord			Kabita Bose 05/10/2023
2	Shri KOUSHIK BOSE FLAT NO. 401, SRI SIDDHI NIVAS, BLOCK-I, BHAVANA ENCLAVE, RISALA BAZAR, ALWAL, City:- , P.O:- BOLARUM, P.S:- HYDERABAD, District:- Rangareddy, Andhra Pradesh, India, PIN:- 500010	Land Lord			Koushik Bose 05/10/2023



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri ANGSHUMAN BOSE 197 VIDYASAGAR ROAD, City:- , P.O:- NEW BARRACKPORE, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Land Lord			Angshuman Bose 05/10/2023
4	Smt SUKLA BOSE 197 VIDYASAGAR ROAD, City:- , P.O:- NEW BARRACKPORE, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Land Lord			Sukla Bose 05/10/2023
5	Smt SUSHMITA BOSE ANANYA APARTMENT, 269/4, S.N. BANERJEE ROAD, WARD NO. 01, City:- , P.O:- NEW BARRACKPORE, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Land Lord			Sushmita Bose 05/10/2023



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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Shri AMAL KUMAR BOSE 197/1 VIDYASAGAR ROAD, City:- , P.O:- NEW BARRACKPORE, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Land Lord			<i>Amal Kumar Bose</i> 05/10/2023
7	Shri DIPAK KUMAR DHAR P-234, C.I.T. ROAD, SCHEME- IVM, City:- , P.O:- BELEGHATA, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010	Representative of Developer [NIBAS NIRMAN]			<i>Dipak Kumar Dhar</i> 05/10/2023
8	Smt SANCHITA CHOWDHURY 8B, ABINASH CHANDRA BANERJEE ROAD, City:- , P.O:- BELEGHATA, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010	Representative of Developer [NIBAS NIRMAN]			<i>Sanchita Chowdhury</i> 05/10/2023



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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Smt DIPANWITA SAHA SWASTIKA COURT, FLAT NO. 3A, SECOND FLOOR, 120, NAZRUL ISLAM SARANI, City:- , P.O:- NEW BARRACKPORE, P.S:- Ghola, District:-North 24- Parganas, West Bengal, India, PIN:- 700131	Represent ative of Developer [NIBAS NIRMAN]			Dipanwita Saha 05/10/23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Smt RATNA BASU Wife of Shri ARUNANGSU BASU BARASAT COURT, City:- , P.O:- BARASAT, P.S:- Barasat, District:- North 24-Parganas, West Bengal, India, PIN- 700124	Smt KABITA BOSE, Shri KOUSHIK BOSE, Shri ANGSHUMAN BOSE, Smt SUKLA BOSE, Smt SUSHMITA BOSE, Shri AMAL KUMAR BOSE, Shri DIPAK KUMAR DHAR, Smt SANCHITA CHOWDHURY, Smt DIPANWITA SAHA			Ratna Basu 05.10.2023

(Rita Lepcha)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
II NORTH 24-PARGANAS
North 24-Parganas, West
Bengal



Major Information of the Deed

Deed No :	I-1502-07870/2023	Date of Registration	06/10/2023
Query No / Year	1502-2002372432/2023	Office where deed is registered	
Query Date	18/09/2023 1:54:12 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ratna Ghosh Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 8697252129, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,000/-]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 40,77,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 113/- (Article:E, E, B,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Vidyasagar Road, Mouza: Aharampur, JI No: 35, Pin Code : 700131

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1497 (RS :-)	LR-844	Bastu	Bastu	4.95 Dec	1/-	24,30,002/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-1497 (RS :-)	LR-2336	Bastu	Bastu	0.825 Dec	1/-	4,05,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-1497 (RS :-)	LR-2337	Bastu	Bastu	0.825 Dec	1/-	4,05,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-1497 (RS :-)	LR-2338	Bastu	Bastu	1.85 Dec	1/-	8,10,001/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
		TOTAL :			8.25Dec	4 /-	40,50,003 /-	
		Grand Total :			8.25Dec	4 /-	40,50,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Smt KABITA BOSE Wife of Late MRINAL KANTI BOSE 197 VIDYASAGAR ROAD, City:- , P.O:- NEW BARRACKPORE, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:- AZxxxxxx8N, Aadhaar No: 61xxxxxxx1996, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence
2	Shri Koushik BOSE Son of Late MRINAL KANTI BOSE FLAT NO. 401, SRI SIDDHI NIVAS, BLOCK- I, BHAVANA ENCLAVE, RISALA BAZAR, ALWAL, City:- , P.O:- BOLARUM, P.S:-HYDERABAD, District:-Rangareddy, Andhra Pradesh, India, PIN:- 500010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- Abxxxxxx2Q, Aadhaar No: 54xxxxxxx1273, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence
3	Shri ANGSUMAN BOSE (Presentant) Son of Late MRINAL KANTI BOSE 197 VIDYASAGAR ROAD, City:- , P.O:- NEW BARRACKPORE, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- AGxxxxxx3D, Aadhaar No: 88xxxxxxx5685, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence
4	Smt SUKLA BOSE Wife of Late SUKUMAR BOSE 197 VIDYASAGAR ROAD, City:- , P.O:- NEW BARRACKPORE, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:- AXxxxxxx8A, Aadhaar No: 69xxxxxxx0548, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence
5	Smt SUSHMITA BOSE Daughter of Late SUKUMAR BOSE ANANYA APARTMENT, 269/4, S.N. BANERJEE ROAD, WARD NO. 01, City:- , P.O:- NEW BARRACKPORE, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:- AXxxxxxx9B, Aadhaar No: 67xxxxxxx9189, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence

6 **Shri AMAL KUMAR BOSE**
 Son of Late MANINDRA NATH BOSE 197/1 VIDYASAGAR ROAD, City:- , P.O:- NEW BARRACKPORE, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AQxxxxxx7M, Aadhaar No: 26xxxxxxxx4564, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023
 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2023
 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NIBAS NIRMAN 9-234, C.I.T. ROAD, SCHEME-IVM, City:- , P.O:- BELEGHATA, P.S:-Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 , PAN No.: AAxxxxxx5Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri DIPAK KUMAR DHAR Son of Late UPENDRA CHANDRA DHAR P-234, C.I.T. ROAD, SCHEME- IVM, City:- , P.O:- BELEGHATA, P.S:-Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx8P, Aadhaar No: 39xxxxxxxx3805 Status : Representative, Representative of : NIBAS NIRMAN (as PARTNER)
2	Smt SANCHITA CHOWDHURY Wife of Shri SATYAJIT CHOWDHURY 8B, ABINASH CHANDRA BANERJEE ROAD, City:- , P.O:- BELEGHATA, P.S:-Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx9E, Aadhaar No: 55xxxxxxxx1274 Status : Representative, Representative of : NIBAS NIRMAN (as PARTNER)
3	Smt DIPANWITA SAHA Wife of Shri AMALENDU SAHA SWASTIKA COURT, FLAT NO. 3A, SECOND FLOOR, 120, NAZRUL ISLAM SARANI, City:- , P.O:- NEW BARRACKPORE, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BCxxxxxx7K, Aadhaar No: 74xxxxxxxx9209 Status : Representative, Representative of : NIBAS NIRMAN (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Smt RATNA BASU Wife of Shri ARUNANGSU BASU BARASAT COURT, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124			
Identifier Of Smt KABITA BOSE, Shri KOUSHIK BOSE, Shri ANGSHUMAN BOSE, Smt SUKLA BOSE, Smt SUSHMITA BOSE, Shri AMAL KUMAR BOSE, Shri DIPAK KUMAR DHAR, Smt SANCHITA CHOWDHURY, Smt DIPANWITA SAHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt KABITA BOSE	NIBAS NIRMAN-1.64983 Dec
2	Shri KOUSHIK BOSE	NIBAS NIRMAN-1.64983 Dec
3	Shri ANGSHUMAN BOSE	NIBAS NIRMAN-1.65033 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt SUSHMITA BOSE	NIBAS NIRMAN-0.825 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt SUKLA BOSE	NIBAS NIRMAN-0.825 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri AMAL KUMAR BOSE	NIBAS NIRMAN-1.65 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt KABITA BOSE	NIBAS NIRMAN-16.66666700 Sq Ft
2	Shri KOUSHIK BOSE	NIBAS NIRMAN-16.66666700 Sq Ft
3	Shri ANGSHUMAN BOSE	NIBAS NIRMAN-16.66666700 Sq Ft
4	Smt SUKLA BOSE	NIBAS NIRMAN-16.66666700 Sq Ft
5	Smt SUSHMITA BOSE	NIBAS NIRMAN-16.66666700 Sq Ft
6	Shri AMAL KUMAR BOSE	NIBAS NIRMAN-16.66666700 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S.- Khardaha, Municipality: NEW BARRACKPORE, Road: Vidyasagar Road, Mouza: Aharampur, JI No: 35, Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1497, LR Khatian No:- 844	Owner: Seller, Gurdian: Seller, Address: Road, Classification: Agr, Area: 0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1497, LR Khatian No:- 2336	Owner: Smt SUSHMITA BOSE, Gurdian: Smt SUSHMITA BOSE, Address: Road, Classification: Agr, Area: 0.01000000 Acre,	Smt SUSHMITA BOSE
L3	LR Plot No:- 1497, LR Khatian No:- 2337	Owner: Smt SUKLA BOSE, Gurdian: Smt SUKLA BOSE, Address: Road, Classification: Agr, Area: 0.01000000 Acre,	Smt SUKLA BOSE
L4	LR Plot No:- 1497, LR Khatian No:- 2338	Owner: Shri AMAL KUMAR BOSE, Gurdian: Shri AMAL KUMAR BOSE, Address: Road, Classification: Agr, Area: 0.01000000 Acre,	Shri AMAL KUMAR BOSE

On 05-10-2023

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

Presented for registration at 19:00 hrs on 05-10-2023, at the Private residence by Shri ANGSUMAN BOSE , one of the Executants.

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

Execution is admitted on 05/10/2023 by 1. Smt KABITA BOSE, Wife of Late MRINAL KANTI BOSE, 197 VIDYASAGAR ROAD, P.O: NEW BARRACKPORE, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 2. Shri KOUSHIK BOSE, Son of Late MRINAL KANTI BOSE, FLAT NO. 401, SRI SIDDHI NIVAS, BLOCK- I, BHAVANA ENCLAVE, RISALA BAZAR, ALWAL, P.O: BOLARUM, Thana: HYDERABAD, , Rangareddy, ANDHRA PRADESH, India, PIN - 500010, by caste Hindu, by Profession Business, 3. Shri ANGSUMAN BOSE, Son of Late MRINAL KANTI BOSE, 197 VIDYASAGAR ROAD, P.O: NEW BARRACKPORE, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business, 4. Smt SUKLA BOSE, Wife of Late SUKUMAR BOSE, 197 VIDYASAGAR ROAD, P.O: NEW BARRACKPORE, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 5. Smt SUSHMITA BOSE, Daughter of Late SUKUMAR BOSE, ANANYA APARTMENT, 269/4, S.N. BANERJEE ROAD, WARD NO. 01, P.O: NEW BARRACKPORE, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 6. Shri AMAL KUMAR BOSE, Son of Late MANINDRA NATH BOSE, 197/1 VIDYASAGAR ROAD, P.O: NEW BARRACKPORE, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business

Identified by Smt RATNA BASU, , Wife of Shri ARUNANGSU BASU, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-10-2023 by Smt DIPANWITA SAHA, PARTNER, NIBAS NIRMAN (Partnership Firm), 9-234, C.I.T. ROAD, SCHEME-IVM, City:- , P.O:- BELEGHATA, P.S:-Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010

Identified by Smt RATNA BASU, , Wife of Shri ARUNANGSU BASU, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 05-10-2023 by Shri DIPAK KUMAR DHAR, PARTNER, NIBAS NIRMAN (Partnership Firm), 9-234, C.I.T. ROAD, SCHEME-IVM, City:- , P.O:- BELEGHATA, P.S:-Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010

Identified by Smt RATNA BASU, , Wife of Shri ARUNANGSU BASU, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 05-10-2023 by Smt SANCHITA CHOWDHURY, PARTNER, NIBAS NIRMAN (Partnership Firm), 9-234, C.I.T. ROAD, SCHEME-IVM, City:- , P.O:- BELEGHATA, P.S:-Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010

Identified by Smt RATNA BASU, , Wife of Shri ARUNANGSU BASU, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate


Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 06-10-2023

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

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

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 40,77,003/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 113.00/- (B = Rs 60.00/- , 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 81/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/10/2023 2:21PM with Govt. Ref. No: 192023240245207608 on 04-10-2023, Amount Rs: 81/-, Bank: SBI
EPay (SBlePay), Ref. No. 8506189457419 on 04-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 863, Amount: Rs.5,000.00/-, Date of Purchase: 04/10/2023, Vendor name: Haran Chandra Sadhu

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/10/2023 2:21PM with Govt. Ref. No: 192023240245207608 on 04-10-2023, Amount Rs: 2,021/-, Bank: SBI
EPay (SBlePay), Ref. No. 8506189457419 on 04-10-2023, Head of Account 0030-02-103-003-02

Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2023, Page from 217414 to 217463

being No 150207870 for the year 2023.



Rita

Digitally signed by RITA LEPCHA
Date: 2023.10.30 13:25:46 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 30/10/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

West Bengal.