

6556

T

6692/2021



W
21/12/21
12:24 PM
Q-26384021

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

M 363798

Addl District Sub - Registrar Garia
South 24-Pgs.

DEVELOPMENT AGREEMENT 21 DEC 2021

THIS DEVELOPMENT AGREEMENT is made on this 21st day of December, 2021 (Two Thousand Twenty-One);

BETWEEN

MR. CHIRANJIT BHATTACHARJEE, (PAN- BDBPB6737L) (Aadhaar No: 7075 7075 7664) (Mob. No: 9831268680), son of Sri Bidhan Chandra Bhattacharjee, by faith - Hindu, by Nationality - Indian, carrying on business as Developer and Contractor under the name and style of M/S. EPIC, as Proprietor thereof having his Office at No. 442, West Mahamayapur, M- 173, Garia Gardens, Garia, Kolkata-700084, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur) and place of residence at Fartabad Beltala, Garia, Kolkata - 700 084, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), District South 24- Parganas, hereinafter called and referred to as the "OWNER"

(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and / or assigns) of the **ONE PART**;

-A N D-

TANIAN MANSIONS, (PAN-AARFT8651R) a Partnership Firm having its registered office at 583, Kalikapur, Kolkata – 700099, P.S.- Jadavpur, P.O.- Mukundapur, hereinafter called and referred to as the “**DEVELOPER**” which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, successors-in-interest, nominees and assigns) of the **OTHER PART**; being represented by its two partners **(1) SRI SUSANTA MALLICK** (PAN- AFFPM8592R), (Mob. No: 9830052522), (Aadhaar No: 831043243599), son of Late Kuber Chandra Mallick, **AND 2. SMT TANIMA MALLICK** (PAN-AEXPM3728C) (Aadhaar No.4436 4855 1405) both are residing at KB-5, Kallol Cooperative Housing Society, Sector – III, Salt Lake City, Kolkata – 700 098, P.O.-1B Block, Salt Lake, P.S.- Bidhan Nagar South, District – North 24- Parganas and also of 563, Purbalok, Kolkata – 700099, P.O.- Mukundapur, P.S.- Purba Jadavpur, District – South 24- Parganas **AND (3) SRI RANJIT ROY**, (PAN- AFBPR5530G), son of Late Ajit Kumar Roy, (Mob. No: 9830181693), (Aadhaar No: 3835 6737 8748) residing at UD-080807, UDITA Complex, 1050/1, Survey Park, Kolkata -700075.

WHEREAS by and under a registered Deed of Conveyance dated 20/03/2020 registered with the Office of the Additional District Sub-Registrar, Garia South 24- Parganas duly recorded in Book No. I, Volume No. 1629-2020, Pages from 56069 to 56110, as Being No. 162901588 for the year, 2020 the Owner herein purchased for valuable consideration mentioned in the said Deed **ALL THAT** the piece or parcel of 4 (Four) Cottahs 7 (Seven) Chittacks 17 (Seventeen) Sq.ft. more or less of Bastu land together with 25 years old structures measuring 1080 Sq.ft. more or less in Ground Floor having cemented flooring and 10 years old structures measuring 762 Sq. ft. more or less on First Floor having

cemented flooring standing thereon or on part thereof situated lying at Mouza – Barhansfartabad, J.L. No. 47, in R.S. Dag Nos. 588, 589, 593, under R.S. Khatian No. 1174, Police Station – Narendrapur (formerly Sonarpur), Additional District Sub-Registration Office Garia (formerly Sonarpur), within the District South 24- Parganas, being the Municipal Holding Nos. 113, Paschim Mahamayapur and 114, Paschim Mahamayapur, under WARD No. 28 of the Rajpur Sonarpur Municipality.

AND WHEREAS after aforesaid purchase said owner took over possession of the said premises being Holding No. 113 and 114, Paschim Mahamayapur, mutated his name in respect of said premises being Holding No. 113, Paschim Mahamayapur under Ward No. 28 of the Rajpur Sonarpur Municipality after paying all taxes and other charges and has been enjoying the said premises uninterruptedly without any hindrances from any corner whatsoever which is now free from all encumbrances.

AND WHEREAS the Owner herein then decided to develop the said premises by constructing a new G + III storied building over there in order to commercially exploit the same demolishing the old existing structure over the said premises.

AND WHEREAS accordingly the owner demolished the existing old structures of building over there in the said premises being Holding No. 113, Paschim Mahamayapur, Kolkata – 700084 and erected a tile shed structure measuring more or less 100 Sq. Ft. which is presently standing over the said premises.

AND WHEREAS the Owner with that view of matter engaged an Architect and prepared a Building Plan for G+III storied Building and after being satisfied with the layout of said plan submitted the said Building Plan with the office of the Rajpur Sonarpur Municipality for approval and sanction which is now pending for sanction and expecting an early sanction.

AND WHEREAS at this stage the Owner for various reasons decided not to develop the said premises by himself as such decided to engage the Developer

herein as the Developer who would invest its own fund and know-how and shall erect and construct the said G+III storied building as per the Building plan to be sanctioned by the Rajpur Sonarpur Municipality over the said premises being Holding No. 113, Paschim Mahamayapur under Ward No. 28, Kolkata - 700084.

AND WHEREAS after interacting in between said Developer and the Owner and after perusing the Title Deed and link Deeds and other documents being satisfied with the declaration hereunder made by the Owner agreed to Develop the said premises on joint venture basis as such set up the respective share of owner and that of Developer mutually and separately more specifically described and mentioned in the Second Schedule as Owner's allocation and Third Schedule as Developer's allocation.

AND WHEREAS it has been specifically agreed by the Owner that out of his allocation as regard cash component which he shall utilize for the following: -

- i) sanction of building plan by Rajpur Sonarpur Municipality in respect of said Holding being No. 113, Paschim Mahamayapur, Kolkata - 700 084.
- ii) Rule 25, if necessary and to obtain the completion certificate after completion of the project by the Developer.
- iii) Architect and LBS charges in full till completion of the residential project on the schedule mentioned premises.
- iv) Arrangement with local material supplies that construction in entirety shall be erected and constructed by Developer only with its own resources.

AND WHEREAS specifically agreed to discharge all such obligations religiously without any variation and conveyed the same to and unto the Developer herein to make it assured as regard owner's commitment.

AND WHEREAS the Owner to effectuate the Development works, shall execute and register a General Power of Attorney in favour of one of the Partners of the Developer Firm to do works of construction, Sale of Developer's allotment in the proposed building by virtue of the said Power of Attorney.

At or before execution of this Agreement the Owner has represented and assured the Developer as follows :-

- i) THAT the Owner is the absolute exclusive Owner of the said Premises.
- ii) THAT the said Premises is free from all encumbrances, charges, liens, lis pendens, wakf, attachments trusts whatsoever or howsoever.
- iii) THAT the Owner has a marketable title in respect of the said Premises.
- iv) THAT excepting the Owner nobody else has / have any right title, interest, claim or demand in respect of the said Premises or any part or portion thereof.
- v) THAT the Owner is presently in khas possession of the entirety of the said premises.
- vi) THAT there is no pending litigation or suit pending in any Court of Law in respect of the said Premises.
- vii) THAT the said Premises is not affected by the provisions of the Urban Land (Ceiling and Regulation) act, 1976.
- viii) THAT the said Premises is not subject to any notice of acquisition or requisition.
- ix) THAT the Owner has not entered into any agreement for sale transfer lease and / or development nor have created any interest of a third party into or upon the said Premises or any part or portion thereof.

x) THAT there is no legal bar or impediment for the Owner entering into this Agreement.

xi) THAT all municipal rates and taxes and other outgoings payable in respect of the said Premises has been paid and / or shall be paid by the Owner upto the date of execution of this Agreement.

xii) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Developer has prima facie accepted the title of the Owner and has agreed to undertake development of the said Premises and to make payment of the amount of deposit / advance as hereinafter appearing and also to incur all costs charges and expenses for undertaking development of the said Premises subject to the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH as follows :-

1. The Owner hereby permits and grants exclusive right to the Developer to develop the said Premises by constructing G+III storied building (hereinafter referred to as the New Building) thereat in accordance with the building plan to be sanctioned by the Rajpur Sonarpur Municipality as submitted by the owner without any amendment and / or modification thereto made or caused to be made by the Developer and the Developer hereby accepts and agrees the same.
2. Further, the Developer shall have all necessary authorities of undertaking for carrying out works for and incidental to the construction and completion of the new building and providing all inputs, utilities and facilities therein.
3. In consideration of the Owner granting and / or authorizing the Developer to construct, erect and built the proposed new building at its cost and to sell the Developer's Allocation, Developer will allocate to the Owner constructed area and monetary consideration; mentioned in the Second

Schedule written below and deliver the same within 24 months from the date of sanction of the building plan.

4. Simultaneously with the execution of this Agreement, the Developer has paid to owner a sum of Rs. **20,00,000/-** (Rupees **Twenty Lakh**) only as part of the Owner's allocation the Owner hereby admits and acknowledges the same as per Memo of Consideration written below.

5. Simultaneously with the execution of this Agreement the Owner has delivered the vacant possession of the said premises to the Developer and the Developer shall retain the possession of the said premises till completion of the new proposed building and transfer all the Developer's Allocation to its nominees. At or before execution of this Agreement the Owner has kept the original title deeds in respect of the said Premises with Mr. Ranjit Roy, one of the Partner of Developer's Firm at 1050/1, Survey Park, Kolkata - 700075, who shall hold the same in escrow and both parties shall be entitled to take inspection of such original title deeds and make excerpts therefrom and upon completion of the said building / buildings with the intent and object that the Developer and / or various intending purchasers shall be entitled to take inspection and / or make excerpts thereof.

6. Upon obtaining the sanctioned plan from the Land Owner, the Developer shall commence the construction work at its own costs and expenses and complete the proposed new building in accordance with the proposed building plan with or without any amendment, modification, addition or alteration thereof within 24 months from the date of Sanction Plan.

7. The Owner shall favorably on the same day or within 7 (Seven) days from the date of this Agreement execute and register a General Power of Attorney in favour of the Developer for the purpose of :

- a) To apply for and obtain all necessary permission and sanction from the Rajpur Sonarpur Municipality and other appropriate authorities in

connection with the construction of the proposed new building and also for pursuing and following up the matter with the Rajpur Sonarpur Municipality and other authorities in this regard.

b) To commence, prosecute, enforce, defend, answer and / or oppose all legal proceedings in connection with the power and authorities for effectuating and implementing these present.

c) For implementation of the scheme for development including the authority and power to sign execute and register all documents for transfer as may be required for allocating and handing over the Developer's allocation to the Developer and / or its nominees, as the case may be.

d) To receive all money in regard thereto and / or relating to the same and the said general power of attorney shall remain irrevocable until the construction and completion of the proposed new building and the disposal / transfer of Developer's allocation.

8. The Developer shall at its own risks and costs, be at liberty to negotiate with the prospective buyers for the Developer's Allocation and enter into Agreement for Sale or otherwise transfer of flats, shops, institutional, mercantile, retail, office spaces and car parking spaces and other areas forming part of the Developer's Allocation and belonging to the Developer together with the properties appurtenant thereto at or for such consideration and on such terms and conditions as the Developer may deem fit and proper and realize and appropriate the sale proceeds and other amounts receivable thereof and the Owner shall not raise any dispute or objection to the acts, deeds and things done by the Developer to its benefit and interest with regard thereto and shall have no concern therewith. It is clarified that all amounts receivable by the Developer under such agreements for Sale or otherwise transfer of undivided share of land comprised in the Premises attributable to the Developer's Allocation as also the flats and car parking spaces and other areas forming part

of the Developer's Allocation shall be to the account of the Developer exclusively and the Owner shall have no claim or demand therefor. The Developer will however undertake to follow ethical and sound commercial principles while discharging its functions under this Agreement. The Owner under no circumstances will be required to entertain any dispute / claim of any party in this regard.

9. On completion the construction of the proposed new building and the Owner's Allocation the Developer shall give written notice to the Owner requiring the Owner to take possession of the Owner's Allocation and there being no dispute regarding completion of the Owner's Allocation and the Building for all practical purpose in terms of this Agreement and as well as according to the specifications and sanctioned plan thereof.

10. After taking delivery of possession of the Owner's Allocation the Owner shall pay proportionate Municipal Taxes, Govt. Revenues and also shall bear and pay the proportionate maintenance charges for the Owner's Allocation to the Developer and / or the Owners' Association when it will be formed.

11. During the continuance of this Agreement the Owner shall :

i) Not to cause any obstruction or impediment to the construction of development of the said Premises or done or cause to be done any act which will be deemed to be obstruction to the Developer's work.

ii) Cooperate with the Developer in mutating the names of the Developer or its nominee/s or the name of the transferees of the Developer's Allocation.

iii) Permit the Developer, its Architect and / or its representatives to use the said Premises for the purpose of survey, soil testing and preparation of building plan or other purposes relating to the construction of the proposed new building for which this agreement is being entered into between the Owners and the Developer.

iv) To allow the Developer and / or its representatives to exploit the resources of the said Premises and the structures in such manner at the discretion of the Developer.

v) Not to let out, grant lease, mortgage and charge or otherwise encumber or part with possession of the said premises or any part thereof or do any act, deed or thing whereby the Developer shall be prevented from constructing and completing the proposed new building within stipulated period till such time this Agreement remains subsisting.

12. The Owner and the Developer or any person or persons claiming under them shall not cause any obstruction to the common user and enjoyment of the common portions, common spaces etc. described in Fourth Schedule hereto nor will they alter or change the main structure of the building without any sanction of the Rajpur Sonarpur Municipality.

13. The Developer will construct the proposed new building in accordance with the proposed sanctioned building plan and will not make any deviation thereto, unless otherwise the same shall be necessary to be done by the Developer with the approval of the Rajpur Sonarpur Municipality.

14. The Owner undertakes to indemnify the Developer against all claims costs acts that may arise in any way connected with and / or arising out of or relating to this Agreement for any acts, deeds or things which the Owner should have done but fails to do or has done which the Owner ought to have not done.

15. Similarly, the Developer undertakes to keep the Owner indemnified against all third party's claim, action, suit, costs etc. arising out of any act or omission or commission of the Developer with regard to the construction of the proposed new building.

16. Any notice required to be given by one party hereto on the other shall without prejudice to any other mode of service available be deemed to have

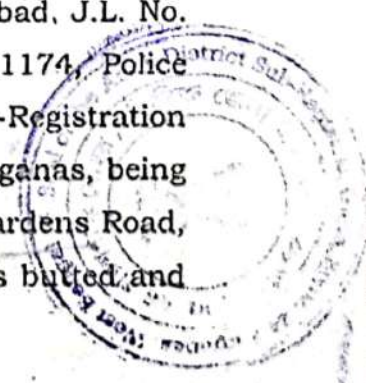
been served on the other party if delivered by hand or sent by prepaid registered post with acknowledgement due to the above address of the party to whom it is addressed or such other address as may be notified in writing from time to time.

17. Force Majeure shall mean pandemic like Corona Virus, flood, earthquake, riot, war, storm, tempest, civil commotion, lockdown, containment, strike / band and / or any other act or commission and / or non-availability for supply of building material which by affect the construction work being beyond the reasonable control of the Developer.

18. In case of any dispute or difference arising by and between the parties hereto relating to the said premises and/or in any manner touching or concerning this agreement, the same shall be resolved amicably by meets and bounds by both the parties, failing which, the appropriate court of law having the jurisdiction over the said premises will adjudicate the issues as per the law of the land.

**FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID PLOT)**

ALL THAT the piece or parcel of 4 (Four) Cottahs 7 (Seven) Chittacks 17 (Seventeen) Sq.ft. more or less of Bastu land together with one Tile Shed structure measuring more or less 100 Sq.ft. having cemented flooring standing thereon or on part thereof situated lying at Mouza - Barhansfartabad, J.L. No. 47, in R.S. Dag Nos. 588, 589, 593, under R.S. Khatian No. 1174, Police Station - Narendrapur (formerly Sonarpur), Additional District Sub-Registration Office Garia (formerly Sonarpur), within the District South 24- Parganas, being the Municipal Holding Nos. 113, Paschim Mahamayapur, Garia Gardens Road, under WARD No. 28 of the RajpurSonarpur Municipality. which is butted and bounded as follows:



- ON THE NORTH :** By House of B. Chattopadhyay ;
- ON THE SOUTH :** By 16' ft wide Municipal Road named Garia Gardens Road also known as Mahamayapur School Road ;
- ON THE EAST :** By 12' ft wide Municipal Road named Garia Gardens Road also known as Mahamayapur School Road ;
- On the WEST :** By Land and Building of others ;

**SECOND SCHEDULE ABOVE REFERRED TO
(LAND OWNER'S ALLOCATION)**

Owner's Allocation are as follows:

In the proposed new G+III storied building covered area consisting flat and parking spaces, which are as under :-

Ground Floor: Southern / Front Side entire Car Parking Spaces and Commercial Space.

First Floor: Rear side / Northern Side One Flat.

Third Floor: Rear Side / Northern Side One Flat.

Together with undivided proportionate share of land and common areas and facilities attributable to the said area.

The sum of Rs. **20,00,000/-** (Rupees **Twenty Lakh**) only with an undertaking that the owner shall do and perform the following :-

- i) The owner will pay Fees and all incidental expenses for sanction of building plan by Rajpur Sonarpur Municipality in respect of said Holding being No. 113, Paschim Mahamayapur, Kolkata - 700 084.

- ii) The owner will pay Fees and all incidental expenses for all intermediate change and change of use u/s Rule 25, if necessary and to obtain and Pay for the completion certificate after completion.
- iii) The owner will pay Fees and all incidental expenses for Architect and LBS charges in full till completion.
- iv) Arrangement with local material supplies that construction in entirety shall be erected and constructed by Developer only with its own resources.

THIRD SCHEDULE ABOVE REFERRED TO
(Developer's Allocation)

Developer's Allocation in the proposed G+III storied building are as follows :-

Ground Floor : Rear side / Northern Side entire Car parking space.

First Floor : Front Side / Southern Side One Flat.

Second Floor : Entire Second Floor consisting of Two Flats one on the Northern Side and other on the Southern Side.

Third Floor : Front side / Southern Side One flat.

Together with undivided proportionate share of land and common areas and facilities attributable to the said area.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Common Portions and Facilities)

1. The foundation, columns beams and supports.
2. Corridors, lobbies stairs, stairways and landing.
3. Entrance lobby.
4. Drains and sewers from the building to the main municipal duct.

5. Water sewerage and drainage connection pipes for the units / flats / apartments to drain and sewers common to new buildings at the premises.
6. Lift, Lift well, Lift machine and Lift machine room.
7. Overhead water tank.
8. Roof.

**THE FIFTH SCHEDULE ABOVE REFERRED TO
(Specification)**

Structure	:: R.C.C Frame with brick built structure.
Steel	:: Elegant TMT/TATA Tiscon / SRMB .
Cement	:: Ultratech / Lafarge/ JSW
Brick	:: 1 st Class picket / brick.
Internal Wall	:: Smooth impervious Plaster of Paris.
Main Door	:: Sal wood frame with both side Teak pasted door shutters.
Internal Door	:: Sal wood frame with flush door shutters.
Windows	:: Colour anodized aluminium windows, Modi Guard Glass shutter.
Hardware	:: Good quality Standard Steel fittings and locks of reputed make.
Flooring	:: Vitrified tiles in bedrooms, living / dining and common areas as per choice.

Kitchen	:: Antiskid tile flooring, Ceramic tiles upto 2-4 ft. above kitchen counter top, Marble / Granite counter top with stainless steel sink.
Toilet	:: Antiskid ceramic tiles on floor, ceramic tiles on wall up to door height as per choice.
Sanitary ware	:: Hindware / Kohler or reputed make sanitary fittings as per choice.
Bathroom Fittings	:: Mark / Kohler or reputed make as per choice.
Electrical	:: Concealed wiring, A.C. point in all bed rooms.
Wire	:: Finolex, Havels or reputed make.
Switches	:: HavelsCabtree modular.
Phone / T.V.	:: T.V. Point in drawing / dining.
Exterior	:: Latest weatherproof non-fading acrylic exterior finish paint of good quality.
Lift	:: Kone or Standard make.

MEMO OF CONSIDERATION

RECEIVED on and from the within named Developer the sum of Rs. **20,00,000/-** (Rupees **Twenty Lakh**) only towards nonrefundable amount being the part consideration under this Agreement as per Memo written below :

Date Cheque No.
21/12/2021 "000223"

Bank & Branch
ICICI Bank
(Santoshpur Branch)

Amount
20,00,000/-
Signature of the Owner

Chiranjit Bhattacharya

IN WITNESS WHEREOF the PARTIES herein put their respective signatures on the day, month, and year first above written.

Signature of Original Landowner

Chiranjit Bhattacharyee

SIGNED, SEALED & DELIVERED
by within named ORIGINAL
LANDOWNERS AND DEVELOPER
in presence of WITNESSES at
Kolkata.

1. Debashish Chowdhury
Mahamayapur School Road, Garia,
Kolkata-700084.
2. Rajib Ghosh
Gold post office Street KOL-700001

Signature of Developer

For TANIAN MANSION.

[Signature]
Partner

For TANIAN MANSIONS

Ananta Mallick
Partner

For TANIAN MANSIONS

Tanina Mallick
Partner

Drafted by me

Rajib Ghosh

RAJIB GHOSH

Advocate

6, Old Post Office Street, 5th Floor
Kolkata-700001.

Enrolment No. F/2190/2005 of 2019.



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name CHIRANJIT BHATTACHARJEE

Signature Chiranjit Bhattacharjee



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SUSANTA MALLICK

Signature Susanta Mallik



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name TANIMA MALLICK

Signature Tanima Mallik



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name RANSIT ROY

Signature Ransit Roy



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

GRN Details

GRN: 192021220141809278 Payment Mode: Online Payment (SBI Epay)
GRN Date: 21/12/2021 12:37:59 Bank/Gateway: SBIEPay Payment Gateway
BRN : 1051973048940 BRN Date: 21/12/2021 12:12:29
Gateway Ref ID: 135512067350 Method: State Bank of India UPI
Payment Status: Successful Payment Ref. No: 2002678402/8/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Rajib Ghosh
Address: 6, old post office street Kolkata - 700001
Mobile: 9073475197
Depositor Status: Advocate
Query No: 2002678402
Applicant's Name: Mr Debashish Chowdhury
Address: A.D.S.R. GARIA
Office Name: A.D.S.R. GARIA
Identification No: 2002678402/8/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 8

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002678402/8/2021	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2002678402/8/2021	Property Registration- Registration Fees	0030-03-104-001-16	20000
Total				20001

IN WORDS: TWENTY THOUSAND ONE ONLY.



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

GRN Details

GRN: 192021220141609528 Payment Mode: Online Payment (SBI Epay)
GRN Date: 20/12/2021 22:36:55 Bank/Gateway: SBIPay Payment Gateway
BRN : 0984071929818 BRN Date: 20/12/2021 22:12:15
Gateway Ref ID: 202135489892376 Method: State Bank of India New PG DC
Payment Status: Successful Payment Ref. No: 2002678402/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ranjit Roy
Address: UD 080308 Udit Complex
Mobile: 9830181693
Depositor Status: Buyer/Claimants
Query No: 2002678402
Applicant's Name: Mr Debashish Chowdhury
Identification No: 2002678402/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002678402/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	9510
2	2002678402/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				9524

IN WORDS: NINE THOUSAND FIVE HUNDRED TWENTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1629-06692/2021	Date of Registration	21/12/2021
Query No / Year	1629-2002678402/2021	Office where deed is registered	
Query Date	20/12/2021 6:10:54 PM	1629-2002678402/2021	
Applicant Name, Address & Other Details	Debashish Chowdhury Mahamayapur School Road Garia Gardens, Garia Kolkata-700084, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700084, Mobile No. : 8240051895, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 8/-	Rs. 72,53,099/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,011/- (Article:48(g))	Rs. 20,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Garden Road, Mouza: Barhans Fartabad, , Holding No:113 JI No: 47, Pin Code : 700084

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-589	RS-1174	Bastu	Bastu	4 Katha 7 Chatak	2/-	71,88,749/-	Width of Approach Road: 16 Ft.,
L2	RS-588	RS-1174	Bastu	Bastu	15 Sq Ft	2/-	33,750/-	Width of Approach Road: 16 Ft.,
L3	RS-593	RS-1174	Bastu	Bastu	2 Sq Ft	2/-	4,275/-	Width of Approach Road: 16 Ft.,
TOTAL :					7.3608Dec	6 /-	72,26,774 /-	
Grand Total :					7.3608Dec	6 /-	72,26,774 /-	

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	100 Sq Ft.	2/-	26,325/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	2 /-	26,325 /-	

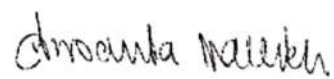
and Lord Details :

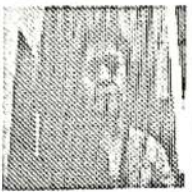
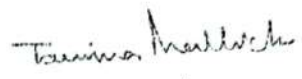
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Chiranjit Bhattacharjee Son of Mr Bidhan Chandra Bhattacharjee Executed by: Self, Date of Execution: 21/12/2021 , Admitted by: Self, Date of Admission: 21/12/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	21/12/2021	LTI 21/12/2021	21/12/2021	
Mahamayapur School Road, Garia Gardens, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BDxxxxxx7L, Aadhaar No: 70xxxxxxxx7664, Status :Individual, Executed by: Self, Date of Execution: 21/12/2021 , Admitted by: Self, Date of Admission: 21/12/2021 ,Place : Office				

Developer Details :

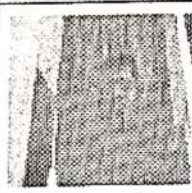
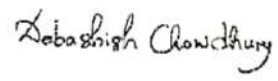
Sl No	Name,Address,Photo,Finger print and Signature
1	TANIAN MANSIONS Kalikapur, 583, City:- , P.O:- Mukundapur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AAxxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Susanta Mallick Son of Mr Kuber Chandra Mallick Date of Execution - 21/12/2021, , Admitted by: Self, Date of Admission: 21/12/2021, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Dec 21 2021 1:16PM	LTI 21/12/2021	21/12/2021	
Purbalok, 563, City:- , P.O:- Mukundapur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2R, Aadhaar No: 83xxxxxxxx3599 Status : Representative, Representative of : TANIAN MANSIONS (as Partner)				

Name	Photo	Finger Print	Signature
Mr Ranjit Roy (Presentant) Son of Mr Ajit Kumar Roy Date of Execution - 21/12/2021, , Admitted by: Self, Date of Admission: 21/12/2021, Place of Admission of Execution: Office			
Dec 21 2021 1:17PM	LTI 21/12/2021	21/12/2021	
Udit Complex, Flat No: UD- 080807, City:- , P.O:- Survey Park, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx0G, Aadhaar No: 38xxxxxxxx8748 Status : Representative, Representative of : TANIAN MANSIONS (as Partner)			
Name	Photo	Finger Print	Signature
Mrs Tanima Mallick Wife of Mr Susanta Mallick Date of Execution - 21/12/2021, , Admitted by: Self, Date of Admission: 21/12/2021, Place of Admission of Execution: Office			
Dec 21 2021 1:16PM	LTI 21/12/2021	21/12/2021	
Bidhannagar Sai Complex, Saltlake, Block/Sector: KB-5/7, Sec-III, City:- Bidhannagar, P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700098, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx8C, Aadhaar No: 44xxxxxxxx1405 Status : Representative, Representative of : TANIAN MANSIONS (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debashish Chowdhury Son of Mr Naresh Chowdhury Mahamayapur School Road, Garia Gardens, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700084			
21/12/2021	21/12/2021	21/12/2021	
Identifier Of Mr Chiranjit Bhattacharjee, Mr Susanta Mallick, Mr Ranjit Roy, Mrs Tanima Mallick			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Chiranjit Bhattacharjee	TANIAN MANSIONS-7.32188 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Chiranjit Bhattacharjee	TANIAN MANSIONS-0.034375 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Chiranjit Bhattacharjee	TANIAN MANSIONS-0.00458334 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Chiranjit Bhattacharjee	TANIAN MANSIONS-100.00000000 Sq Ft

On 21-12-2021

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 12:24 hrs on 21-12-2021, at the Office of the A.D.S.R. GARIA by Mr Ranjit 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 72,53,099/-

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

Execution is admitted on 21/12/2021 by Mr Chiranjit Bhattacharjee, Son of Mr Bidhan Chandra Bhattacharjee, Mahamayapur School Road, Garia Gardens, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr Debashish Chowdhury, , , Son of Mr Naresh Chowdhury, Mahamayapur School Road, Garia Gardens, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

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

Execution is admitted on 21-12-2021 by Mr Susanta Mallick, Partner, TANIAN MANSIONS (Partnership Firm), Kalikapur, 583, City:- , P.O:- Mukundapur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Debashish Chowdhury, , , Son of Mr Naresh Chowdhury, Mahamayapur School Road, Garia Gardens, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Execution is admitted on 21-12-2021 by Mr Ranjit Roy, Partner, TANIAN MANSIONS (Partnership Firm), Kalikapur, 583, City:- , P.O:- Mukundapur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Debashish Chowdhury, , , Son of Mr Naresh Chowdhury, Mahamayapur School Road, Garia Gardens, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Execution is admitted on 21-12-2021 by Mrs Tanima Mallick, Partner, TANIAN MANSIONS (Partnership Firm), Kalikapur, 583, City:- , P.O:- Mukundapur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Debashish Chowdhury, , , Son of Mr Naresh Chowdhury, Mahamayapur School Road, Garia Gardens, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,014/- (B = Rs 20,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/12/2021 10:40PM with Govt. Ref. No: 192021220141609528 on 20-12-2021, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 0984071929818 on 20-12-2021, Head of Account 0030-03-104-001-16

Online on 21/12/2021 12:39PM with Govt. Ref. No: 192021220141809278 on 21-12-2021, Amount Rs: 20,000/-, Bank: SBI EPay (SBlePay), Ref. No. 1051973048940 on 21-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,011/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 9,511/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 134929, Amount: Rs.500/-, Date of Purchase: 16/12/2021, Vendor name: Suranjan Mukherjee

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

Online on 20/12/2021 10:40PM with Govt. Ref. No: 192021220141609528 on 20-12-2021, Amount Rs: 9,510/-, Bank: SBI EPay (SBlePay), Ref. No. 0984071929818 on 20-12-2021, Head of Account 0030-02-103-003-02

Online on 21/12/2021 12:39PM with Govt. Ref. No: 192021220141809278 on 21-12-2021, Amount Rs: 1/-, Bank: SBI EPay (SBlePay), Ref. No. 1051973048940 on 21-12-2021, Head of Account 0030-02-103-003-02



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2022, Page from 13447 to 13484

being No 162906692 for the year 2021.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2022.01.21 13:15:13 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2022/01/21 01:15:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)