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Certified that the Document is admitted Registration. The Signature Sheet and endorsement sheets attached to this document are the part this Document.

Additional Registrar Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

15 APR 2023

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT made this the 15th day of ^{April} February 2023

BETWEEN

SMT. BANDANA PAUL, having PAN NO AQQPP7291J, ADHAAR NO: 869189818814, wife of SRI ADHIR PAUL, by faith-

71237

Sold to: Sraboni Chatterjee
 Address: Adipur Judges
High Court

1 JAN 2023

L.S.V., High Court
 Abhi Sankar
 High Court, A.S.

Adipur Court

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REGISTRAR OF ASSURANCES
 KOLKATA
 - 1 JAN 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



310320232035755274

GRIPS Payment Detail

GRIPS Payment ID:	310320232035755274	Payment Init. Date:	31/03/2023 20:24:15
Total Amount:	20041	No of GRN:	1
Bank/Gateway:	Bank of Boroda	Payment Mode:	Online Payment
BRN:	1330099194	BRN Date:	31/03/2023 20:25:26
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

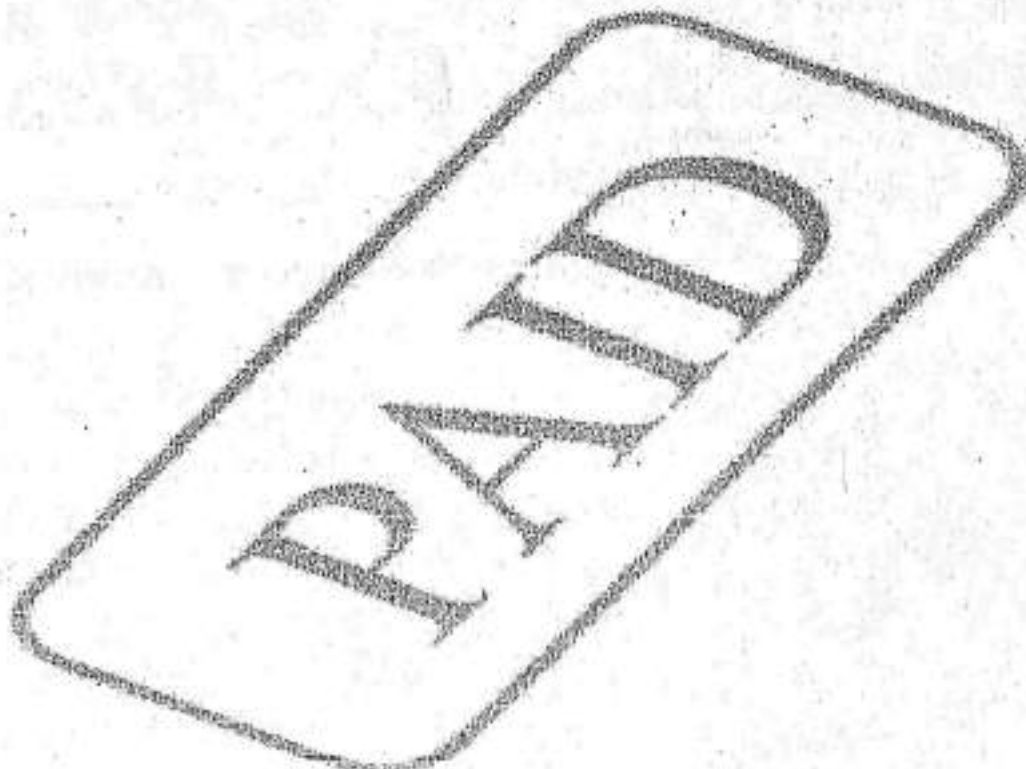
Depositor's Name: BANDANA PAUL
Mobile: 8389040143

Payment (GRN) Details

Sl.No.	GRN	Department	Amount (₹)
1	192022230357552751	Directorate of Registration & Stamp Revenue	20041
Total			20041

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.

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



Hindu, by occupation- Housewife, Residing at Premises No; 13/1, Mahadeb Banerjee lane, Kadamtala, P.S- Batra, Howrah -711101 and also 49, Ramanath Das Road, Kolkata- 700031,P.O- Dhakuria, P.S -Kasba now Garfa, hereinafter referred to as the **OWNER** (which expression shall mean and include each of her respective successors-in-interest and/or assigns) of the **ONE PART**

AND

M/S. HAPPY VALLEY CONSTRUCTION, a proprietorship business represented by the sole proprietor namely **MR. AVIJIT GHOSHAL** (PAN : AVKPG0712A), (AADHAAR No.4416 0156 3356) son of Late Sudhir Chandra Ghoshal, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 67, Tanupukur Road, P.O. Dhakuria, P.S. Garfa, Kolkata -700031 and having registered office at 67, Tanupukur Road, P.O. Dhakuria, P.S. Garfa, Kolkata - 700031 hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, Successors, successors-in-interest, representatives, administrators and assigns) of the **OTHER PART**.

WHEREAS:

A. a final decree dated-19th may 2017 was passed In the Title Suit number 151 of 1999 (GovindoChandaKundu and other vs Bina Kundu and other), the Ld. Civil Judge, Senior Division, 5th court Alipur confirmed the order dated 16th september 2016 in respect of a land measuring about 15cottah 12 chittack lying and situated at 49, Ramanath Das Road,Kolkata- 700031,P.O- Dhakuria, P.S -Kasba now Garfa, with in.the admit of ward number no;-92.



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- B. that the Ld. Trial Court held that lot "A" was to be allotted in favour of Alip Kundu, lot "B" was decreed in favour of Bina Kundu (now deceased) and Pradip Kundu and lot "c" was decreed in favour of Bandana Paul (Kundu).
- C. the present owner become the owner of a land measuring about 6 cottah 24 sq.ft (4344 sqft.) along with structure there upon.
- D. the present owner applied for mutation apportionment and mutation before the Kolkata Municipal Corporation in respect of the land measuring about 6 cottah 24 sq.ft (4344 sqft.) situated at 49, Ramanath Das Road, Kolkata- 700031, P.O- Dhakuria, P.S -Kasba now Garfa, with in the admit of ward number no;-92. While seized and possessed of the aforesaid property each having started paying the rates, taxes and other outgoings to the competent authorities regularly and punctually in fee simple and enjoyed their ownership peacefully free from all encumbrances whatsoever.
- E. the said land was assessed as Premises No. 49, Ramanath Das Road, Kolkata- 700031, P.O- Dhakuria, P.S -Kasba now Garfa, with in the admit of ward number no;-92. having Assessee No. 210921900831, hereinafter called and referred to as the "Premises" more fully described in the 1st Schedule below.
- F. That the owner herein are in peaceful possession of all that piece and parcel of land and premises a little more or less 6(six) Cottahs 24 sq.ft along with structure there upon, Mouza - Dhakuria, J.L no; 18, P.S- Kasba ,District Sub Registry office at Alipure, District -24 Parganas, West Bengal, being a part of Municipal Premises no; 49, Ramanath Das



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Road, Kolkata-700031, within limit of ward no 92, of the Kolkata Municipal Corporation ,having a part of Assessee No; 210921900831.

G. Relying on the aforesaid representations the Developer shall agree to develop the entirety of the said land described First Schedule hereunder written on the basis of sharing of the developed areas and certain other terms and conditions.

NOW THIS AGREEMENT WITNESSETH as follows:-

1. The Owner hereby appoint authorize and empower the Developer herein to develop the entirety of the said land described under First Schedule hereto as per the development programme of the Developer set out hereunder on certain terms and conditions which have been agreed and recorded as follows.

2. **DEFINITIONS** – under this agreement:-

2.1 **DEVELOPER** shall mean the M/S. HAPPY VALLEY CONSTRUCTION; a proprietorship business represented by the sole proprietor namely MR. AVIJIT GHOSHAL and his respective successors-in-interest and/or assigns.

2.2 **OWNER** shall mean the Owner above named and shall have an undivided share or interest in the entirety of the land. The Owner shall also mean and include the respective successors of the Owner.

2.3 **THE SAID PREMISES** shall mean all That the piece and parcel of contiguous land and premises described under First Schedule hereto.

2.4 **LAND** shall mean the land comprised in the said premises.



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2.5 **PLAN** shall mean the plan to be prepared and got sanctioned by the Developer from the Kolkata Municipal Corporation in respect of the said premises comprising of one or more blocks and shall include any modification, revision, amendment thereof subject to the Owner complying with their obligations.

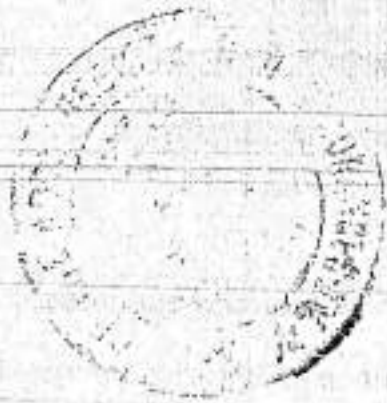
2.6 **BUILDING COMPLEX** shall mean the one or more building(s) of blocks of building to be erected and constructed in respect of the said premises.

2.7 **BUILT UP AREA** shall mean the built up plinth area of any floor or unit including the thickness of internal walls and partitions and also including the thickness of the entire wall if it is exclusively surrounding the unit and 50% thereof wherever it is shared in common with any other units and together with proportionate share of the staircase and lift.

2.8 **PROPORTIONATE** shall mean the proportion or ratio which any particular built up area or unit bears to the total built up area with reference to the common parts, portions, service and maintenance area or facilities and benefits at the said building complex or the land comprised in the said premises.

2.9 **COMMON PARTS AND AMENITIES** shall mean all the common parts and portions including the facilities and benefits and intended to be used and enjoyed in common by the unit holders at the said building for the beneficial use and enjoyment of the different units.

2.10 **COMMON EXPENSES** shall mean the costs and expenses of installation, running and maintaining the common amenities for the upkeep maintenance improvement etc. of the same as may be decided and/or assured by the



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Developer with the consent of the Owner including those specified under the THIRD SCHEDULE hereunder written.

2.11 **SPECIFICATIONS** shall mean the specifications according to which the construction shall be carried out at the said premises, described under the SECOND SCHEDULE hereunder written.

2.12 **UNIT** shall mean the part or portions of the building as are capable of being held used and enjoyed independently.

2.13 **UNIT HOLDER** shall mean a person, persons or party entitled to use and enjoy any unit or units for the time being whether conveyance has been made or not.

2.14 **MASCULAR** shall include the feminine and vice versa.

2.15 **SINGULAR** shall include the plural and vice versa.

2.16 **OWNER'S ALLOCATION** shall mean:- 45% allotted to owner to be constructed area together with proportionate undivided share in the land and common parts together with similar proportionate share in the open areas. 45% allotted area means:

flat on the 1st floor and front side flat on 3rd floor, car parking space (3 nos) except common portions.

2.17 **DEVELOPER'S ALLOCATION** shall mean the entirety of the residue of the to be constructed area including open spaces further including similar proportionate share in the open space and further together with similar



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undivided 55% share in the land, common parts, facilities and amenities. Rest of 55% area means:

Entire second floor and rear side flat on the 3rd floor. And rest portion of the car parking space.

2.18. **ARCHITECT** shall mean person or persons possessing valid qualification who may be appointed by the Developer for designing and supervising of the buildings to be constructed.

2.19. **TRANSFER** shall mean the transfer of flat/s and/or unit/s and/or other saleable space by delivery of possession upon execution and registration of proper Deed of Conveyance in respect of saleable space by the owner and the Developer in favour of the intending purchaser/s.

2.20. **TRANSFeree** shall mean intending purchaser/s to whom any saleable space in the building is transferred as purchaser/s for valuable consideration to the owner and the Developer and in case of unsold portion shall mean the Developer and the Owner, as the case may be.

2.21. **ADVOCATE** shall mean the person or persons, firm or firms, company or companies who shall have requisite qualification will be appointed by the Developer from time to time to complete all legal formalities and registration of the deeds etc, in respect of the flats in the said project whose decision in such case shall be final and binding on the parties.

3. **OBLIGATIONS OF THE OWNER:**



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- i) To make out the clear and marketable title to entirety of the said premises described under the First Schedule hereto;
- ii) To execute and register power of attorney in favour of the nominee of the Developer for the purpose of sanction of plan and related activities;
- iii) To execute and register the agreement for sale and deed of conveyance in respect of the Developer allocation, if insisted by any of the parties;
- iv) To cooperate with the Developer for the purpose of facilitating the development;
- v) To sign, execute and deliver the necessary papers, originals and documents and also join as the party if so required in connection with the obtaining of the project loan by the Developer in respect of the said project and also in respect of the obtaining of the home loan by any prospective purchaser of flat, unit, apartment etc.

2. **OBLIGATIONS OF THE DEVELOPER** shall be as follows:-

- i) To appoint the Architect and to have prepared a plan as may be required or as may be feasible;
- ii) To carry out the construction of the boundary wall to the extent required by the KMC for the purpose of identification of the land;
- iii) To carry out the soil testing and other related works pertaining to the sanction of plan;
- iv) To have the plan sanctioned within a reasonable period from the date of compliance of all its obligations by the Owner at their own cost;



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- v) To complete the construction of the entire building as may be sanctioned and at the cost of the Developer and also to install the common amenities and facilities as per the specifications contained hereafter;
- vi) To provide all incidental costs including mutation cost and reallocation and/o shifting of on unauthorised occupant.
- vii) To join as the confirming party in respect of the sale and transfer of the Owner allocation.
- viii) To pay all taxes, fees and/ or outgoings payable on and from the date of receipt of khas possession of the premises till the handover of owner' allocation. The owner are liable to pay apportioned taxes for the owner' allocation only on and from the date of receipt of khas possession of owner' allocation.
- ix) To handover photocopies of the duly sanction plan and/ or building permit on the date when the owner' handover the peaceful khas possession of the premises.
- x) To intimate the owner' in writing about completion of the building and the owner' shall have to receive possession within 30 days from such written communication. The developer will handover all originals including title deed, conversion letter, mutation certificate of both BL and LRO and KMC, electricity service line connection papers etc.

5. **CONSIDERATION:**

5.1 Consideration for the Owner in allowing the Developer the commercial exploitation of the said premises with absolute right to sell, transfer, hold, utilize and/or convey the Developer's allocation is the construction with the Owner'



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allocation as finally determined and as stipulated under this agreement and delivery to the Owner of such Owner allocation.

6. **MANNER OF COMPLETION:**

6.1 The building shall be completed in terms of the sanctioned plan and more or less in terms of the specifications as detailed under the Schedule hereunder written.

6.2 The Owner shall carry out their obligations as detailed above in its entirety within a reasonable period from the date of the execution of this agreement.

6.3 Subject to the Owner carrying out their obligations the Developer shall also carry out its obligations and particularly shall endeavour to have the plan sanctioned in the manner as stated above.

6.4 Subject to Force Majeure the Developer shall endeavour to complete the building within 24 months from the date of sanction plan from KMC and such stipulation of time subject to supportive cooperation from the Owner.

6.5 The stipulation of time as aforesaid can be extended for another six months i.e total 30 months. If the developer failed to complete the work as stipulated within such period, then the owner have exclusive right to cancel and/or rescind this agreement and have the right to execute any agreement with third party regarding this premises. In that event the developer is entitled to get back his investment only. The valuation of the work done by the developer will be assessed by an registered valuer of the Hon'ble High Court at Calcutta and his valuation will be binding on the parties to this agreement.

6.6 The agreement once executed can not be revoked at the instance of the Owner and any work done by the developer pursuant to this agreement is



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deemed to be an accrual of the right of the developer to commercially exploit the land.

7. SALE OF THE UNIT OR SALEABLE AREAS :

7.1 The Developer will be entitled to enter into agreements for sale of the areas or parts hereof, comprising the Developer's Allocation with the prospective and intending purchasers and to receive and appropriate the consideration thereof. Similarly, the Owner will also be entitled to enter into agreements for sale of their areas without any objection from the Developer at their risk and responsibility.

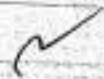
7.2 The Developer shall be entitled to execute and register the sale deeds in respect of the Developer's Allocation or any part or portion thereof together with undivided proportionate share in the land and in the common parts and portions in favour of the prospective purchasers as the constituted attorney of the Owner.

7.3 The Owner and the Developer shall keep each other absolved harmless and indemnified against each demand or expense which was to the account of the other party hereto.

7.4 Until separate assessment is made of each unit or saleable area, the Owner and the Developer hereby agree that they and/or their respective nominees would bear the municipal rates on proportionate basis after completion of the building in all respect.

8. COMMON RESTRICTIONS

8.1 Both parties shall abide by all laws, rules and restriction as may be imposed by the government, local bodies and/or by the association, as and when the association and/or service company as may be formed by the Developer of.



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the Flat/Unit Owner and/or Owner of other spaces in conformity with the prevailing provisions of law.

8.2 The developer, transferee and the Owner shall keep the interior and walls of his/her/their/ its respective allotment or allotments as also sewerage drains, pipe and other fittings and fixtures and appurtenances and floor and ceiling etc. of his/her/their/its respective allocations in the building in good working conditions and repair and in particular so as not to cause any damage to the building and shall keep others indemnified from the consequences of any breach.

8.3 No goods or other items shall be kept by the Owner, Developer and/or Occupiers of the building for display or otherwise in the corridors or other part or places of common use in the building and in the case of any such hindrance any of the party shall be entitled to remove the same at the risk and costs of the other.

8.4 Neither party shall throw or accumulate any dirt, rubbish, waste or permit the same to be thrown or accumulated in the building and/or premises save and except in the course of normal use of the same and at a place specially earmarked for the same.

8.5 Neither party shall encroach the common areas nor shall keep anything in the common areas so that it causes hindrances/obstacles in smooth use of the same.

9. OWNER INDEMNITY

9.1 The Owner hereby undertakes that the Developer shall be exclusively entitled to the Developer's allocation and shall enjoy the said allocation without any interference and/or disturbance from any quarter, whatsoever,



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provided that the Developer performs and fulfills all the terms, conditions and obligations herein contained and on its part to be observed and performed.

9.2 The Owner undertakes to keep the Developer and/or its nominees indemnified against all claims as to Owner's title in the said property.

9.3 The Owner hereby undertakes to keep the Developer indemnified against all actions, costs, proceedings and claim that may arise for obtaining clear title of the said premises.

10. DEVELOPER'S INDEMNITY

10.1 The Developer hereby undertakes to keep the Owner' indemnified against all and/or any third - party claims and/or actions arising out of any act or omission of the Developer in or relating to the construction of the said buildings.

10.2 The Developer hereby undertakes to keep the Owner indemnified, against all action suits, costs, proceedings and/or claims that may arise out of the Developer's action(s) with regard to the development of the said premises and/or possession of the said buildings.

11. FORCE MEAJURE:

11.1 Nothing contained in this agreement shall amount default in case the party defaulting is prevented by reason totally beyond its control in performing and observing the obligations hereunder and/or force meajure.

11. MISCELLANEOUS

Any communication or document to be made or delivered by one person to another pursuant to this Agreement shall be In English and be made or delivered to that other person at the address identified as of this Agreement and shall be



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deemed to have been made or delivered three days from the date of the communication or putting the document in post.

If at any time any provision hereof is or becomes illegal, invalid or unenforceable in law, neither the legality, validity nor enforceability of the remaining provisions hereof nor the legality, validity or enforceability of other provisions shall in any way be affected or impaired thereby.

The words denoting one gender shall include both the genders and singular shall include the plural, wherever the context so requires/permits.

Headings of the Clauses are only for the purpose of convenience and are not meant to control the meaning or scope of the Clauses.

12. **BENEFITS OF AGREEMENT**

Subject to the above provisions of this Agreement shall be binding upon and enure to the benefit of each of the parties hereto and its/his/her successors, assign and legal representative (as the case may be).

The parties shall not assign or transfer all or any of its rights, benefits and obligations hereunder, without mutual consent.

13. **JURISDICTION**

All disputes arising out of and/or relating to this Agreement including any and all other documents that are/may be executed between/by the parties hereto shall be subject to the exclusive jurisdiction of a competent court. The parties hereto have signed this Agreement in acceptance of all terms and conditions stated above.

14. **ARBITRATION**



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All dispute and / or differences between the parties to this agreement arising out or relating to the terms of this agreement or any meaning or offers of any of the terms and conditions of this agreement or any breach thereof or connected with this Agreement shall be referred to arbitration to the sole arbitrator to be appointed by both the first part in accordance with the Arbitration & Conciliation Act, 1996 and the decision of the said sole Arbitrator shall be final and binding upon both the parties.

: THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land and premises measuring a little more or less 6(five) Cottahs 24 sq.ft along with structure there upon, Mouza - Dhakuria, J.L no; 18, P.S- Kasba ,District Sub Registry office at Alipure, District -24 Parganas, West Bengal, being a part of Municipal Premises no; 49, Ramanath Das Road, Kolkata-700031, within limit of ward no 92, of the Kolkata Municipal Corporation ,having a part of Assesse No; 210921900831, which is butted and bounded in the manner following :-

ON THE NORTH : By 20 Ft wide Ramanath Das Lane

ON THE SOUTH : By Property of Bandana Paul

ON THE EAST : By land under Dag no.3229.

ON THE WEST : By Property of AlipKundu

:THE SECOND SCHEDULE ABOVE REFERRED TO :

STRUCTURAL SPECIFICATION, PATTERN AND DESIGNS AND OTHER FEATURES OF THE FLATS.



[Handwritten signature]

ON THE WEST
ON THE EAST
ON THE SOUTH
ON THE NORTH

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- A) General : The Building shall be R.C.C. framed structure as per K.M.C. sanction plan.
- B) Brick Work : All exterior brick work shall be 8" thick in 1:6 mortar as approval by KMC. All partition brick wall shall be 3" 5" thick in 1:4 mortar.
- C) Plaster Work : The outside plaster of the building is 3/4" thick (average) whereas the inside plaster will be 1/2" thick (average) and ceiling plaster is 3/8" in 1:3.
- D) Door and Windows :
 Doors :
 i) Main entrance Door (Flat)
 a) Door shall be wooden panel door
 b) Brass handle
 c) 3 Nos. Oxidized hinges
 d) 8" long oxidized tower bolt from inside,
 e) Godrej lock,
 ii) Other Doors.
 a) 1 1/2" or 35 mm, flush door.
 b) Brass tower bolt 6" long from inside (Brashandle)



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c) In toilet 35mm. PVC Door.

(Bras handle)

- Windows : All widows (Box) shall be Aluminum of 1.5 mm thickness of owner's portion with glass. M.S. Grill ½" square bar fitted window steel frame .
- Toilet : a) One 1st class English Type commode as approved in each Toilet.
 b) One 1st Class Shower.
 c) One Wash basin (as per IS approved) in corner of Dining in First Floor adjacent to toilet.
 d) Two taps in each toilet made by chrome steel (1st class quality)
 e) Flushing cistern (P.V.C) in each toilet.
- Kitchen : a) One Granite stone finished Gas table and Stainless Steel sink.
 b) 1st Class Chrome steel taps
- W,C. : One Commode.
 One Shooter
 One tap.



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NATIONAL REGISTRAR

OF COMPANIES

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F) Other fittings;

a) 1/2" square bar patti railing as per staircase drawing. Width of staircase not less than 4' 1/2". Height of one step to next not more than 6"

b) Electrical meter Board and Cabinet.

G) Roof

a) Suitable rainwater pipe for proper drainage at Water from Roof.

b) Roof treatment with sika latex or equivalent product and advisory topping.

H) Electrical Installations

Concealed Electrical Wiring:

a) All Modular

b) 3 Light points, one fan points, and one 15 Amp plug point in total drawing room and dining room .

c) One fan point, 2 Light points and one A.C point two plug point in masterbed rooms.

d) One fan point, 2 light points, and one A.C point two plug point in master bed rooms.

e) One Light point , 1 Nos (5 Amp) plug point in kitchen and one light



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I) Plumbing

point, Gezeer point, ply point, Ply Point, Exhaust Fan Point in toilet.

f) One Inverter point in Flat.

All plumbing work shall be concealed inside, out outside plumbing work shall be with PVC pipe for drainage from toilet to septic tank will be done with 6" ASW pipe.

J) Flooring

In toilet, floor finished with 4' X 2' vitrified tiles. Kitchen wall, toilet walls with ceramic tiles up to 5".

K) Painting

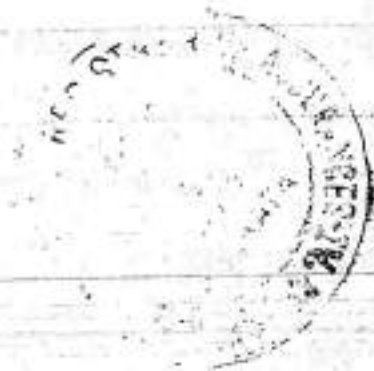
The building shall be painted externally with cement base paint then weather Coat. The inside of the building shall have Door, window painting will be done with approved enamel paints.

L) Lift

Lift from reputed company with one year warranty.

NOTE EXTRA WORK

Any extra work other than the standard specification and those agreed by developer shall be entertained and charged at a rate as will be decided by the Developer /



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Contractor before starting execution the said work. No outside contractor will be allowed to execute the work. Payment of such work shall be made before the work is started.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Common areas and facilities)

The common mentioned in this Indenture shall include -

1. The foundation, columns, beams, supports, entrance and exists.
2. Common passages, common areas, boundary walls including outside of the walls of the building and Main Gates, landings, roof, parapet, lighting, fixtures and windows of the staircase.
3. Water pump, water reservoir, overhead water reservoir distribution pipes in common to different flats from overhead tank to the respective flats and from underground reservoir to overhead tank.
4. Electrical wiring of the respective flats and switches meter of the common lighting, room, electrical wiring of staircase and for other common electrical fittings.
5. Water and sewerage evacuation pipes from the respective flats to the discharge points of the Municipal Road, which is common for more than one of all the flats.



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(COMMON EASEMENTS)

1. All rights, privileges, vertical and lateral supports, easement quasi-easements appendages and appurtenances whatsoever belonging or in appertaining to the respective flat and the common parts of the building or therewith usually held, occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto which are hereinafter morefully specified.
2. The right of way in common as aforesaid into and upon all common passages, entrances at all times and for all purposes connected with the reasonable use and enjoyment of the respective flat/flats and comprised within the said building and the said entire property PROVIDED ALWAYS and its hereby declared that nothing herein contained shall permit the Purchasers or any person deriving title under the Purchasers and/or their servants, agents and employees invites and or customers to obstruct in any way by vehicles, deposit of materials, rubbish or otherwise the free passage or other persons including the Vendors properly entitled to such right of way as aforesaid long with such common passage and entrances as aforesaid.
3. The right of protection of the respective flat by or from other parts of the said building and entire as far as he now protect the same.
4. The right of flow in common as aforesaid of gas, if any, electricity, water and waste or soil from and or to the said through pipes, drains, wires and conducts lying or being in under or over the other parts of the building for the beneficial use occupation and enjoyment of the respective flat.



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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

EXECUTED AND DELIVERED by the OWNER

Bandana Paul.

at Kolkata in the presence of:

1. Saptarshi Das
S/o - Priti Ranjan Das
W/11 - Haturia
P.O. - Anandberia, Purba Medinipur
Anil Kumar Gupta 7211444
2. 37/2 Bose Pukun Rd
Koh - 700042

EXECUTED AND DELIVERED by the DEVELOPER

Arijit Ghoshal;

at Kolkata in the presence of:

1. Saptarshi Das
2. Anil Kumar Gupta























Drafted by me
Debenjit Das
Advocate
High Court, Calcutta
WB/320/2004



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 APR 2023

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
L						
		(Left Hand)				
						
		(Right Hand)				
L						
		(Left Hand)				
						
		(Right Hand)				
		(Left Hand)				
		(Right Hand)				
		(Left Hand)				
		(Right Hand)				



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**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**

- 1 APR 2023

Major Information of the Deed

Deed No.	I-1904-04808/2023	Date of Registration	01/04/2023
Query No / Year	1904-2000828527/2023	Office where deed is registered	
Query Date	28/03/2023 8:09:29 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Debasish Ghosh High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003029294, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,31,08,024/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,120/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: RAMANATH DAS ROAD, , Premises No: 49, , Ward No: 092 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 24 Sq Ft		1,31,08,024/-	Width of Approach Road: 20 Ft.,
Grand Total :				9.955Dec	0 /-	131,08,024 /-	

Land Lord Details :










Sl No	Name Address Photo Finger print and Signature
1	Name Photo Finger Print Signature
	<p>Mrs BANDANA PAUL Wife of Mr ADHIR PAUL Executed by: Self, Date of Execution: 01/04/2023 , Admitted by: Self, Date of Admission: 01/04/2023 ,Place : Office</p>
	 01/04/2023
	 LTI 01/04/2023
	 01/04/2023

13/1, Mahadeb Banerjee Lane, Kadamtala, City:- Not Specified, P.O:- Batra, P.S:-Bantra, District:- Howrah, West Bengal, India, PIN:- 711101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AQxxxxxx1J, Aadhaar No: 86xxxxxxxx8814, Status :Individual, Executed by: Self, Date of Execution: 01/04/2023, Admitted by: Self, Date of Admission: 01/04/2023 ,Place : Office


Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	HAPPY VALLEY CONSTRUCTION 67, Tanupukur Road, City:- Not Specified, P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , PAN No.:: AVxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr AVIJIT GHOSHAL (Presentant) Son of Late Sudhir Chandra Ghoshal Date of Execution - 01/04/2023, , Admitted by: Self, Date of Admission: 01/04/2023, Place of Admission of Execution: Office </td> <td>  <small>Apr 1 2023 11:42AM</small> </td> <td>  <small>LTI 01/04/2023</small> </td> <td>  <small>01/04/2023</small> </td> </tr> </tbody> </table> <p>67, Tanupukur Road, City:- Not Specified, P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx2A, Aadhaar No: 44xxxxxxxx3356 Status : Representative, Representative of : HAPPY VALLEY CONSTRUCTION (as PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	Mr AVIJIT GHOSHAL (Presentant) Son of Late Sudhir Chandra Ghoshal Date of Execution - 01/04/2023, , Admitted by: Self, Date of Admission: 01/04/2023, Place of Admission of Execution: Office	 <small>Apr 1 2023 11:42AM</small>	 <small>LTI 01/04/2023</small>	 <small>01/04/2023</small>
Name	Photo	Finger Print	Signature						
Mr AVIJIT GHOSHAL (Presentant) Son of Late Sudhir Chandra Ghoshal Date of Execution - 01/04/2023, , Admitted by: Self, Date of Admission: 01/04/2023, Place of Admission of Execution: Office	 <small>Apr 1 2023 11:42AM</small>	 <small>LTI 01/04/2023</small>	 <small>01/04/2023</small>						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAPTARSHI DAS Son of Mr Priti Ranjan Das Haturia, City:- Not Specified, P.O:- Analberia, P.S:-Bhupatinagar, District:- Purba Midnapore, West Bengal, India, PIN:- 742131	 <small>01/04/2023</small>	 <small>01/04/2023</small>	 <small>01/04/2023</small>
Identifier Of Mrs BANDANA PAUL, Mr AVIJIT GHOSHAL			

Transfer of property for L1:

Sl.No	From	To. with area (Name-Area)
1	Mrs BANDANA PAUL	HAPPY VALLEY CONSTRUCTION-9.955 Dec

Endorsement For Deed Number : I - 190404808 / 2023

01-04-2023

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

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

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

Presented for registration at 11:01 hrs on 01-04-2023, at the Office of the A.R.A. - IV KOLKATA by Mr AVIJIT GHOSHAL .

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,31,08,024/-

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

Execution is admitted on 01/04/2023 by Mrs BANDANA PAUL, Wife of Mr ADHIR PAUL, 13/1, Mahadeb Banerjee Lane, Kadamtala, P.O: Batra, Thana: Bantra, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession House wife

Indetified by Mr SAPTARSHI DAS, , Son of Mr Priti Ranjan Das, Haturia, P.O: Analberia, Thana: Bhupatinagar, , Purba Midnapore, WEST BENGAL, India, PIN - 742131, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 01-04-2023 by Mr AVIJIT GHOSHAL, PROPRIETOR, HAPPY VALLEY CONSTRUCTION (Sole Proprietoship), 67, Tanupukur Road, City:- Not Specified, P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr SAPTARSHI DAS, , Son of Mr Priti Ranjan Das, Haturia, P.O: Analberia, Thana: Bhupatinagar, , Purba Midnapore, WEST BENGAL, India, PIN - 742131, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- , I = Rs 55.00/- , M(a) = Rs 21.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/03/2023 8:25PM with Govt. Ref. No: 192022230357552751 on 31-03-2023, Amount Rs: 21/-, Bank: Bank of Boroda (BARBOINDIAE), Ref. No. 1330099194 on 31-03-2023, Head of Account 0030-03-104-001-16

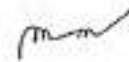
Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 71231, Amount: Rs.100.00/-, Date of Purchase: 11/02/2023, Vendor name: A Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/03/2023 8:25PM with Govt. Ref. No: 192022230357552751 on 31-03-2023, Amount Rs: 20,020/-, Bank: Bank of Boroda (BARBOINDIAE), Ref. No. 1330099194 on 31-03-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 248340 to 248372

being No 190404808 for the year 2023.



mm
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.04.10 17:42:30 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/04/10 05:42:30 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

4819/2023

4816/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AP 062177

10281

8/860864/23
1/4

Additional Registrar of Assurances-IV, Kolkata

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

[Signature]
Additional Registrar of Assurances-IV, Kolkata

1 APR 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I, SMT. BANDANA PAUL, having PAN NO. AQQPP7291J, ADHAAR NO: 869189818814, wife of SRI ADHIR PAUL, by faith- Hindu, by occupation- Housewife, Residing at Premises No;

4819/2023

4816/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AP 062177

10201

8/860264/23
1/4

Additional Registrar of Assurances-IV, Kolkata

Certified that the Document is admitted of Registration. The Signature-Sheet and the endorsement sheets attached to this document are the part this Documents

[Signature]
 Additional Registrar of Assurances-IV, Kolkata

1 APR 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I, SMT. BANDANA PAUL, having PAN NO. AQQPP7291J, ADHAAR NO: 869189818814, wife of SRI ADHIR PAUL, by faith- Hindu, by occupation- Housewife, Residing at Premises No;

050007

Sl. No.....Date.....
Name.....
Add.....
AMT.....100.....

21 FEB 2023

21 FEB 2023

Sraboni Ghosh,
ADVOCATE
HIGH COURT, CALCUTTA

SOUMITRA CHANDRA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1.



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 APR 2023

13/1, Mahadeb Banerjee lane, Kadamtala, P.S- Batra, Howrah -711101 and also 49, Ramanath Das Road, Kolkata- 700031, P.O- Dhakuria, P.S -Kasba now Garfa, referred to herein as **PRINCIPAL** do hereby appoint and nominate **M/S. HAPPY VALLEY CONSTRUCTION**, a proprietorship business represented by the sole proprietor namely **MR. AVIJIT GHOSHAL** (PAN : AVKPG0712A), (AADHAAR No.4416 0156 3356) son of Late Sudhir Chandra Ghoshal, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 67, Tanupukur Road, P.O. Dhakuria, P.S. Garfa, Kolkata -700031 and having registered office at 67, Tanupukur Road, P.O. Dhakuria, P.S. Garfa, Kolkata - 700031, to do the following acts deeds and things ;

A. I am the owner of **ALL THAT** piece and parcel of land and premises measuring a little more or less 6(five) Cottahs 24 sq.ft along with structure there upon, Mouza - Dhakuria, J.L no; 18, P.S- Kasba, District Sub Registry office at Alipure, District -24 Parganas, West Bengal, being a part of Municipal Premises no; 49, Ramanath Das Road, Kolkata-700031, within limit of ward no 92, of the Kolkata Municipal Corporation ,having a part of Assessee No; 210921900831, herein referred to as " the Property".

B. I agree to develop the landed property as aforesaid, entered on August, 2022 into a development agreement with the said **M/S. HAPPY VALLEY CONSTRUCTION**, a proprietorship business represented by the sole



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 APR 2023

proprietor namely **MR. AVIJIT GHOSHAL** (PAN : AVKPG0712A), (AADHAAR No.4416 0156 3356) son of Late Sudhir Chandra Ghoshal, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 67, Tanupukur Road, P.O. Dhakuria, P.S. Garfa, Kolkata -700031 and having registered office at 67, Tanupukur Road, P.O. Dhakuria, P.S. Garfa, Kolkata -700031, for the terms inter alia specified in the developers agreement (hereinafter be referred to as the OWNER'S ALLOCATION). That save and except the **ALL THAT** owner's allocation of the building all the rest area of the building which includes undivided proportionate share and rights on the common areas and facilities attached thereto along with undivided proportionate share and interest in the land underneath (hereinafter be referred to as the DEVELOPER'S ALLOCATION AS SPECIFIED IN THE DEVELOPERS AGREEMENT).

C. I do hereby appoint and nominate **M/S. HAPPY VALLEY CONSTRUCTION**, a proprietorship business represented by the sole proprietor namely **MR. AVIJIT GHOSHAL** (PAN : AVKPG0712A), (AADHAAR No.4416 0156 3356) son of Late Sudhir Chandra Ghoshal, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 67, Tanupukur Road, P.O. Dhakuria, P.S. Garfa, Kolkata -700031 and having registered office at 67, Tanupukur Road, P.O. Dhakuria, P.S. Garfa, Kolkata -700031, as MY



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 APR 2023

true and lawful attorney, for me, in my name and on my behalf to do and execute all or any of the following acts, deeds and things in respect of the said property :-

- i. To develop the said Property by constructing the proposed buildings thereon.
- ii. To develop the said premises by constructing building thereon.
- iii. To represent to the Kolkata Municipal Corporation and/or any competent authority in the matter of Developing and promoting the said landed property.
- iv. To sign the plan and all the relevant papers for extension of validity of the building plan and all other relevant documents relating to the said premises present the same to the Kolkata Municipal Corporation and/or any competent authority.
- v. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.
- vi. To obtain clearances from all government departments and authorities including Fire Brigade, Police and all other competent authorities, as may be necessary.
- vii. To sign and apply for sanction of drainage, Sewerage, water, electricity and other utilities as may be necessary for the convenience.



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 APR 2023

- viii. To appear before any officer of the Municipal Tribunal or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.
- ix. To represent before any court of law.
- x. To appear and to act in all courts, civil, criminal and tribunal whenever required
- xi. To sign and verify complaints and written statements petitions, objections, memo of appeals, affidavits, and applications of all kind and file those in any court of law.
- xii. To engage and appoint any advocate or counsel wherever required.
- xiii. To settle any dispute arising in respect of the said property.
- xiv. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell the area of the Developer's Allocation of the newly constructed building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers at such price which my said attorney, in their absolute discretion, think proper and/or to cancel and/or repudiate the same only after obtaining of plan and demarcation and determination of the respective allocations of the owner and the developer.



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**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**
- 1 APR 2023

- xv. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said area of the Developer's Allocation in the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.
- xvi. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or his nominee or assignee.
- xvii. To sign and execute all other deeds, instruments and assurances which our attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said the area of the Developer's Allocation in the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof as I could do ourselves, if singly or jointly.
- xviii. To present any such conveyance or conveyances in respect of the said newly constructed Building the area of the Developer's Allocation in the building along with undivided proportionate share of land attributable thereto



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ADDITIONAL REGISTRAR
INSURANCES-IV, KOLKATA
- 1 MAY 2023 -
REGISTRAR
INSURANCES-IV, KOLKATA
2023

in the said premises and/or part thereof and/or part thereof for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which our said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects as I could do the same by ourselves.

AND I do hereby agree to ratify and confirm all and whatever other act or acts my said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said developer's allocation and/or part thereof under and by virtue of this indenture. This indenture is always revocable in accordance with law but has to be read with the terms of Developer's Agreement.

PROVIDED ALWAYS that the said attorney cannot sale, transfer, assign, mortgage or in any way deal with the 'Owner's Allocation' as defined and indicated in the Development Agreement, and these powers are limited to sale/transfer/ assign in respect the 'Developer's Share' only, as mentioned in the Development Agreement.



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 1 APR 2023

IN WITNESSES WHEREOF I the executor have hereunto put my respective hands on these presents on this the 11th day of ~~March~~ ^{April} Two Thousand Twenty Three (2023).

WITNESSES:

1. Saptarshi Das
S/o. Priti Ranjan Das
vill - Haturia
P.O. - Anantberis
Purba Medinipur
721444

Banolema Paul.
(EXECUTOR)

- We admit, accept, acknowledge and confirm
2. Anil Kumar Gupta
37/2 Bose-pukur Rd
Kolkata-700042

M/S. HAPPY VALLEY CONSTRUCTION

Anil Kumar Gupta
Proprietor

ATTORNEY

Drafted by me and prepared in my office


























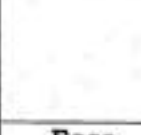
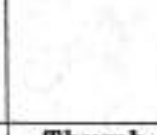
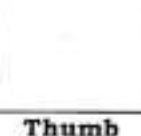
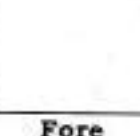
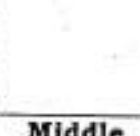
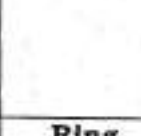

Basit Sen
Dumra
High Court, Calcutta
10/11/20/2004



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 APR 2023

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants							
Bardana Paul.								
		Little	Ring	Middle Fore (Left Hand)		Thumb		
								
		Thumb	Fore	Middle Ring (Right Hand)		Little		
		Arifed Emrozaal.						
				Little	Ring	Middle Fore (Left Hand)		Thumb
								
Thumb	Fore			Middle Ring (Right Hand)		Little		
								
				Little	Ring	Middle Fore (Left Hand)		Thumb
								
		Thumb	Fore	Middle Ring (Right Hand)		Little		



2

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 APR 2023

Major Information of the Deed



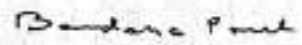
Deed No :	I-1904-04816/2023	Date of Registration	01/04/2023
Query No / Year	1904-8000860764/2023	Office where deed is registered	
Query Date	01/04/2023 12:03:19 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Debasish Ghosh High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003029294, Status : Advocate		
Transaction	Additional Transaction :		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,31,08,024/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190404808/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: RAMANATH DAS ROAD, , Premises No: 49, , Ward No: 092 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 24 Sq Ft		1,31,08,024/-	Width of Approach Road: 20 Ft. , , Project Name :
Grand Total :				9.955Dec	0 /-	131,08,024 /-	

Principal Details :




Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs BANDANA PAUL Wife of Mr ADHIR PAUL Executed by: Self, Date of Execution: 01/04/2023 , Admitted by: Self, Date of Admission: 01/04/2023 ,Place : Office			
		01/04/2023	LTI 01/04/2023	01/04/2023

13/1, Mahadeb Banerjee Lane, Kadamtala, City:- Not Specified, P.O:- Batra, P.S:-Bantra, District:- Howrah, West Bengal, India, PIN:- 711101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AQxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/04/2023 , Admitted by: Self, Date of Admision: 01/04/2023 ,Place : Office



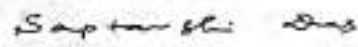
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	HAPPY VALLEY CONSTRUCTION 67, Tanupukur Road, City:- Not Specified, P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , PAN No.:: AVxxxxxx2A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AVIJIT GHOSHAL (Presentant) Son of Late Sudhir Chandra Ghoshal Date of Execution - 01/04/2023, , Admitted by: Self, Date of Admission: 01/04/2023, Place of Admission of Execution: Office	 Apr 1 2023 12:35PM	 L1 01/04/2023	 01/04/2023
67, Tanupukur Road, City:- Not Specified, P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx2A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : HAPPY VALLEY CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAPTARSHI DAS Son of Pritiranjn Das Vill - Haturia, City:- , P.O:- Analberia, P.S:-Bhupatinagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721444			
	01/04/2023	01/04/2023	01/04/2023
Identifier Of Mrs BANDANA PAUL, Mr AVIJIT GHOSHAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs BANDANA PAUL	HAPPY VALLEY CONSTRUCTION-9.955 Dec

On 01-04-2023

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 : (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:01 hrs on 01-04-2023, at the Office of the A.R.A. - IV KOLKATA by Mr AVIJIT GHOSHAL ,,

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,31,08,024/-

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

Execution is admitted on 01/04/2023 by Mrs BANDANA PAUL, Wife of Mr ADHIR PAUL, 13/1, Mahadeb Banerjee Lane, Kadamtala, P.O: Batra, Thana: Bantra, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession House wife

Indetified by Mr SAPTARSHI DAS, , , Son of Pritiranjn Das, Vill - Haturia, P.O: Analberia, Thana: Bhupatinagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721444, by caste Hindu, by profession Others

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

Execution is admitted on 01-04-2023 by Mr AVIJIT GHOSHAL, PROPRIETOR, HAPPY VALLEY CONSTRUCTION, 67, Tanupukur Road, City:- Not Specified, P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr SAPTARSHI DAS, , , Son of Pritiranjn Das, Vill - Haturia, P.O: Analberia, Thana: Bhupatinagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721444, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- , I = Rs 55.00/- , M(a) = Rs 21.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 101.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 50007, Amount: Rs.100.00/-, Date of Purchase: 21/02/2023, Vendor name: S Chanda

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 248929 to 248945
being No 190404816 for the year 2023.



Mohul Mukhopadhyay

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.04.10 18:15:52 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/04/10 06:15:52 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)