

2155/23

I-01894/2023

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 341340

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

Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

- 4 DEC 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 1st day of

December Two Thousand Nineteen (2023)

BETWEEN

Contd.....2

28 NOV 2023

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No..... ₹ 100/- Date.....
Name :..... Arun Chowdhury,
Address :..... 436/11A, Babuji Nagar
KOL-92

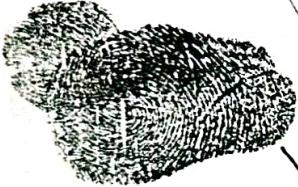
Vendor :.....
Alipore Collectorate, 24 Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOL-27

- Arun Chowdhury



Vcu. 2465

- Arun Chowdhury



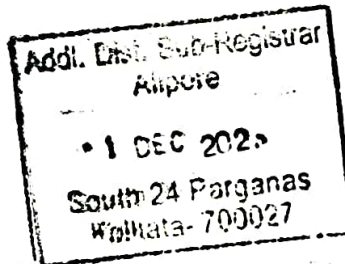
Vcu 2466



- Ashoke Kumar Paul



Vcu 2467



- Sonali Saha

2426

Japan Chubra
P.O. Chubra
Alipore
KOL-27.

(1) **ASHOKE KUMAR PAUL**, PAN : AFAPP0339L, Aadhaar No.268441227784, son of Late Gagneswar Paul, Mobile : 9836016849, by faith - Hindu, by occupation - Retire Govt. Service, residing at 98, Nabanagar P.O. + P.S. Jadavpur, Kolkata - 700032 (2) **SMT. SONALI SAHA**, PAN: EYVPS9135R, Aadhaar No.871953567252, wife of Sri Suman Kumar Saha, by faith - Hindu, by occupation - Housewife, residing at Flat No.5A, 142A, Raja S.C. Mullick Road, P.O. Regent Estate, P.S. Jadavpur, Kolkata - 700092, (3) **SMT. RUPA PAUL**, PAN: CGXPP8019H, Aadhaar No.402915624121, Mobile : 9433246864, wife of Sri Manish Paul, by faith - Hindu, by occupation - Housewife, residing at Biplabi Barin Ghosh Sarani, Ultadanga Main Road, Kolkata - 700067, (4) **SMT. TAMALI GHOSH**, PAN : BJJPG0915K, Aadhaar No.654186488455, Mobile : 9830120696, wife of Sri Kaushik Ghosh, by faith - Hindu, by occupation - Housewife, residing at Fartabad Amtala, Rajpur-Sonarpur, Garia, ^{all are Natclay Indian} Kolkata - 700084, hereinafter called and referred to as the **LANDOWNERS** (which jointly expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, assignees legal representatives etc.) **ONE PART.**

A N D

SRI ARUN CHOWDHURY, PAN - AEUPC0701J, Aadhar No.730188214765, Mobile No.9903022880, son of Late Raimohan Chowdhury, residing at C/36/1/A, Bapuji Nagar, P.O. Regent Estate, Kolkata - 700092, ^{by M/s. Arun Choudhury India} hereinafter called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs executors, assignees legal representatives etc.) of the **SECOND PART**.

WHEREAS by virtue of a registered Indenture dated 14th day of February, 1990 executed by the Governor of the West Bengal being the Donor admeasuring 3 cottahs 14 chittacks 00 sq. feet more or less Land grant and Transferred in favour of Radharani Paul wife of Late Jagneswar Paul since deceased, mother and the predecessor in the title of the landowners herein which property is Premises No.3/4Q, Baderaipur Road Postal Address 98, Nabanagar, P.O. + P.S. Jadavpur, Kolkata - 700-32, E.P. No.88, S.P. No.134, in C.S Plot No.714(P) J.L. No.34, morefully describe in the Schedule 'A' below and said Indenture was duly Registered before the A.D.S.R. Alipore South 24 Parganas and recorded in Book No.I, Volume No.8, pages 109 to 112, being No.553 for year 1990 Nineteen Ninety.

AND WHEREAS after acquiring the aforesaid property 03 cottah 14 chittacks 00 sq.ft. construction two storied building having total 2910 sq.ft. constructed area in the year 1990 and paying all rents taxes and taxes of the different Authorities.

AND WHEREAS the said Late Radharani Paul, wife of Jagneswar Paul being a Hindu and Governed by Dayabhaga School of Hindu Law, died intestate on 28.01.1999, leaving behind her to sons namely (1) Sukumar Paul (2) Ashoke Kumar Paul as her legal heirs who are intertied the aforesaid property as per the Hindu succession Act. 1956.

AND WHEREAS one (elder) son of the said Radharani Paul, since deceased, Sukumar Paul, died intestate on 21.07.2012 leaving behind his wife Smt. Chhabi Paul and three married daughter namely (1) Smt. Sonali Saha, wife of Sri Suman Kumar Saha, (2) Smt. Rupa Paul, wife of Sri Manish Paul and (3) Smt. Tamali Ghosh, wife of Sri Kaushik Ghosh, as his legal heirs as per the Hindu succession Act. 1956.

AND WHEREAS the said Chhabi Paul, died intestate on 14.05.2021, leaving behind her three married daughters namely Smt. Sonali Saha, Smt. Rupa Paul and Smt. Tamali Ghosh as her legal heirs as per the Hindu Succession Act. 1956.

AND WHEREAS Sri Ashoke Kumar Paul son of Late Jagnesware Paul and Smt. Sonali Saha, wife of Suman Kumar Saha, Rupa Paul, wife of Sri Manish Paul and Tamali Ghosh, wife of Kaushik Ghosh, who jointly inherited the said property at Premises No.3/4Q. Baderaipur Road, Postal Address 98, Nabanagar, P.O. + P.S. Jadavpur, Kolkata - 700032.

AND WHEREAS the after joint owners and they jointly muted their name in the Kolkata Municipal Corporation.

AND WHEREAS the owners have marketable title to the said premises and the premises is free from all encumbrances charges, liens, lispens, attachment whatsoever or however.

AND WHEREAS the owners are now desirous of Developing the said premises by construction G + Three Storied Building thereon.

AND WHEREAS the Developer upon making necessary inspection and searches and on being satisfied regarding the title of the owners has agreed to develop the same construction G+three storied building thereon at developer cost and expenses.

NOW THIS AGREEMENT WITNESS and it is hereby agreed by between parties as follows:-

- 01) Building shall mean G + 3 (three) storied intended to constructed on the Schedule 'A' mentioned plot as per sanction plan issued by KMC and shall include common areas and facilities for the enjoyment of the building by the Owner and other occupants.
- (02) **COMMON FACILITY:** shall include corridor, walls, ways, stair case, passage, drive ways, common pump room, safety tank, water pump, motor, roof etc. and other facilities which may be mutually agreed upon between the parties and require for the establishment allocation enjoyment provision maintenance and/or management of the building ultimate roof terrace of the building.
- (03) **OWNER'S ALLOCATION:** The owners shall get 50% of Total constructed area i.e. entire 2nd floor and one flat on the third floor, front side and 50% of garage at ground floor.
- (04) **DEVELOPERS ALLOCATION:** The Developer will get 50% of the total constructed area i.e. entire 1st floor and one flat on the 3rd floor back side and 50% of garage.

ARTICLE-II

- (01) The Developer shall at his own cost, risk, charges responsibility and liability construct and complete the building with common facility and amenities at the said property in accordance with sanctioned plan issued by KMC with and good standard materials as may be specified by the Architect from time to time for construction of the said building and shall be completed in its entirety by the developer within 24 months from the date of hand over the vacant possession of the premises.
- (02) The Developer will engage his employees or employers to erect the building on the above mentioned land in this regard. If any accident occur and/or happens there, the Developer will be held responsible and it is his headacke/liability to solve the problems.

ARTICLE-III

COMMENCEMENT: The Agreement shall be deemed to have commenced with effect from the date of signing this Agreement by both parties the Owners and Developer. The premises shall be handed over to the Developer within 24 (twenty four month) from the date of obtaining sanction plan. That the old structure at the said premises shall be demolished by the Developer at Developers

own cost. The sale of the old structure shall be appropriated by the Developer.

The Developer shall be liable to pay all arrears of Kolkata Municipal Corporation taxes being Premises No.3/4Q, Bade Raipur Road, having its mailing address at 98, Nabanagar, P.S. Jadavpur, Kolkata – 700092, and Mutation Complete.

The owners bound to execute a Power of Attorney in favour of Developer for the purpose of construction, sale and registration of the Developer allocation.

During the construction the owners or their representatives shall have every right to check quality of materials to be used.

The Developer will register the project under RERA Act. and maintain all formalities thereof.

The Developer has right to advertisement entire into agreement for sale of Flats only his (developer) allocation receive consideration etc.

The owners shall have right to sales transfer, mortgage of owners allocation.

SCHEDULE -'A' ABOVE REFERRED TO
(Description of entire premises)

ALL THAT piece and parcel of 03 Cottahs 14 Chittacks 00 sq.ft. of land be more or less two storied building and constructed total area 2910 sq.ft. more or less ground floor 1700 sq.ft. and first floor 1210 sq.ft. situate and lying at E.P. No.88, S.P. No.134, C.S. Plot No.714 (P) of Mouza - Baderaipur, J.L. No.34, Sub-Registration Office at Alipore, being Premises No.3/4Q, Baderipur Road, having its mailing address at 98, Nabanagar, P.O. + P.S - Jadavpur, Kolkata - 700032, District 24 Parganas (South), being Assessee No.210960114565 and Ward No.96, bounded and butted in the manner following that is to say.

ON THE NORTH : E.P. No.86, 91
ON THE SOUTH : 14' Colony Road
ON THE EAST : E.P. No. 87
ON THE WEST : E.P. 89

SCHEDULE 'B'
(Owners Allocation)

ALL THAT piece and parcel the owners herein shall get 50% of the total F.A.R. i.e. entire 2nd floor and one flat on the 3rd floor front side and 50% of garage of the said G+III storied building together with undivided proportionate share in the land and right to use and enjoy all common amenities over the common easement and areas with other co-

owners together with undivided proportionate share in the land and right to use and enjoy all common amenities over the common easement and areas with other co-owners of the proposed G+three storied building to be raised and/or constructed on the land described in the Schedule 'A' hereinabove referred to as per the plan and as per specification given in Schedule 'D' below together with all amenities and facilities attached thereto or to be provided therewith. Besides the above mentioned flats the Developer.

SCHEDULE 'C'
(Developer's Allocation)

ALL THAT remaining 50% of the total F.A.R. i.e. entire 1st floor and one flat on the 3rd floor back side and 50% of garage portion of the proposed G plus three storied building of spaces, except the owners allocation as mentioned in the Schedule 'B' hereinabove written and common user rights, benefits, privileges in the said premises as fully described in the Schedule 'A' hereinabove written.

Specification of the work

1. **Structure:**

Reinforcement for column, beam, slab etc. as per approved drawing, concrete with $\frac{1}{4}$ down stone chips Medium course of sand and cement of any approved

2. **Brick Work:**

1st Class burn clay brick should be used for 8'-5' and 3' brick work mortar ratio would be irrespective manner 6:1, 5:1 and 4:1 soling brick would be used only for soling purpose.

3. **Plaster Work:**

Any wall plaster (inside or outside) and any ceiling plaster would be in irrespective ration 6:1, & 4:1 ceiling would be chipped before plastering.

- a) All flats belongs owner share will be fitted with Marble tiles (2"x2" or 2"x3" size) and 4" high skirting will also be provided.
- b) Bathrooms: Floors will be fitted with marble slabs, walls, will be fitted glazed tiles 8'x4' or (6"x6") or (8"x6") upto 7ft. height.

- c) Kitchen: Floor will be fitted with 2ft x2ft. ; "KOTA" stone and cooking platform will be fitted with black stone two feet height dado made of glazed tiles will be provided over the black stone stainless steel sink will be provided.
- d) Verandah: Floor will be fitted with Marble stone of size 1½ x 1½ or 2ft. x2 ft.
- 5. **Stair Case:** over all marble.
- 6. **Door & Window Frame:** 4ft. X 2½ft. Sal wood for door/window frame according to the door/window sizes.
- 7. **Door:** Main door better wood, fitting, and locking arrangement (Godrej) night lock for main door & Godrej Mortise lock (2 lever) for inside doors. All tower bolt will be of brass make.
- 8. **Inside Doors:** Hot rolled phenol bond factory made 1½ commercial flush door or standard made finished with wood primer and necessary fitting and handle and enamel paint finish.

9. **Window (Palis):** Sliding Aluminium.(outside grill with plaster)
10. **Water Supply:** Main source of water be Kolkata Corporation water which would be storied in underground reservoir and it would be pumped on to overhead reservoir by a 2 HP electric operated pump (standard make) water would be supplied to each flat from overhead tank.
11. **Sanitary & Plumbing:** Septic tank would be as per specifications it would connected with the main sewerage system of the Calcutta Corporation (under ground) by S.W. 4" dia pipes. All soil pipe would be 4" dia P.V.C. properly fixed to the wall and connected with the septic tank. Main water line, from to under ground reservoir and from underground to overhead reservoir through pump by 1¼" PVC pipes of standard make. All connection between overhead reservoir to each flat by ¾" PVC pipes of standard make. All the internal connection viz. inside the bathroom, kitchen would be ½ PVC pipe of standard make. All inside connection & layout of PVC pipes will be concealed.

12. **Bathroom:**

- a) English type pans with PVC cistern. All poreclin material would be Hindusthan or CERA or any other standard make white in colour. Two nos. of Bibcock (ESSCO make) and 1 no. shower connection would be provided with arrangement of loft. The provision of hot and cold water will be there.
- b) 1 basin Hindustan or CERA or any other standard make would be provided with the provision of supply of hot & cold water through basin mixture at basin. Marble slab where ever possession would be provided over which the basin & mirror will be fixed.

13. **Electric Concealed:** Excepting points for bulb tube, fan bell, exhaust fan etc. builder, promoter shall not pay for individual meter deposit/service charges or any expenses towards C.E.S.C. Arrangement for main line laying main switch fixing and other work connected with the main line laying main switch fixing and other work connected with the main line drawing will be made. Meter provide born by the owner expenses of owners name.

Common points (connection):

20 Nos. of common point for main gate passage surrounding the building, pump room, guard room, stair gate, landing roof.

Bed Room (concealed):

2 light points, 2 fan point, 1 power point at board (5 amp.) at bed side.

Drawing/Dining (concealed):

2 light points, 2 fan points (% amp.) at board, 2 power of 15(amp.) each for T.V. and Fridge, One telephone point(post and telegraph connection) and one intercom connection with receive will be provided. One cable connection for T.V. will be provided.

Bath Room (concealed):

1 light point, 1 power point (5 amp) at board and 1 exhaust fan point and the geyser point.

Kitchen (concealed):

1 light point, 1 power point (5 amp) at board, 1 exhaust fan point.

Balcony (concealed): 1 light point,

NOTE:

Every wire would be K.D.K. or Finolex or Evershine brand and switch, plugs etc. or Anchor Brand, Switch board would be of plastic sheet for distribution circuit miniatex circuit breaker will be used.

14. **Make Gate:**

Make with the MS bar and pipe (modern design) with locking arrangement for car parking sand entrance space.\

15. **Painting (External):**

Exterior portion of the building would be finished with cement based paint (standard make) coats with proper sprinkling of water.

16. **Painting Wall:**

Plaster of paris with punning will be provided paitns etc. can be provided against extra cost.

For any alternative item will be charged in the following manner. The difference in cost of alternative items minus cost of original item plus 20% handling charges.

IN WITNESS WHEREOF both the parties have subscribed their hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

at Kolkata in the presence of:

WITNESSES

1) Tapan Chakrabarty
Adipore Police cut
Kol-27.

Ashoke Kumar Paul
Sonali Saha
Rupa Paul
Tamali Ghosh

SIGNATURE OF THE OWNERS

2) Abhishek chowdhury.
S/o, Biplob chowdhury.
G/18, Bapujinagar.
Kolkata - 700092.

Arun Chowdhury

SIGNATURE OF THE DEVELOPER

Drafted by me
Amitabha Ray
Adipore Police cut
Kol-27
ws/236/1984









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16052002835218/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ASHOKE KUMAR PAUL NABANAGAR, 98, City:- , P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Land Lord			Ashoke Kumar Paul 01/12/2023
2	Mr ARUN CHOWDHURY BAPUJINAGAR, C/36/1/A, City:- , P.O:- Regent Estate, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092	Developer			Arun Chowdhury 01/12/2023
3	Smt SONALI SAHA 142A RAJA S C MULLICK ROAD, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700092	Land Lord			Sonali Saha 01/12/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt RUPA PAUL BBGS Ultadanga Main Road, City:- , P.O:- Ultadanga, P.S:-Ultadanga, District:- South 24-Parganas, West Bengal, India, PIN:- 700067	Land Lord			Rupa Paul 01/12/2023
5	Smt TAMALI GHOSH Rajpur Sonarpur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Garia, District:-South 24- Parganas, West Bengal, India, PIN:- 700084	Land Lord			Tamali Ghosh 01.12.2023
SI No.	Name and Address of Identifier	Identifier	Photo	Finger Print	Signature with date
1	Mr Tapan Chakraborty Son of Late P C Chakraborty Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mr ASHOKE KUMAR PAUL, Mr ARUN CHOWDHURY		 2470	Tapan Chakraborty 01/12/2023

(MANIMALA
CHAKRABORTY)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1605-01894/2023	Date of Registration	04/12/2023
Query No / Year	1605-2002835218/2023	Office where deed is registered	
Query Date	20/11/2023 10:34:21 AM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Arun Chowdhury 3/36/1/A, Bapuji Nagar, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700092, Mobile No. : 9903022880, Status :Advocate		
Transaction	[0110] Sale, Development Agreement or Construction		
Set Forth value	Rs. 2/-		
Stamp duty Paid(SD)	Rs. 7,020/- (Article:48(g))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
	Additional Transaction		
	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
	Market Value		
	Rs. 52,77,378/-		
	Registration Fee Paid		
	Rs. 21/- (Article:E, E)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: NABA NAGAR, , Premises No: 3/4Q, , Ward No: 096 Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 14 Chatak	1/-	33,13,128/-	Width of Approach Road: 14 Ft.,
Grand Total :				6.3938Dec	1 /-	33,13,128 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S2	On Land L1	2910 Sq Ft.	1/-	19,64,250/-	Structure Type: Structure
<p>Floor No: 1, Area of floor : 1700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1210 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		0 sq ft	1 /-	19,64,250 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ASHOKE KUMAR PAUL Son of Late GAGNESWAR PAUL NABANAGAR, 98, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AFxxxxxx9L, Aadhaar No: 26xxxxxxx7784, Status :Individual, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Pvt. Residence
2	Smt SONALI SAHA Wife of Mr SUMAN KUMAR SAHA 142A RAJA S C MULLICK ROAD, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: EYxxxxxx5R, Aadhaar No: 87xxxxxxx7252, Status :Individual, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Pvt. Residence
3	Smt RUPA PAUL Wife of Mr MANISH PAUL BBGS Ultadanga Main Road, City:- , P.O:- Ultadanga, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CGxxxxxx9H, Aadhaar No: 40xxxxxxx2121, Status :Individual, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Pvt. Residence
4	Smt TAMALI GHOSH Wife of Mr KAUSHIK GHOSH Rajpur Sonarpur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BJxxxxxx5K, Aadhaar No: 65xxxxxxx8455, Status :Individual, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ARUN CHOWDHURY (Presentant) Son of Late R M CHOWDHURY BAPUJINAGAR, C/36/1/A, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx1J, Aadhaar No: 73xxxxxxx4765, Status :Individual, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapan Chakraborty Son of Late P C Chakraborty Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

Identifier of Mr ASHOKE KUMAR PAUL, Mr ARUN CHOWDHURY, Smt SONALI SAHA, Smt RUPA PAUL, Smt
TAMALI GHOSH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ASHOKE KUMAR PAUL	Mr ARUN CHOWDHURY-1.59844 Dec
2	Smt SONALI SAHA	Mr ARUN CHOWDHURY-1.59844 Dec
3	Smt RUPA PAUL	Mr ARUN CHOWDHURY-1.59844 Dec
4	Smt TAMALI GHOSH	Mr ARUN CHOWDHURY-1.59844 Dec

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr ASHOKE KUMAR PAUL	Mr ARUN CHOWDHURY-727.50000000 Sq Ft
2	Smt SONALI SAHA	Mr ARUN CHOWDHURY-727.50000000 Sq Ft
3	Smt RUPA PAUL	Mr ARUN CHOWDHURY-727.50000000 Sq Ft
4	Smt TAMALI GHOSH	Mr ARUN CHOWDHURY-727.50000000 Sq Ft

Endorsement For Deed Number : I - 160501894 / 2023

On 01-12-2023

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)
Presented for registration at 17:00 hrs on 01-12-2023, at the Private residence by Mr ARUN CHOWDHURY, Claimant.

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 52,77,378/-

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

Execution is admitted on 01/12/2023 by 1. Mr ASHOKE KUMAR PAUL, Son of Late GAGNESWAR PAUL, NABANAGAR, 98, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person, 2. Mr ARUN CHOWDHURY, Son of Late R M CHOWDHURY, BAPUJINAGAR, C/36/1/A, P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Business, 3. Smt SONALI SAHA, Wife of Mr SUMAN KUMAR SAHA, 142A RAJA S C MULLICK ROAD, P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Others, 4. Smt RUPA PAUL, Wife of Mr MANISH PAUL, BBGS Ultadanga Main Road, P.O: Ultadanga, Thana: Ultadanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession House wife, 5. Smt TAMALI GHOSH, Wife of Mr KAUSHIK GHOSH, Rajpur Sonarpur, P.O: Garia, Thana: Garia, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife
Indetified by Mr Tapan Chakraborty, , Son of Late P C Chakraborty, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 04-12-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/11/2023 1:17PM with Govt. Ref. No: 192023240301237521 on 30-11-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CNCVTNU4 on 30-11-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100.00/-,
by online = Rs 6,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 35145, Amount: Rs.100.00/-, Date of Purchase: 28/11/2023, Vendor name:
Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/11/2023 1:17PM with Govt. Ref. No: 192023240301237521 on 30-11-2023, Amount Rs: 6,920/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0CNVTNU4 on 30-11-2023, Head of Account 0030-02-103-003-02



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1605-2023, Page from 73340 to 73372
being No 160501894 for the year 2023.



me

Digitally signed by MANIMALA CHAKRABORTY
Date: 2023.12.06 12:31:44 +05:30
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 06/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.