

4465/2024

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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S. no. 2001/19/349/2024
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Certified that the document is submitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

⑤ Sub
Addl. District Sub-Registrar
Bachan, South 24 Parganas

16 MAY 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 16th day of May TWO THOUSAND TWENTY FOUR (2024) BETWEEN

Sarapuri He Palsary

D.

Sri SWAPAN ADHIKARY (PAN No. AHYPA 0816 B) (Aadhar No. 3517 7736 6180) s/o Kartick Chandra Adhikary by faith Hindu, by Nationality - Indian, by occupation Business, residing at 4 Satyen Park, M G Road, Joka, Kolkata-700 104 P.O. Thakurpukur, P.S. Haridevpur, Dist. South 24 Parganas hereinafter referred to as the OWNER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives, and assigns) of the **ONE PART.**

AND

M/s SUR OMIDOS (PAN No. AMEPS 7952F) a proprietorship firm having its registered office at 2 Bacharpara Para Road, P.O. Thakurpukur & P.S. Thakurpukur, Kolkata-700 063, represented **SRI RABINDRA NATH SUR** (PAN No. AMEPS 7952F) (Aadhar Card No. 8450 1691 4629) son of Lt. Manindra Nath Sur, by faith Hindu, by occupation Business, by Nationality - Indian, residing at 44A Bacharpara Road (2No.), Kolkata-700063, P.O. & P.S. Thakurpukur, Dist. South 24 Parganas hereinafter referred to as the DEVELOPER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives, administrators and assigns) of the **OTHER PART.**

WHEREAS by the Bengali kobala Dated 21-11-1975 made between Radha Raman Bhattacharya son of Lt. Satyendra Nath Bhattacharya therein described as the vendor and Ardhendu Biswas son of Lt. Atul Ch.

Biswas therein described as the purchaser and for the consideration amount mentioned therein, the said vendor sold, transferred and conveyed unto the said purchaser ALL THAT piece and parcel of Land measuring 8 Chittaks more or less comprised lying and situated in Collectorate Touzi No. 1 - 6, 8 - 10, 12 - 16 in Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 456 of Dag No. 2584 and 9 Cottah 8 Chittaks more or less comprised lying and situated in Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 731 of Dag No. 2585 and the Total land 10 Cottah was registered in the office of Jt. S. R. of Alipore at Behala and recorded in Book No.-1, Volume no. 93, Pages 42 - 46, Being No.-5069 for the year 1975.

AND WHEREAS Sri Swapan Adhikary the said Owner by way of a Sale deed was seized and possessed of ALL THAT piece and parcel of Land measuring about 2 Chittaks more or less comprised lying and situated in Collectorate Touzi No. 1 - 6, 8 - 10, 12 - 16 in Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 456 of Dag No. 2584 and 3 Cottah more or less comprised lying and situated in Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 731 of Dag No. 2585 and the Total land 3 Cottah 2 Chittaks which was registered in the office of the D.S.R. II at Alipore South 24 parganas on 17-02-2010 and duly recorded in Book No.- I, C.D. Volume no. 5, pages from 4217 to 4229, Being No. 01326 for the year 2010.

AND WHEREAS Sri Swapan Adhikary the said Owner by way of a Sale deed was seized and possessed of ALL THAT piece and parcel of Land measuring about 6 Chittaks more or less comprised lying and situated in Collectorate Touzi No. 1 - 6, 8 - 10, 12 - 16 in Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 456 of Dag No. 2584 and 6 Cottah 8 Chittaks more or less comprised lying and situated



in Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 731 of Dag No. 2585 and the Total land 6 Cottah 14 Chittaks which was registered in the office of the A.D.S.R. at Behala South 24 parganas on 19-10-2012 and duly recorded in Book No.- I, C.D. Volume no. 36, pages from 4286 to 4297, Being No. 10514 for the year 2012.

AND WHEREAS Sri Swapan Adhikary the said Owner by way of corporation amalgamation mutated his names in respect of the said two lands totaling ALL THAT piece and parcel of land admeasuring 10 Cottah more or less in the records of the Kolkata Municipal Corporation, and it has been assessed as premises No- 225 Purba Barisha Satyen Park, Joka, Kolkata-700 104, P.O. Joka, P.S. Haridevpur with Assessee no. 71-143-21-0187-7.

AND WHEREAS the said Sri Swapan Adhikary the said Owner became the absolute owner of the ALL THAT piece and parcel of land admeasuring 10 Cottah more or less lying and situate in Collectorate Touzi No. 1 - 6, 8 - 10, 12 - 16 at Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 456 of Dag No. 2584 and under R.S. kathian no. 731, Dag No. 2585 comprised in the said premises No. 225 Purba Barisha Satyen Park, M G Road, Joka, Kolkata-700 104 P.O. Thakurpukur, P.S. Haridevpur, Dist - 24 parganas (S) of Ward No. 143 with Assessee No. 71-143-21-0187-7 of the Kolkata Municipal Corporation (S.S. Unit) having its Postal address as No. A-8/9, Satyen Park, Joka, Kolkata-700 104 in the district of South 24 Parganas.

AND WHEREAS Sri Swapan Adhikary the said Owner by way of corporation separation and mutated his names separately in respect of the said two lands in the records of the Kolkata Municipal Corporation, and ALL THAT piece and parcel of land admeasuring 3 Cottah 2 Chittaks more or less which was registered in the office of the D.S.R. II at Alipore

South 24 parganas on 17-02-2010 and duly recorded in Book No.- I, C.D. Volume no. 5, pages from 4217 to 4229, Being No. 01326 for the year 2010 it has been assessed as premises No- 225A Purba Barisha Satyen Park, Joka, Kolkata-700 104, P.O. Joka, P.S. Haridevpur with Assessee no. 71-143-21-1004-0 and ALL THAT piece and parcel of land admeasuring 6 Cottah 14 Chittaks more or less which was registered in the office of the A.D.S.R. at Behala South 24 parganas on 19-10-2012 and duly recorded in Book No.- I, C.D. Volume no. 36, pages from 4286 to 4297, Being No. 10514 for the year 2012 as premises No- 225 Purba Barisha Satyen Park, Joka, Kolkata-700 104, P.O. Joka, P.S. Haridevpur with Assessee no. 71-143-21-0187-7.

AND WHEREAS getting the information from a very reliable source the Owner have approached the Developer to develop ALL THAT piece and parcel of land admeasuring about 2 Chittaks more or less comprised lying and situated in Collectorate Touzi No. 1 - 6, 8 - 10, 12 - 16 in Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 456 of Dag No. 2584 and 3 Cottah more or less comprised lying and situated in Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 731 of Dag No. 2585 and the **Total land 3 Cottah 2 Chittaks** under The Kolkata Municipal Corporation within the ward No. 143, Premises No- **225A** Purba Barisha Satyen Park, Joka, Kolkata-700 104, P.O. Joka, P.S. Haridevpur with Assessee no. **71-143-21-1004-0**, having its Postal address as No. A-8/9/1, Satyen Park, Joka, Kolkata-700 104 P.O. Thakurpukur, P.S. Haridevpur, Dist - 24 parganas (S) more fully described in the SCHEDULE "A" hereunder written and to commercially exploit the same for construction and on the terms and conditions hereinafter appearing.

AND WHEREAS the Developer is engaged in the business of developing and promoting and sponsoring construction of building having its own financial resources to carry out any development scheme, including construction of building taking up all the responsibilities



regarding preparation and sanction of plan for construction and engage Engineers, Masons and labours and also put in resources for building materials and supervise during the course of construction of the proposed building and to procure prospective purchasers of flats, except those which have been allotted to the vendor by virtue of this agreement and other spaces to be built as per the sanctioned plan from the Kolkata Municipal Corporation.

AND WHEREAS at or before the execution of this agreement the said owner have represented and assured the Developer as follows:

- a) That the said premises is free from all encumbrances charges, liens, lispendens, attachments, trusts, whatsoever or howsoever.
- b) That excepting the said Owner nobody has any right, title, interest claim or demand whatsoever or howsoever upon the said premises.
- c) That there is no notice of acquisition or requisition has been served/issued in respect of the said premises upon the Owner till date.

AND WHEREAS relying on the aforesaid representation and believing the same to be true and acting on the faith thereof the Developer has agreed to develop the said premises for the consideration and on the terms and conditions as hereinafter appearing:-

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :

1. In this Agreement unless it is contrary or repugnant to the context or meaning, the following expressions will have the meaning given against each of them :

- a) **PREMISES** : shall mean all that piece and parcel of land measuring **3 Cottah 2 Chittaks** more or less comprised Collectorate Touzi No. 1 - 6, 8 - 10, 12 - 16 in Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 456 of Dag No. 2584 and under R.S. kathian no. 731 of Dag No. 2585, under The Kolkata Municipal

Corporation and as Premises No- 225 A Purba Barisha Satyen Park, Joka, Kolkata-700 104, P.O. Joka, P.S. Haridevpur with Assessee no. 71-143-21-1004-0, in Dist - 24 parganas (S) more fully and particularly described in the SCHEDULE - 'A' hereunder written.

b) PLAN : shall mean the building plan applied for and, awaiting sanction by the Kolkata Municipal Corporation including the elevation, design, drawings and specification of the building as prepared by the Architect with variation therein, if any, made with the approval of the Architect and the Kolkata Municipal Corporation.

c) BUILDING : shall mean the residential building to be constructed at the said premises with necessary additional structures as may be decided by the Developer but in accordance with the plan/plans to be sanctioned by the Kolkata Municipal Corporation.

d) OWNER : shall mean Sri Swapan Adhikary and his heirs, executors, legal representatives, administrators and assigns.

e) DEVELOPER : shall mean **M/s SUR OMIDOS** (PAN No. AMEPS 7952F) a proprietorship firm having its registered office at 2 Bacharpara Para Road, P.O. Thakurpukur & P.S. Thakurpukur, Kolkata-700 063, represented **SRI RABINDRA NATH SUR** (PAN No. AMEPS 7952F) son of Lt. Manindra Nath Sur, by faith Hindu, by occupation Business, by Nationality - Indian, residing at 44A Bacharpara Road (2No.), Kolkata-700063, P.O. & P.S. Thakurpukur, Dist. South 24 Parganas and include his heirs, executors legal representatives etc.

f) COMMON FACILITIES : shall mean and include the parts and equipments provided and /or reserved in the said land and/or in

the said new building for common use and enjoyment and fully described in the schedule - 'E' hereunder written.

g) OWNER'S ALLOCATION : shall mean a total of **4 (Four) 2BHK flats** of which One 2BHK flat No. **A** measuring 508 sq.ft. more or less in the Eastern side on the **Ground Floor** allotted to the OWNER and one Covered Garage in the North Western Corner of the proposed building and Two flat in the **1st Floor** i.e. Flat No. **B1** a 1BHK flat in the North Western side measuring 332 sq.ft. more or less and Flat No. **C1** a 2BHK flat in the South Western side measuring 517 sq.ft. more or less allotted to the OWNER and One 2BHK flat in the **2nd Floor** i.e. Flat No. **A2** a 2BHK flat measuring 508 sq.ft. more or less in the Eastern side allotted to the OWNER and Rs.10,00,000/- (Ten Lacs) Only refundable amount to be paid at different dates after signing of this agreement and will be refunded by the Owner to the Developer at the time of taking possession of the above mentioned flats in the proposed building and Rs.1,00,000/- (One Lacs) Only non refundable amount to be paid on signing of this agreement along with undivided proportionate share of common area and facilities together with undivided proportionate share in the ultimate roof of the proposed building to be constructed and together with undivided proportionate share of land comprised in the said premises more fully and particularly described in the Schedule - 'B' hereunder written.

h) DEVELOPER'S ALLOCATION : shall mean the rest a total of **4 (Four) 2BHK flats** of which One 2BHK flat No. **A** measuring 508 sq.ft. more or less in the Eastern side on the **Ground Floor** allotted to the DEVELOPER and One flat in the **1st Floor** i.e. Flat No. **A1** a 2BHK flat in the Eastern side measuring 508 sq.ft. more or less allotted to the DEVELOPER and One 2BHK flat in the **2nd Floor** i.e. Flat No. **C2** a 2BHK flat measuring 517 sq.ft. more or less in the South Western and Flat No. **B2** a 1BHK flat in the North Western side measuring 332 sq.ft. more or less along with the undivided proportionate share of common area and facilities together with undivided proportionate share in the ultimate roof of the proposed building to be constructed and together with undivided proportionate share of land comprised in the said premises more fully and particularly described in the Schedule - 'C' hereunder written.

i) COMMON EXPENSES : shall mean the expenses for common purpose including those mentioned in the Schedule-'F' hereunder written.

j) CONSTRUCTED SPACE : shall mean the space in the building available for independent use and occupation including the space demarcated for common facilities and services as per sanction plan.

k) ARCHITECT : shall mean any qualified person or persons or firm s appointed or nominated by the Developer, as the Architects for construction of the said building.

2. This Agreement has commenced and/or shall be deemed to have commenced on and with effect from as written above (hereinafter called THE COMMENCEMENT DATE and shall remain in force till such time the new building on the said premises is completed.

3. Immediately after the execution of this agreement the Owner have handed over symbolic possession of the premises to the Developer.

4. That at the request of the owner the Developer has agreed to undertake a scheme of development of the said property by raising and constructing a new residential building thereon containing several independent flats or apartments or spaces as may be sanctioned by the Kolkata Municipal Corporation and other required authorities, and after completion of the construction of the proposed new building, the developer shall be entitled to dispose the only developer's allocation of the constructed area and in any manner to any intending purchaser/purchasers thereof as may be chosen and selected by the Developer.

5. The Owner hereby declare that the owner have a marketable title to the said entire premises and to the existing building and structures thereon without any claim, right, title or interest of any person thereon or therein and the owner have good right, title and absolute authority to enter into this agreement with the Developer and the Owner hereby undertake to indemnify and keep the Developer

and the Owner hereby undertake to indemnify and keep the Developer indemnified against all and Third Party claims action and demands whatsoever.

6. The Owner have not entered into agreement of any nature with any person or persons prior to execution of this agreement.

7. The Owner being entitled to the above mentioned flats as sanctioned from The Kolkata Municipal Corporation along with the undivided proportionate share of common area and facilities together with undivided proportionate share in the ultimate roof of the building to be constructed and together with undivided proportionate share of land comprised in the said premises forming part of the Owner's allocation and the owner shall be entitled to enter into agreement for sale and transfer and/or lease in respect of Owner's allocation for which no further consent of the Developer shall be required. It being expressly agreed and understood that if at any time the Owner shall require the consent of the Developer and the Developer shall sign and execute such agreements papers and documents as may be necessary or be required.

8. The owner shall be liable to deliver vacant, peaceful possession of the property to the developer and to demolish the same for construction of the proposed new building after sanction of the building plan from The Kolkata Municipal Corporation.

9. Subject to the restrictions contained elsewhere in this agreement and without any manner affecting the same, the developer being entitled to rest constructed area rest the Owner's allocation along with the undivided proportionate share of common area and facilities together with undivided proportionate share in the ultimate roof of the building to be constructed and together with undivided proportionate share of land comprised in the said premises forming part of Developer's allocation shall be entitled to enter into agreement for sale and transfer

and/or lease in respect of Developer's allocation for which no further consent of the Owner shall be required. It being expressly agreed and understood that if at any time the Developer shall require the consent of the Owner and the Owner shall sign and execute such agreements papers and documents as may be necessary or be required.

10. The Owner and Developer shall be entitled to sale/transfer and/or enter into agreement for sale or transfer in respect of their respective allocations and to receive realize and collect all money receivable thereof.

11. The Owner shall always remain liable to execute and register appropriate deeds of conveyance to sell, transfer and convey in favour of other flat occupiers their proportionate undivided share, interest in the land beneath the building at the cost and expenses of the Developer or intending flat occupiers, with prior notice by the Developer without any way demanding the price at which the said undivided share on the land of the said premises is sold or any part thereof received by the Developer against such sale subject to receiving their allocation from the developer.

12. The Owner and the Developer have agreed upon the specification of construction of the proposed new building, hereafter referred to as "Construction Specification" as more fully and particularly described in the Schedule - "D" written herein below.

13. The construction of the building shall be completed within **18** months from the date of sanctioned of building plan from the Kolkata Municipal Corporation unless prevented by the circumstances as beyond the control of the Developer. In possible in future, the Developer may arrange for additional FAR for additional construction on the proposed building, in that case the Developer will allot to the Owner 50% of the extra FAR gained and a supplementary agreement will done for such allocation amongst the Owner and Developer.

14. That subject to the provision of these presents, the Owner hereby grant to the developer exclusive right to build upon in or upon the land comprised in the said premises in accordance with the

plan of construction as may be permitted and sanctioned by the Kolkata Municipal Corporation and other competent Authorities.

15. The Owner shall, at the cost of the Developer, submit the building plan to be drawn and designed by the Architect of the Developer in their name and the Developer shall comply with such sanction.

16. All applications including the building plan shall be submitted by or in the name of the owner of the premises at the cost of the Developer and the Developer alone shall pay and bear all expenses including all fees, charges and other costs provided always that the developer shall be entitled to all refunds of any deposit made by him on behalf of the Owner.

17. That the Developer shall be entitled to vary and/or modify the said plan of construction, subject to sanction of such modification by the aforesaid competent authorities.

18. The building shall be of uniform construction with best available standard and 1st class building materials, fitting and fixtures and other common facilities and other spaces intended or meant for the enjoyment of the occupiers of the building.

19. That the Owner apart from receiving their allocated portion of proposed building shall also be entitled to easement rights in common with the other occupiers of the said building in respect of common areas and facilities provided therein, as set out in Schedule - "D" herein below.

20. Save the area allocated to the Owner, the Developer shall have the exclusive right to deal with the remaining area or proportion of the proposed, building, including its right to all proportionate share of common areas and facilities provided in the said building and proportionate undivided share of land and shall have the right to enter into any agreement with prospective purchasers as may be chosen and selected by the Developer, for transfer, sale, grant,

lease of the portion of the building for or at such price and at such consideration and in such terms and conditions as may be agreed upon by and between the Developer and intending purchaser.

21. That with the execution of these presents the Owner shall remain liable to execute and register power of attorney for developer allocation in favour of the Developer and/or nominee of the Developer granting due and all requisite authority to the Developer to enter upon the said premises, take measurement and construct the proposed building, pursue the sanction of the plan of the construction of the building, represent the owner before all authorities for sanction of the plan, submit application on behalf of the Owner for procuring the building materials and or otherwise to pursue to fulfill the above objectives.

22. The Owner shall, at the request of the Developer, execute such documents, papers, memorandum and deeds in furtherance of these presents which the Developer may require from the Owner for smooth and expeditious construction of the proposed building use and occupation thereof.

23. The present old building to be pulled down by the Developer at their own cost and the demolished building materials will be the property of the developer and the Developer will be at liberty to dispose the same and appropriate the sale proceeds thereof. The Owner shall have no objection or he shall not be able to demand or claim anything for the said demolished building material. Demolition of the old building shall be at the risk and responsibility of the Developer. Owner shall not in any way be responsible for such demolition.

24. That the Owner hereby agree to pay and clear all rates and taxes including Kolkata Municipal Corporation taxes, B.L.R.O. mutation and khazna and/or other imposition and statutory dues in respect of the said property up to the date of vacant possession to the Developer and from the date of receiving vacant possession till the date of handing over

owner's allocation the developer shall be liable to clear up the property tax and thereafter shall be payable by the Owner and the flat Owner shall be liable to pay property Tax proportionality.

25. That the time period for the construction of the proposed new building shall be subject to, "FORCE MAJEURE" condition, like, flood, earthquake, water, storm, tempest, civil commotion, strike, riot or war and other acts of God and when the obligation of the Developer in regard to period of completion of construction shall remain suspended for the duration of the "Force Majeure".

26. That prior to actual construction work is taken up in hand by the Developer the Owner undertakes to make out a good and marketable title to the said premises, free from all encumbrances, charges, mortgage, lease, demands liabilities liens and lispensens or attachment or whatsoever kind or nature of the building.

27. The map/maps, plan/plans, specification, drawings etc. in respect of the construction of the aforesaid new building shall be prepared as per the desire and approval of the Owner/Developer and the costs and expenses for the same shall be borne and paid by the Developer exclusively and the Developer is hereby authorized by the Owner to appoint Architects, Engineers etc. of his own choice to get the works done and completed with expedition, such costs and expenses shall form part of the expenses of development of the said premises.

28. Simultaneously with the execution of the agreement the Owner shall make over the original documents of title of the said property to the Developer as and when required for the due observance and performance of the Owner covenant and obligation under this agreements and the documents shall retain the same to the Owner.

29. The construction and development work shall be made and undertaken by the Developer strictly in accordance with the plans, specification and drawings duly approved by the Kolkata Municipal

Corporation and other appropriate bodies and/or authorities at the instance of the Developer for and on behalf of the owner.

30. That after the construction of the proposed building is fully completed the owner and the Developer jointly shall cause an Owner's Association or Society or a Syndicate to be formed or established by the occupiers including the Owner and the Developer shall handover the control and management of the said building to the said body.

31. That after the formation of the body of occupiers, as set out in the clause proceeding and the right of control and management in respect of the said constructed building shall be handed over to the said body by the Developer and thereafter, the Developer shall not remain liable for any outgoings taxes.

32. This agreement shall subsist and remain irrevocable till the time as agreed upon work of construction of building i.e. **38** months from the date of plan sanction from The Kolkata Municipal corporation at the said property is completed and the Owner's Allocation is made over to the owner by the Developer as aforesaid and the remaining constructed spaces is sold/leased of the Purchaser/Purchasers and/or Lease/Leases by the documents in connection therewith are duly executed and or registered.

33. The owner and the Developer have entered into the agreement purely on principal or principal basis and nothing contained stated herein shall be deemed to constructed as a partnership or as a joint venture between the owner and the Developer and the owner and the Developer shall be in any manner constitute as association of persons. Each party shall keep the other indemnified from and against the same.

34. The Owner or the Developer or any their transferees shall not use or permit use of their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity use or allow the use thereof for any

purpose which may create a nuisance or hazard to the other occupiers of the building.

35. The Owner shall sign and execute all such documents necessary for mutation of the Developer's share in the name of the Developer and/or his nominee and/or assignees in the record of the Kolkata Municipal Corporation.

36. The Owner or the Developer or any of their transferees shall not demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural allocation therein without the previous consent of the management/ society/ association.

37. The Owner or the Developer or any of their transferees shall not throw or accumulate any dirt rubbish waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds corridor or any other common portion or portion of the said building.

38. The Developer will be responsible for all local affairs and they will settle up all problems at their own cost and if necessary owner will join their hands of co-operation in that respect.

39. The construction of the building in the said premises will be made by the Developer at his own cost and to bear the responsibility of all payments to all concerned including labours, masons and for building materials that will be required for such construction.

40. A supplementary agreement will be executed between the Owner and the Developer to revise their allocations according to the ratio and monetary adjustments after obtaining the sanction plan from The Kolkata Municipal Corporation.

41. Only Courts having original jurisdiction over the premises shall have the jurisdiction in all matters relating to or arising of this agreement.

42. A General Power of Attorney to be given by the Owner to the Developer for the sale of undivided share of land to the intending purchaser(s) for the flat from the Developer's allocation, cost of which will be borne by the Developer and for pursuing the sanctioning of the building plan and other related matters.

43. That it is hereby agreed by and between the parties that the name of the newly constructed building shall be selected by the developer alone.

44. After completion of the building Developer and Owner shall take possession of their shares simultaneously.

45. That the Owner and Developer will be liable to pay any outward government taxes if applicable according to their allocation.

46. This Agreement is binding on the parties hereto and their respective successors and assigns.

S C H E D U L E - "A"

(Description of the Land)

ALL THAT piece and parcel of land measuring **3 Cottah 2 Chittaks** more or less with **100 sq.ft. tiled shed** comprised **Collectorate Touzi No. 1 - 6, 8 - 10, 12 - 16** in Mouza - **Purba Barisha, J.L. No. 23, R.S. No. 43,** being under R.S. kathian no. 456 of Dag No. 2584 and under R.S. kathian no. 731 of Dag No. 2585, under The Kolkata Municipal Corporation within the ward No. 143, Premises No- **225A Purba Barisha Satyen Park, Joka, Kolkata-700 104, P.O. Joka, P.S. Haridevpur with Assessee no. 71-143-21-1004-0,** having its Postal address as No. A-8/9/1, Satyen Park, Joka, Kolkata-700 104 P.O. Thakurpukur, P.S. Haridevpur, Dist - 24 parganas (S) and the whole property is butted and bounded by-

ON THE NORTH	:	Dag No. 2586.
ON THE SOUTH	:	Land Of Swapan Adhikary.
ON THE EAST	:	Dag No. 2619.
ON THE WEST	:	12' WIDE K.M.C. Road.

S C H E D U L E - "B"

(OWNER'S ALLOCATION)

ALL THAT a total of **4 (Four) 2BHK flats** of which One 2BHK flat No. **A** measuring 508 sq.ft. more or less in the Eastern side on the **Ground Floor** allotted to the OWNER and one Covered Garage in the North Western Corner of the proposed building and Two flat in the **1st Floor** i.e. Flat No. **B1** a 1BHK flat in the North Western side measuring 332 sq.ft. more or less and Flat No. **C1** a 2BHK flat in the South Western side measuring 517 sq.ft. more or less allotted to the OWNER and One 2BHK flat in the **2nd Floor** i.e. Flat No. **A2** a 2BHK flat measuring 508 sq.ft. more or less in the Eastern side allotted to the OWNER and Rs.10,00,000/- (Ten Lacs) Only refundable amount to be paid at different dates after signing of this agreement and will be refunded by the Owner to the Developer at the time of taking possession of the above mentioned flats in the proposed building and Rs.1,00,000/- (One Lacs) Only non refundable amount to be paid on signing of this agreement along with undivided proportionate share of common area and facilities together with undivided proportionate share in the ultimate roof of the proposed building to be constructed and together with undivided proportionate share of land comprised in the said premises **225A** Purba Barisha Satyen Park, Joka, Kolkata-700 104, P.O. Joka, P.S. Haridevpur with Assessee no. **71-143-21-1004-0**, having its Postal address as No. A-8/9/1, Satyen Park, Joka, Kolkata-700 104 P.O. Thakurpukur, P.S. Haridevpur, Dist - 24 parganas (S).

S C H E D U L E - "C"

(DEVELOPER'S ALLOCATION)

ALL THAT a total of **4 (Four) 2BHK flats** of which One 2BHK flat No. **A** measuring 508 sq.ft. more or less in the Eastern side on the **Ground Floor** allotted to the DEVELOPER and One flat in the **1st Floor** i.e. Flat No. **A1** a 2BHK flat in the Eastern side measuring 508 sq.ft. more or less allotted to the DEVELOPER and One 2BHK flat in the **2nd Floor** i.e. Flat

No. **C2** a 2BHK flat measuring 517 sq.ft. more or less in the South Western and Flat No. **B2** a 1BHK flat in the North Western side measuring 332 sq.ft. more or less along with the undivided proportionate share of common area and facilities together with undivided proportionate share in the ultimate roof of the proposed building to be constructed and together with undivided proportionate share of land comprised in the said Premises being K.M.C. Premises No. **225A** Purba Barisha Satyen Park, Joka, Kolkata-700 104, P.O. Joka, P.S. Haridevpur with Assessee no. **71-143-21-1004-0**, having its Postal address as No. A-8/9/1, Satyen Park, Joka, Kolkata-700 104 P.O. Thakurpukur, P.S. Haridevpur, Dist - 24 parganas (S).

SCHEDULE - 'D'

(Types of Construction & Specification)

FOUNDATION : The building is designed on R.C.C Footing and frame and will be constructed as per the structural plan approved by the Kolkata Municipal Corporation.

WALLS : All the external walls shall be 200 mm thick brick wall with cement plaster. All internal partition walls shall be 125mm or 75 mm thick brick wall with both side cement plaster.

DOORS : All doors frame shall be of 100/62 mm thick wooden frame. All door shutters shall be of 32 mm thick block board flash door. Toilet will be fitted with PVC frame and doors. All fittings such as M.S. hinges, with handle, aluminum tower bolt, door stopper and vision apparatus shall be provided to main door.

WINDOW : All the windows shall be Aluminum frame of and glass panels, and covered with steel grill.

FLOORING : All the flooring shall be white marble/vitrified tiled floor for rooms, Kitchens and bathrooms. All the toilets shall have 1.5 m height glazed tiles on all sides. All kitchen shall have 1mtr. high glazed tiles on all sides with a cooking platform (4'-0") of black stone along with a sink.

INTERNAL FINISH TO WALLS : All internal walls, ceiling of rooms verandah, kitchen cum dining, living and toilets shall be in plaster of paris/putty.

EXTERNAL PAINTING : All external walls will be painted with 2 coats of cement based paint of standard quality.

SANITARY & PLUMBING : All the internal horizontal soil waste water pipes shall be of 50 mm and 100mm Dia C.I./PVC pipes jointed in cement. All the vertical soil, bend and waste water pipes shall be 50 mm. 100 mm. dia C.I./PVC pipes joint with mortar and exposed to walls. All the rain water pipes shall be 100 mm. dia in good quality PVC. All the toilet will be provided with 1 no. white European Commode with cistern, 1no. white basin would be provided at dining cum living room. Shower with and hot water provision bathroom fitting such as stop cock, bib cock, pillar cock etc. will be in C.P. Brush.

ELECTRIFICATION : All the internal wiring shall be concealed in polythene conduit, all wires, shall be of coppers, all switch boards of M.S. flash with walls with Acrylic cover and all switches of standard brand. Bed Room shall be provided with 2 nos. of light points plus 1 no. fan point plus 1No. 5 Amp. plug point, Dining space shall be provided with 1 nos. fan point, 2light points and 1 no. 5Amp plug point. 1 no. calling bell point. Kitchen shall be provided with 1 no. light point 1 no. 15 Amp plug point and 1 no exhaust point, verandah shall be provided with 1 no. light point 1 no. 15 amp. Plug point. One light point, one gyeser point and one exhaust point in toilet.

WATER SUPPLY : Each flat shall be provided with water supply line from synthetic overhead water tank. Over head water tank shall be filled up by water from underground water reservoir for all the flats, stored water will be supplied from The Kolkata Municipal Corporation water supply or Deep Tube well.

GENERAL : All the boundary wall up to a height of 4'-0" with plaster. Each flat shall have separate CESC meter and the cost of the same shall be borne by the Owner/Purchaser. Any addition or alteration shall be subject to approvals of the Architects and the requisite cost shall be borne by the Owner/Purchasers in advance. Maintenance of the flat/flats at proportionate cost will be managed by the flat Owner. Extra cost is to be paid in advance to the Developer.

SCHEDULE - "E"

(Common Area and Facilities)

- 1) The land measuring 3 Cottah 2 Chittaks more or less comprised Collectorate Touzi No. 1 - 6, 8 - 10, 12 - 16 in Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 456 of Dag No. 2584 and under R.S. kathian no. 731 of Dag No. 2585, under The Kolkata Municipal Corporation within the ward No. 143, Premises No- **225A** Purba Barisha Satyen Park, Joka, Kolkata-700 104, P.O. Joka, P.S. Haridevpur with Assessee no. **71-143-21-1004-0**, having its Postal address as No. A-8/9/1, Satyen Park, Joka, Kolkata-700 104 P.O. Thakurpukur, P.S. Haridevpur, Dist - 24 parganas (S) with all easement and equal easement rights and appurtenances belonging hereto.
- 2) Foundation, beams vertical and lateral supports main walls, common walls, boundary walls, main entrance/gate of the said building.
- 3) Main gate of the said premises.
- 4) Installation common services viz. electricity water, pipes and sewerage, rain water pipes.
- 5) Water pump with motor and pump room.
- 6) Reservoir on the roof and underground.
- 7) 24 hours water supply from overhead tank to the respective flats.
- 8) Common staircases, landings, lobbies etc.

- 9) Lighting in the common space , passages, staircase including fixtures and fittings.
- 10) Common Meter Box.
- 11) Open space surrounding the said building.
- 12) Roof of the building.
- 13) All other parts of the said building the necessary for its existences, maintenance and safety for normally in common use of the Owner of the respective flats.

S C H E D U L E - "F"

(Common expenses)

- a) The expenses of maintaining and repairing the main structure, main walls top floor roof and in particular the main water pipes , waste water pipes, water lines , water tanks etc. of the building and also electric lines for common lights and pump.
- b) The cost of cleaning and lightning the passages staircase, top floor roof etc. and other parts of the building used by the buyers in common with the Owner and occupier of the other flats and spaces.
- c) Reasonable salaries of a sweeper and Darwan for the common parts.
- d) The cost of maintaining, servicing , substituting repairing and working of common lights.
- e) All expenses of common services and in connection with common areas and facilities as mentioned above.
- f) All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
- g) All other expenses and /or outgoing as are incurred by the Owner and/or service organization for the common purposes.

:MEMO OF RECEIPT OF EARNEST MONEY:

1. By Account Payee Cheque No.278611, dated
10-05-2024, drawn on Indian Bank,
Thakurpukur Branch, Kolkata- 700 063,
Favouring Swapn Adhikary

Rs.1,00,000/-
=====

Rs.1,00,000/-
=====

(Rupees One Lac Only)

WITNESSES

1.

Sk paterabin
10A.B.BSengupta
Rocel ko 3A



Swapn Adhikary
OWNER

Typed by:
Dipankar Roy (Typist)
Alipore Judges' Court,
Kolkata- 700 027.

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SWAPAN ADHIKARY Son of Mr KARTICK CHANDRA ADHIKARY Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	16/05/2024	16/05/2024	16/05/2024	
4, SATYEN PARK, M G ROAD, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: AHxxxxxx6B, Aadhaar No: 35xxxxxxxx6180, Status :Individual, Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS SUR OMIDOS 2, BACHARPARA PARA ROAD, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Date of Incorporation:XX-XX-1XX8 , PAN No.:: AMxxxxxx2F, 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 RABINDRA NATH SUR (Presentant) Son of Late MANINDRA NATH SUR Date of Execution - 16/05/2024, , Admitted by: Self, Date of Admission: 16/05/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
	May 16 2024 11:35AM	16/05/2024	16/05/2024	
44A, BACHARPARA ROAD 2 NO, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AMxxxxxx2F, Aadhaar No: 84xxxxxxxx4629 Status : Representative, Representative of : MS SUR OMIDOS (as PROPRIETOR)				

Major Information of the Deed

Deed No :	I-1607-04469/2024	Date of Registration	16/05/2024
Query No / Year	1607-2001191349/2024	Office where deed is registered	
Query Date	13/05/2024 1:28:15 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SK PATAUDDIN 10 A, B B SENGUPTA ROAD, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 9007897597, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 40,34,811/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,071/- (Article:48(g))	Rs. 1,028/- (Article:E, E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

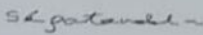
District: South 24-Parganas, P.S:- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purba Barisha Satyen Park, , Premises No: 225A, , Ward No: 143 Pin Code : 700104

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 2 Chatak	1/-	40,07,811/-	Width of Approach Road: 12 Ft.,
Grand Total :				5.1563Dec	1/-	40,07,811 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Identifier Details :

Name	Photo	Finger Print	Signature
Sk. PATAUDDIN Son of Late SK MAINUDDIN 10A, B B SENGUPTA ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034		 Captured	
	16/05/2024	16/05/2024	16/05/2024
Identifier Of Mr SWAPAN ADHIKARY, Mr RABINDRA NATH SUR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN ADHIKARY	MS SUR OMIDOS-5.15625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN ADHIKARY	MS SUR OMIDOS-100.00000000 Sq Ft

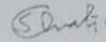


Endorsement For Deed Number : I - 160704469 / 2024

On 13-05-2024

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 40,34,811/-



Sourav Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 16-05-2024

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 11:15 hrs on 16-05-2024, at the Office of the A.D.S.R. BEHALA by Mr RABINDRA NATH SUR .

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

Execution is admitted on 16/05/2024 by Mr SWAPAN ADHIKARY, Son of Mr KARTICK CHANDRA ADHIKARY, 4, SATYEN PARK, M G ROAD, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business

Indetified by Sk. PATAUDDIN , , , Son of Late SK MAINUDDIN, 10A, B B SENGUPTA ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Muslim, by profession Business

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

Execution is admitted on 16-05-2024 by Mr RABINDRA NATH SUR, PROPRIETOR, MS SUR OMIDOS (Sole Proprietorship), 2, BACHARPARA PARA ROAD, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Indetified by Sk. PATAUDDIN , , , Son of Late SK MAINUDDIN, 10A, B B SENGUPTA ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,028.00/- (B = Rs 1,000.00/- ,E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/05/2024 10:27PM with Govt. Ref. No: 192024250047109075 on 14-05-2024, Amount Rs: 1,028/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CTIC0I3 on 14-05-2024, Head of Account 0030-03-104-001-16

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

Name

Signature



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

Name SWAPAN ADHIKARY

Signature Swapan Adhikary



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

Name RABIN DRANATH SUR

Signature Rabin Dranath Sur

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

Name

Signature



সংসদীয় ভবন

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001191349/2024	Office where deed will be registered
Query Date	13/05/2024 1:28:15 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SK PATAUDDIN 10 A, B B SENGUPTA ROAD, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 9007897597, Status : Solicitor firm	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2], [4310] Security Bond [Rs : 1,00,000/-], [4311] Receipt [Rs : 1,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 40,34,811/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,071/- (Article:48(g))	Rs. 1,028/- (Article:E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purba Barisha Satyen Park, , Premises No: 225A, , Ward No: 143, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 2 Chatak	1/-	40,07,811/-	Width of Approach Road: 12 Ft.,
Grand Total :				5.1563Dec	1/-	40,07,811/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor: Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	27,000 /-	



Query No: 2001191349 of 2024, Printed On : May 13 2024 2:26PM, Generated from wbregistration.gov.in



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



140520242004710906

GRIPS Payment Detail

GRIPS Payment ID:	140520242004710906	Payment Init. Date:	14/05/2024 22:25:15
Total Amount:	7999	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Debit Card Payment
BRN:	IK0CTIC0I3	BRN Date:	14/05/2024 22:27:48
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name:	Rabindra Nath Sur
Mobile:	8902228398

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250047109075	Directorate of Registration & Stamp Revenue	7999
Total			7999

IN WORDS: SEVEN THOUSAND NINE HUNDRED NINETY NINE ONLY.

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

Land or Building Details as received from KMC :

Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
Assessment No. : 711432110040 Premises No. : 225A Ward No. : 143 Street Name : PURBA BARISHA SATYEN PARK	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SWAPAN ADHIKARY Owner Address : A-8/9, SATYEN PARK , P.O. JOKA, P.S. HARIDE VPUR , KOLKATA Pin No. : 700104	Character of Premises: Total Area of Land: 10 Cottah,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 12-06-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 12-06-2024)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



ard Details :

Name & address	Status	Execution Admission Details :
1 Mr SWAPAN ADHIKARY Son of Mr KARTICK CHANDRA ADHIKARY,4, SATYEN PARK, M G ROAD, City:- Not Specified, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No. AHxxxxxx6B, Aadhaar No.: 35xxxxxxxx6180,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	MS SUR OMIDOS (Sole Proprietoship) ,2, BACHARPARA PARA ROAD, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Date of Incorporate:XX-XX-1XX8, PAN No. AMxxxxxx2F, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr RABINDRA NATH SUR Son of Late MANINDRA NATH SUR44A, BACHARPARA ROAD 2 NO, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8, PAN No. AMxxxxxx2F , Aadhaar No.: 84xxxxxxxx4629	MS SUR OMIDOS (as PROPRIETOR)

Identifier Details :

Name & address
SK. PATAUDDIN Son of Late SK MAINUDDIN 10A, B B SENGUPTA ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of Mr SWAPAN ADHIKARY, Mr RABINDRA NATH SUR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN ADHIKARY	MS SUR OMIDOS-5.15625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN ADHIKARY	MS SUR OMIDOS-100 Sq Ft



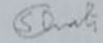
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 176, Amount: Rs.100.00/-, Date of Purchase: 13/05/2024, Vendor name: P K LASKAR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/05/2024 10:27PM with Govt. Ref. No: 192024250047109075 on 14-05-2024, Amount Rs: 6,971/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CTIC0I3 on 14-05-2024, Head of Account 0030-02-103-003-02



Sourav Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2024, Page from 125274 to 125310
being No 160704469 for the year 2024.



Sourav

Digitally signed by SOURAV CHAKRABORTY
Date: 2024.05.20 16:40:36 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 20/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

