

09/15/22

I-2680/22



गन्धिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

AG 693609

15/03/2022
Q-2000836281/2

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
15 MAR 2022

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made this the 15th day
of March...Two Thousand Twenty Two (2022) BETWEEN

18 4 MAR 2022

9415
Date
Sold to
of
Rupees *600*

ALOK SAFUI
Advocate, Alipore Police Court
Kolkata - 27

Des
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

15.3.22

Alok Safui
Alipore police
Court-27

SRI DIPANKAR MUKHERJEE, (PAN-AEMPM6201P) son of Sri Phani Bhusan Mukherjee, by faith Hindu, Indian by occupation-Retired, residing at 95/F-9, Basundhara, Canal South Road, P.O. Dhapa, P.S. Progati Maidan, Kolkata-700105, hereinafter referred to as the '**OWNER**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors administrators legal representatives and assigns) of the **ONE PART**:

AND

"M/S.OM CONSTRUCTION" (PAN-AAEFO7734P) a Partnership firm, represented by its Partners (1) **SRI MOLOY SIL**, (PAN-AVSPS1936Q) & (2) **SRI SUPRIYA KUMAR SEAL**, (PAN-AMAPS2733A) both sons of Late Sushil Kumar Seal, by faith-Hindu, Indian, by occupation-Business, having its office and resident of P-36, Pravat Manmotha Sarani, P.O. Haltu, P.S. Garfa, Kolkata-700078, hereinafter referred to as the '**DEVELOPER**' (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors administrators, legal representatives and assigns) of the **OTHER PART**:

WHEREAS by a Bengali Deed of Sale, dated 30.06.1988, registered in the office of D.R. at Alipore and in Book No.I, Volume No.152, page from 289 to 296, Deed No.7834 for the year 1988, the Owner herein purchased ALL THAT piece and parcel of land measuring 5 Cottah 11 Chittak 5 sq.ft. more or less, being Scheme Plot No.19 & 20, including the area of road land measuring 1 Cottah 11 Chittak 5 sq.ft., i.e. net land measuring 4 Cottah be the same a little more or less, situated at Mouza-Kalikapur, J.L.No.20, Pargana-Khaspur, Touzi No.3,5,12, R.S. No.2,

comprised in R.S. Dag No.366, appertaining to R.S. Khatian No.169, at present within the limits of Kolkata Municipal Corporation, Ward No.109, under P.S. formerly Tollygunge then Kasba now Purba Jadavpur, Sub-Registry/A.D.S.R. office at Sealdah, in the District of South 24-Parganas, more fully described in the First Schedule hereunder written from the then lawful Owners Smt. Pipulmoni Dasi, wife of Sri Manik Ch. Pramanik represented by her Constituted Attorney Sri Manik Chandra Pramanik.

AND WHEREAS after such purchase, the Owner mutated his name in the office of the Kolkata Municipal Corporation in respect of the said property, which has since been known, and numbered as Municipal Premises No. 386, Kalikapur, vide Assessee No.31-109-06-0386-7, Kolkata -700099, upon payment of rates and taxes thereto.

AND WHEREAS the Owner herein seized and possessed of said land measuring 4 Cottah 0 Chittak 0 sq.ft. be the same a little more or less together with 200 sq.ft. of tile shed cemented flooring structure, more fully described in the First Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Owner herein is desirous of constructing a multi storied building on the said total land measuring 4 Cottah 0 Chittak 0 sq.ft. be the same a little more or less, but due to insufficient fund, the Owner have placed his offer to the Developer to entrust the said construction work with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owner herein under the following terms and conditions

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

That in this agreement unless anything appears to be repugnant to the subject or context:-

ARTICLE- I: DEFINITION

1.1 **OWNER:** shall mean and include the party of the one Part and his heirs and successors.

1.2 **DEVELOPER:** shall mean and include the Party of the Other Part and their heirs, executors, administrators, legal representatives and assigns.

1.3 **SAID PROPERTY:** shall mean and include the land measuring 4 Cottah 0 Chittak 0 sq.ft. be the same a little more or less with 200 sq.ft. tile shed structure standing thereon, situated at Mouza-Kalikapur, J.L.No.20, Pargana-Khaspur, Touzi No.3,5,12, R.S. No.2, comprised in R.S. Dag No.366, appertaining to R.S. Khatian No.169, being Municipal Premises No.386, Kalikapur, vide Assessee No.31-109-06-0386-7, Kolkata -700099, at present within the limits of Kolkata Municipal Corporation, Ward No.109, under P.S. formerly Tollygunge then Kasba now Purba Jadavpur, Sub-Registry /A.D.S.R. office at Sealdah, in the District of South 24-Parganas, more fully described in the First Schedule hereunder written .

1.4 **NEW BUILDING:** shall mean and include G+III storied building shall be sanctioned or granted by the Kolkata Municipal Corporation in respect of the said property to be constructed on the said land.

1.5 **COMMON FACILITIES:** shall mean and include corridors, stair-case, ways, landing, common passage, boundary wall, water reservoir,

water tank, pump motor, electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.

1.6 OWNER'S ALLOCATION: shall mean and include 50% of the F.A.R. or constructed area of the proposed G+III storied building, comprised of entire 2nd floor and 50% of Third floor Western side and 50% of car parking space and one Shop room at Ground floor Marked "B" together with undivided proportionate share in the land and common areas and facilities to be provided in the proposed building and a sum of Rs. 2,00,000/- (Rupees Two Lakh) only as and by way of non-refundable money, paid by the Developer to the Owner and said amount will be paid by following manner:

- a. At the time of signing of this Agreement Rs. 1,00,000/-
- b. At the time of hand over the possession of flat Rs. 1,00,000/-

1.7 DEVELOPER'S ALLOCATION: shall mean and include save and except the Owner's allocation, as stated in the said clause no. 1.6, the other 50% F.A.R. or constructed area, comprised of entire First floor and 50% of Third floor Eastern side and 50% of car parking space and a Shop Room at Ground floor "Marked "A" of the proposed G+III storied building to be constructed on the said land together with undivided proportionate share in the land and common areas and facilities to be provided in the proposed building shall be allotted to the Developer herein.

1.8 BUILDING PLAN: shall mean and include the plan approved by the parties hereto and duly sanctioned by the Kolkata Municipal Corporation for construction of the said new building and/or modified

plan as may hereafter be approved by the parties hereto and sanctioned by the Kolkata Municipal Corporation

ARTICLE- II: COMMENCEMENT & DURATION

This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in full force so long the Developer's allocation is sold or transferred to the intending purchasers.

ARTICLE -III: OWNER' REPRESENTATION

3.1. The Owner absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of the said landed property more particularly described in the First Schedule hereunder written free from all encumbrances and have not entered into any agreement or contract with any person or persons in respect of the said property and have not received any advance or part payment thereof.

3.2. The said land is not affected by any Scheme of acquisition or requisitioned of the State/Central Govt. or any local body/authority and the same has a clear and marketable title therein.

ARTICLE-IV: DEVELOPER'S REPRESENTATION

4.1 The Developer has sufficient knowledge and experience in the matter of development/construction of immovable properties and construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building.

ARTICLE -V: DEVELOPMENT WORK

5.1 The Owner hereby appoints the Party of the Other Part as the Developer and/or contractor, which the Developer hereby agreed and accepted.

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building having several self contained flats on the Ownership basis and will sell the flats and car parking spaces together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers save and except the Owner' allocation.

ARTICLE-VI: DEVELOPER'S COVENANTS

6.1 The Developer shall at its own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owner's allocation as stated hereinbefore within the **30(Thirty)** months from the date of Sanction of the Building Plan.

6.2 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owner or on account of the Developer itself or on account and/or on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.3 The Developer at its own costs and expenses apply for and obtain all necessary sanction and/or permission or No Objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.

6.4 The Developer shall at its own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and the said meter will be the common meter for all the occupiers of the proposed building, the individual meter to be installed at the cost of the Owner and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

ARTICLE-VII: OWNER'S COVENANTS

7.1 The Owner shall grant execute and issue a General Power of Attorney in favour of the Developer authorising and/or empowering the Developer to do all acts, deeds matters and things necessary for completion of the works of construction of the said property and/or construction of the said proposed new building and/or to sell the Developer's allocation as per terms of this agreement.

7.2 The Owner shall be bound if so required by the Developer, sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declaration to enable the Developer to apply for and obtain electricity, sewerage, water and other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the Kolkata Municipal Corporation and for all of these acts, deeds and things the Owner shall grant power of Attorney in favour of the Developer.

7.3 The Owner shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed.

Moreover the Owner and the Developer shall have no right to claim anything except their allocation in the said building.

7.4 The Owner shall deliver the original title deed and all other relevant papers and documents to the Developer, for selling of the flats and spaces out of Developer's allocation to the intending Purchaser or Purchasers.

7.5 All the flats and other car parking spaces of the proposed new building to be erected by the Developer. The Developer shall sell only their allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

ARTICLE-VIII: CONSTRUCTION

8.1 The construction of the said new building shall be made by the Developer as per the plan sanctioned by the K.M.C. and in accordance with the progress of work on mutual consent.

8.2 The Developer shall be entitled to obtain necessary modification and/or rectification plan for the purpose of completion of the construction of the building if necessary to be sanctioned by the K.M.C.

8.3 The Developer shall retain appoint and employ such masons Architects, Engineers contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of development

of the said property and/or the construction of the said new building as the Developer shall at their own discretion deem fit and proper.

8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, architects contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction And in this regard the Owner shall not in any manner would be made responsible or liable include machineries, accident etc.

ARTICLE-IX: SPACE ALLOCATION

9.1 After completion of the construction of the new building, the Developer shall be bound to handover the delivery of the said Owner' allocation of the proposed building to the Owner at first and thereafter they shall right to deliver the possession of the Developer's allocation comprised of flats, car parking spaces of the proposed building to the nominees of the Developer.

9.2 The Developer will be solely responsible for the allotment of flats and car parking spaces of the Developer's allocation in the building to be constructed by them and no one will be entitled to interfere thereto including the Owner herein.

ARTICLE-X: RATES & TAXES

10.1 The Owner, Developer and Developer's transferees shall bear and pay the municipal taxes, building taxes and other rates and taxes whatsoever as may be found payable in respect of the said new building after delivery of possession to the Owner & purchasers proportionately.

10.2. The Owner, Developer or the Developer's transferees after taking possession shall bear and pay the proportionate amount of cost of maintenance and service charges with regard to the said new building in respect of their allocation and the Owner shall be liable for the same but they will pay for his allocation only.

10.3 The Owner may form an Association with the intending Purchaser(s) for the purpose of proper maintenance of common areas and essential services at the said building including collection and disbursement of the maintenance costs and expenses till the formation of such association.

ARTICLE-XI: JOINT DECLARATION

11.1 During the continuance of this agreement, the Owner herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of her right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property.

11.2 The Owner shall not part with possession of any of the residential flats or other car parking spaces of the said building to be constructed, except her allocation prior to notice to be served by the Developer.

11.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the said building within **30 (Thirty)** months from the date of sanction of the building plan.

11.4 If the Developer fails to complete construction and/or complete the said building during the said period, then in that case the Owner may

extent 6(six) months as grace period for completion of construction at an agreed price. After that the Owner shall have every right to cancel this agreement without further intimation.

11.5 The Owner till date have not taken any advance booking in respect of the said land and premises from any person or persons and the Owner have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good, clear and marketable title .

11.6 The Owner will be bound to make registration of sale deed in respect of all flats and spaces of Developer's allocation at the cost of the Purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owner shall co-operate with the Developer for such registration and shall have no objection to be a party in the proposed deed of conveyance.

11.7 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the Owner in favour of the Developer save as herein expressly provided and also the exclusive licence and/or contract to the Developer to commercially exploit the said property in terms hereof on specific agreement basis subject to fulfilment of terms and conditions, failing which Developer shall have no right to sell the flats and spaces in the said building.

11.8 The Owner and Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall be parties hereto constitute an Association of persons.

11.10 That during the period of this agreement and/or construction of the proposed G+III storied building, if any defect in title is detected, the Developer shall not construct the building and immediately stop all payment to the Owner and entitled to get back the costs and expenses incurred for preparing such deed or documents, payment of non-refundable money and cost of construction.

ARTICLE-XII: ARBITRATION & JURISDICTION

12.1 In case of any dispute or differences between the parties hereto concerning or relating to or arising out of this agreement or with regard to the construction or interpretation of this agreement or any of the terms herein contained, the same shall be settled amicably between the parties hereto, if the same is not settled then the matter will be referred to the Arbitration consisting of three members each party will appoint one and third will be appointed by the said two and the decision of the majority will be binding upon the parties hereto and/or same will be proceed according to law or as per provision of Arbitration and Conciliation Act.1996 as amended up to date .

12.2 The Courts at District South 24-Parganas at Alipore alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

12.3 Be it noted that by this Development Agreement that the related Development Power of Attorney, the Developer shall only be entitled to received consideration money by executing Agreement/Final Document for transfer of property as per provision laid down in the said documents as a Developer without getting any ownership of any part of the property under Schedule. This Development Agreement and the related

Development Power of Attorney shall never be treated as the Agreement/ Final document for transfer of property between the owner and Developer in any way. This clause shall have overriding effect to any this written in this documents in contrary to this clause.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the land measuring 4 Cottah 0 Chittak 0 sq.ft. be the same a little more or less with 200 sq.ft. tile shed structure standing thereon, situated at Mouza-Kalikapur, J.L.No.20, Pargana-Khaspur, Touzi No.3,5,12, R.S. No.2, comprised in R.S. Dag No.366, appertaining to R.S. Khatian No.169, being Municipal Premises No.386, Kalikapur,vide Assessee No.31-109-06-0386-7, Kolkata -700099, at present within the limits of Kolkata Municipal Corporation, Ward No.109, under P.S. formerly Tollygunge then Kasba now Purba Jadavpur, Sub-Registry /A.D.S.R. office at Sealdah, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows:-

On the North : 20'ft. wide Road,

On the South : Land of Scheme Plot No.21 & 22,

On the East : Land of Scheme Plot No.18,

On the West : 20'ft. wide K.M.C Road,

SECOND SCHEDULE ABOVE REFERRED

(Owner's Allocation)

ALL THAT 50% of the F.A.R. or constructed area of the proposed G+III storied building, comprised of entire 2nd floor and 50% of Third floor Western side and 50% of car parking space and one Shop room at Ground floor Marked "B" together with undivided proportionate share in

the land and common areas and facilities to be provided in the proposed building and a sum of **Rs. 2,00,000/- (Rupees Two Lakh)** only as and by way of non-refundable money, paid by the Developer to the Owner and said amount will be paid by following manner:

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT save and except the Owner's allocation, the other 50% F.A.R. or constructed area, comprised of **Entire First floor** and 50% of Third floor Eastern side and 50% of car parking space and a Shop Room at Ground floor "Marked "A" of the proposed G+III storied building to be constructed on the said land together with undivided proportionate share in the land and common areas and facilities to be provided in the proposed building shall be allotted to the Developer herein.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of the Construction)

STRUCTURE: R.C.C structure with beams columns and slab.

WALLS: Internal wall of 3" thickness External of 8" thickness of no.1 new bricks with plaster.

FLOORING: flooring will be made with good quality vitrified tiles.

DOORS: All door frames will be made of sal wood 4"x 2½" inner surface of the frame should be pointed. Entrance main door will be made of 32mm thick wood with door stopper, and all fittings. Other doors will be of flush door, 32/35 mm in thickness. Toilet and W.C. door will be of PVC sheet

WINDOWS: Sliding Aluminium channel window with 3.5 mm glass colour with steel grills and necessary fittings and the balcony will be covered by still grill up to 2'-6" from floor level and one Collapsible gate of three flats.

LIFT : Four passenger lift machine will be fitted .

ELECTRICAL: Bed room- 4 point, 5 Amp one point, kitchen- 2 point, 5 Amp one point, 15 Amp one point. Toilet-2 point, one Exhaust fan point, one geyser point, Balcony – one point. Drawing/dining – 4 point, 5 Amp 2 point and 15 Amp one point, and a calling bell point outside the flat.

SANITARY & PLUMBING: Kitchen –Black stone slab top cooking platform with sink (20" x 16") having with bib cock (1 no.), including one gas cylinder space. Glazed tiles up to 3' height from cooking platform in kitchen, 1 no. C.P. Bib cock below sink provided for washing. in Kitchen- water point 2 nos. In Toilet 6'ft. height glaze tiles on the wall and Complete set of Pan/Commode 1 no. Wash basin (white) with fitting of 1 no. with C.P. pillar cock (wash basin may be fixed outside the toilet).

WATER SUPPLY: Overhead P.V.C. reservoir and undergrounds reservoir with Municipality water line to be provided. Electrical pump and motor to be installed by developer at ground floor level within a suitable place for lifting water to overhead reservoir.

PAINTING: External finish – All external walls covered with weather coat of good brand.

N.B. All extra work of fittings can be provided subject to approval of the engineer with extra cost.

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.

SIGNED, SEALED & DELIVERED

In presence of:-

1. *[Signature]*

Dipankar Mukherjee
OWNER

2. *Priya Debnath*
Alipra Gopee
Chief Adm. Off.

M/S OM CONSTRUCTION

[Signature] M/S OM CONSTRUCTION
Partner
[Signature] Partner
DVELOPER

RECEIVED from the within named Developer the within mentioned sum of **Rs.1,00,000/-**-(Rupees One Lakh) only, being the part payment out of the non-refundable money, paid by the Developer as per memo below :-

MEMO

| <u>Cheque No.</u> | <u>Date</u> | <u>Bank/Branch</u> | <u>Amount</u> |
|-------------------|-------------|--------------------|---------------|
|-------------------|-------------|--------------------|---------------|

Total Rs.1,00,000/-

WITNESSES:-

1. *Abu Safi*

2. *Pi'uli Sachin*

Dipankar Mukherjee
OWNER

Drafted by:-

Abu Safi
Advocate,
Alipore Police Court,
Kolkata - 700 027
F46999



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

GRN Details

| | | | |
|-----------------|---------------------|------------------|---------------------|
| GRN: | 192021220205679821 | Payment Mode: | Online Payment |
| GRN Date: | 15/03/2022 13:22:32 | Bank/Gateway: | State Bank of India |
| BRN : | IK0BOUSZK2 | BRN Date: | 15/03/2022 13:03:25 |
| Payment Status: | Successful | Payment Ref. No: | 2000836281/1/2022 |

[Query No*/Query Year]

Depositor Details

| | |
|--------------------|---|
| Depositor's Name: | MOLAY SIL |
| Address: | P 36, PRAVAT MANMOTHA SARANI KASBA KOLKATA 700078 |
| Mobile: | 9830828274 |
| Depositor Status: | Attorney of Claimant |
| Query No: | 2000836281 |
| Applicant's Name: | Mr Alok Safui |
| Identification No: | 2000836281/1/2022 |
| Remarks: | Sale, Development Agreement or Construction agreement |

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2000836281/1/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 20021 |
| 2 | 2000836281/1/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 1021 |
| Total | | | | 21042 |

IN WORDS: TWENTY ONE THOUSAND FORTY TWO ONLY.



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

| | | |
|--|--|--|
| Query No / Year | 2000836281/2022 | Office where deed will be registered |
| Query Date | 15/03/2022 12:21:56 AM | Deed can be registered in any of the offices mentioned on Note: 11 |
| Applicant Name, Address & Other Details | Alok Safui Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status : Advocate | |
| Transaction | Additional Transaction | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 1,00,000/-] | |
| Set Forth value | Market Value | |
| | Rs. 1,08,54,001/- | |
| Total Stamp Duty Payable(SD) | Total Registration Fee Payable | |
| Rs. 20,021/- (Article:48(g)) | Rs. 1,021/- (Article:E, E, B) | |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non-Judicial Stamp |
| Remarks | | |

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur -- Kalikapur) , , Premises No: 386, , Ward No: 109, Pin Code : 700099

| 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 | 4 Katha | | 1,08,00,001/- | Width of Approach Road: 20 FL, |
| Grand Total : | | | | 6.6Dec | 0 /- | 108,00,001 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 200 Sq Ft. | 0/- | 54,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 200 sq ft | 0 /- | 54,000 /- | |



Land Lord Details :

| SI No | Name & address | Status | Execution Admission Details : |
|-------|--|------------|--|
| 1 | Mr DIPANKAR MUKHERJEE Son of Mr PHANI BHUSAN MUKHERJEE,95/F-9, Basundhara, Canal South Road, City:- , P.O:- Dhapa, P.S:-Tangra, District:- South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AExxxxxx1P, Aadhaar No Not Provided by UIDAI 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 | OM CONSTRUCTION (Partnership Firm) P-36, PRAVAT MANMOTHA SARANI, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 PAN No. AAxxxxxx4P, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative | Organization | Executed by: Representative |

Representative Details :

| SI No | Name & Address | Representative of |
|-------|--|---------------------------------|
| 1 | Mr MOLAY SIL Son of Late SUSHIL KUMAR SEALP-36, PRAVAT MANMOTHA SARANI, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AVxxxxxx6Q, Aadhaar No Not Provided by UIDAI | OM CONSTRUCTION (as proprietor) |
| 2 | Mr SUPRIYA KUMAR SEAL Son of Late SUSHIL KUMAR SEALP-36, PRAVAT MANMOTHA SARANI, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMxxxxxx3A, Aadhaar No Not Provided by UIDAI | OM CONSTRUCTION (as proprietor) |

Identifier Details :

| Name & address |
|--|
| Mr ALOK SAFUI Son of Mr SANAT KUMAR SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr DIPANKAR MUKHERJEE, Mr MOLAY SIL, Mr SUPRIYA KUMAR SEAL |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|-----------------------|---------------------------|
| 1 | Mr DIPANKAR MUKHERJEE | OM CONSTRUCTION-6.6 Dec |

Transfer of property for S1

| SI.No | From | To. with area (Name-Area) |
|-------|-----------------------|---------------------------|
| 1 | Mr DIPANKAR MUKHERJEE | OM CONSTRUCTION-200 Sq Ft |



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 14-04-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 14-04-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) 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. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, 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



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOLAY SIL

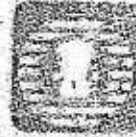
SUSHIL KUMAR SIL

21/10/1968

Permanent Account Number

AVSPS1936Q

Signature



If this card is lost / found, kindly inform / return to:

Income Tax PAN Services Unit (ITHSI)

Plot No. 4, Sector 11, X, BH, Belapur,



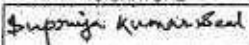
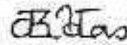
Navi Mumbai - 400 614.

यदि यह कार्ड खोया / पाया जाय, कृपया सूचित करें / वापस करें।

आयकर पैन सेवाएँ इकाई (ITHSI)

प्लॉट नं. 4, सेक्टर 11, X, बी.एच., बेलपुर,

नवी मुंबई - 400 614.

| | | |
|---|---|---|
| स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER | AMAPS2733A |  |
|  | नाम /NAME SUPRIYA KUMAR SEAL | |
| | पिता का नाम /FATHER'S NAME SUSHIL KUMAR SEAL | |
| | जन्म तिथि /DATE OF BIRTH 15-11-1969 | |
| हस्ताक्षर /SIGNATURE  |  आयकर आयुक्त, प.ब.-XI COMMISSIONER OF INCOME-TAX, W.B. - XI | |

इस कार्ड के खो / भिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

आयकर विभाग

INCOME TAX DEPARTMENT

DIPANKAR MUKHERJEE



भारत सरकार

GOVT. OF INDIA

PHANI BHUSAN MUKHERJEE

01/03/1955

Permanent Account Number

AEMPM6201P

Dipankar Mukherjee

Signature



19022010

Major Information of the Deed

| | | | |
|--|---|--|------------|
| Deed No : | I-1604-02680/2022 | Date of Registration | 15/03/2022 |
| Query No / Year | 1604-2000836281/2022 | Office where deed is registered | |
| Query Date | 15/03/2022 12:21:56 AM | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Alok Safui Alipore Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status :Advocate | | |
| Transaction | | Additional Transaction | |
| [0110] Sale, Development Agreement or Construction agreement | | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-] | |
| Set Forth value | | Market Value | |
| | | Rs. 1,08,54,001/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 20,121/- (Article:48(g)) | | Rs. 1,053/- (Article:E, E, B) | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :



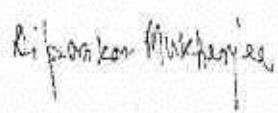
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur – Kalikapur) , , Premises No: 386, , Ward No: 109 Pin Code : 700099

| 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 | 4 Katha | | 1,08,00,001/- | Width of Approach Road: 20 Ft., |
| Grand Total : | | | | 6.6Dec | 0 /- | 108,00,001 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 200 Sq Ft. | 0/- | 54,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 200 sq ft | 0 /- | 54,000 /- | |




Land Lord Details :




| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|--|---|
| 1 | Name Mr DIPANKAR MUKHERJEE Son of Mr PHANI BHUSAN MUKHERJEE Executed by: Self, Date of Execution: 15/03/2022 , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Office | Photo  | Finger Print  | Signature  |
| | 15/03/2022 | LTI 15/03/2022 | 15/03/2022 | |
| 95/F-9, Basundhara, Canal South Road, City:- , P.O:- Dhapa, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AExxxxxx1P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/03/2022 , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Office | | | | |

Developer Details :



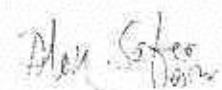
| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|--|--|--|
| 1 | OM CONSTRUCTION P-36, PRAVAT MANMOTHA SARANI, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.: AAxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative | | | |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|---|--|---|
| 1 | Name Mr MOLAY SIL (Presentant) Son of Late SUSHIL KUMAR SEAL Date of Execution - 15/03/2022, , Admitted by: Self, Date of Admission: 15/03/2022, Place of Admission of Execution: Office | Photo  | Finger Print  | Signature  |
| | Mar 15 2022 3:44PM | LTI 15/03/2022 | 15/03/2022 | |
| P-36, PRAVAT MANMOTHA SARANI, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AVxxxxxx6Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of OM CONSTRUCTION (as proprietor) | | | | |

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mr SUPRIYA KUMAR SEAL Son of Late SUSHIL KUMAR SI Al Date of Execution - 15/03/2022, , Admitted by: Self, Date of Admission: 15/03/2022, Place of Admission of Execution: Office |  |  |  |
| | Mar 15 2022 3:45PM | LTI 15/03/2022 | 15/03/2022 |
| P-36, PRAVAT MANMOTHA SARANI, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx3A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : OM CONSTRUCTION (as proprietor) | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr ALOK SAFUI Son of Mr SANAT KUMAR SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027 |  |  |  |
| | 15/03/2022 | 15/03/2022 | 15/03/2022 |
| Identifier Of Mr DIPANKAR MUKHERJEE, Mr MOLAY SIL, Mr SUPRIYA KUMAR SEAL | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------|---------------------------|
| 1 | Mr DIPANKAR MUKHERJEE | OM CONSTRUCTION-6.6 Dec |

| Transfer of property for S1 | | |
|-----------------------------|--------------------------|------------------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr DIPANKAR MUKHERJEE | OM CONSTRUCTION-200.00000000 Sq Ft |

On 15-03-2022

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 (a) of Indian Stamp Act 1899.

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

Presented for registration at 14:46 hrs on 15-03-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr MOLAY SIL ,

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 1,08,54,001/-

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

Execution is admitted on 15/03/2022 by Mr DIPANKAR MUKHERJEE, Son of Mr PHANI BHUSAN MUKHERJEE, 95/F-9, Basundhara, Canal South Road, P.O: Dhapa, Thana: Tangra, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Retired Person

Identified by Mr ALOK SAFUI, , Son of Mr SANAT KUMAR SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-03-2022 by Mr MOLAY SIL, proprietor, OM CONSTRUCTION (Partnership Firm), P-36, PRAVAT MANMOTHA SARANI, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Identified by Mr ALOK SAFUI, , Son of Mr SANAT KUMAR SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 15-03-2022 by Mr SUPRIYA KUMAR SEAL, proprietor, OM CONSTRUCTION (Partnership Firm), P-36, PRAVAT MANMOTHA SARANI, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Identified by Mr ALOK SAFUI, , Son of Mr SANAT KUMAR SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,053/- (B = Rs 1,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/03/2022 1:23PM with Govt. Ref. No: 192021220205679821 on 15-03-2022, Amount Rs: 1,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BOUSZK2 on 15-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 20,021/-

Description of Stamp

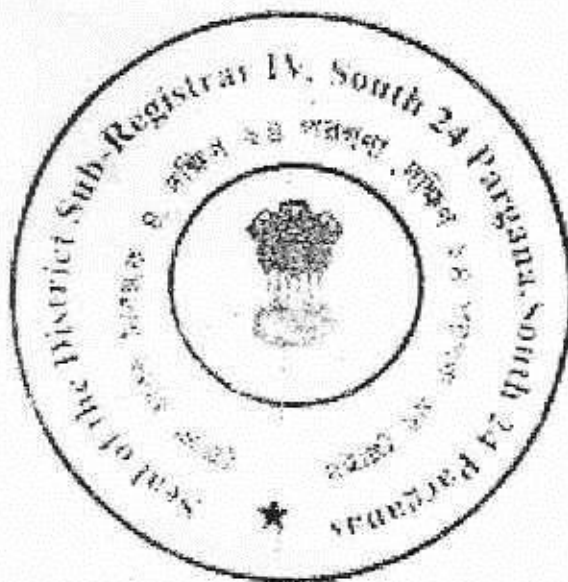
1. Stamp: Type: Impressed, Serial no 9415, Amount: Rs.100/-, Date of Purchase: 14/03/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/03/2022 1:23PM with Govt. Ref. No: 192021220205679821 on 15-03-2022, Amount Rs: 20,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BOUSZK2 on 15-03-2022, Head of Account 0030-02-103-003-02

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 101466 to 101495
being No 160402680 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.03.16 13:47:50 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/03/16 01:47:50 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)