

09/08/22

Z- 7388/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

73AB 700735

11/08/2022
Q-2002401542
5-05 P.M.

একটি টেন রুপি নন-জুডিশিয়াল স্ট্যাম্প
এ প্রমাণিত, যে - প্রমাণিত নথিতে
এ প্রমাণিত নথিতে প্রমাণিত নথিতে
এ প্রমাণিত নথিতে প্রমাণিত নথিতে

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
A.H. 18, South 24 Parganas
16 AUG 2022
11/8/22
16/8/22

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 11th day of August 2022
BETWEEN SRI ARUN SENGUPTA (PAN- BLBPSI106G) (AADHAAR No. 5821 1966
4127) (Mob. No. 9830053947) son of Late Harsha Nath Sengupta, by faith Hindu, by
occupation retired , by nationality Indian, residing at 283, Ganguly Bagan , P.O. Naktala,
P.S.- Jadavpur now Netaji Nagar, Kolkata – 700 047 hereinafter called and referred to as the
'OWNER' (which terms or expression shall unless excluded by or repugnant to the context

be deemed to mean and include his legal executors, administrators, representatives and assigns) of the ONE PART.

A N D

BHOWMICK ENTERPRISE, a proprietorship firm, having its office at 4/105, Vidyasagar, P.O. Naktala, P.S.- Jadavpur now Netaji Nagar, Kolkata - 700 047, represented by its proprietor SRI INDRAJIT BHOWMICK (PAN- BZZPB8193G) (AADHAAR No. 6047 1964 4615) (Mob. No. 9874628426) son of Late Haripada Bhowmick, by faith Hindu, by occupation business, by nationality Indian, residing at 4/105, Vidyasagar Upanibesh, P.O. Naktala, P.S.- Jadavpur now Netaji Nagar, Kolkata - 700 047 hereinafter called and referred to as the 'DEVELOPER' (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS Sri Arun Sengupta is the rightful absolute owner of all that piece and parcel of land measuring about 3 cottahs 2 chittacks more or less together with a structure standing thereon, lying and situated at District 24 Parganas, now South 24 Parganas, Sub Registry office - Alipore, P.S.- previously Jadavpur now Netaji Nagar, Mouza - Naktala, J.L. No. 32, L.O.P. No. 288, C.S. Plot No. 162(P) & 164(P) within the limits of Calcutta Municipal Corporation, now Kolkata Municipal Corporation, Ward No. 100, which is butted and bounded as follows:- on the North :- H.S. Plot No. 284, on the South :- H.S. Plot No. 282, on the East :- Road, and on the West :- Road which is more fully described in the schedule 'A' hereunder written and hereunder referred to as the 'said property' by way

of Deed of Gift. The Deed of Gift was made on 27/8/1990 between The Governor of the State of West Bengal as Donor of the One Part and Sri Arun Sengupta son of Late Harsha Nath Sengupta, residing at Plot No. 283, Ganguly Bagan G.S. Scheme, Calcutta -47, District 24 Parganas which was registered at the office of Addl. District Registrar- Alipore, recorded in Book No. 1, Volume No. 23, Pages 105 to 108, Being No. 1677 for the year 1990.

AND WHEREAS after becoming the owner of the aforesaid property Sri Arun Sengupta recorded his name with the Calcutta Municipal Corporation on payment of taxes and the said property has been duly assessed and numbered as premises No. 34E, Durgaprasanna Paramhansa Road, Kolkata- 700 047, mailing address 283, Ganguly Bagan, Kolkata - 700 047 which is more fully described in the schedule 'A' hereunder written.

AND WHEREAS after becoming the owner of the aforesaid property being premises No. 34E, Durgaprasanna Paramhansa Road, Kolkata - 700 047, mailing address 283, Ganguly Bagan, Kolkata - 700 047 which is more fully described in the schedule 'A' hereunder written, Sri Arun Sengupta, the Owner herein constructed a 3 storied building on the said property and he has been occupying and enjoying the said property with his family members free from all encumbrances on payment of taxes.

AND WHEREAS Sri Arun Sengupta, the owner herein has decided to develop the said property by constructing a G + 3 storied residential building with 4 passengers lift

thereon as per sanctioned building plan but he is not equipped with funds and manpower to implement the said Scheme of development on the said property being premises No. 34E, Durgaprasanna Paramhansa Road, Kolkata - 700 047 , mailing address 283, Ganguly Bagan, Kolkata - 700 047 which is more fully described in the schedule 'A' hereunder written , so, he has decided to appoint a Developer who will be in a position to develop the said property more-fully described in the schedule " A" hereunder written by constructing a G + 3 storied residential building with 4 passengers lift thereon with his men, materials and resources.

AND WHEREAS the developer herein is a well-established and reputed building contractor having practical knowledge and experience of construction of multi-storied building, and sound financial position to build multi-storied building having self-sufficient and/or self-contained residential flats/apartments.

AND WHEREAS having come to know such intention of the Owner herein, the Developer herein approached the Owner to engage his firm as the Developer for constructing a G + 3 storied residential building with 4 passengers lift on the said property being premises No. 34E, Durgaprasanna Paramhansa Road, Kolkata - 700 047 , mailing address 283, Ganguly Bagan , Kolkata - 700 047 which is more fully described in the schedule 'A' hereunder written as per sanctioned building plan at 50 : 50 ratio. The Owner will get the entire 2nd floor, one flat on East South North side of the 3rd floor (50% of the floor) and 50% of the ground floor of which one flat , consisting of 1 bed room , 1 kitchen and 1 toilet , measuring about 350 sq. ft. built up area more or less and 1 car parking space

on the South West side (front side) of the proposed G +3 storied residential building along with all common facilities and amenities attached therein together with undivided proportionate share of the land of the premises which will be called as Owner's share or Owner's allocation. The Developer will get the entire the rest portion of the building except the owners' allocation as mentioned above in the proposed building together with undivided proportionate share of land of the premises along with all common facilities attached therein and the Developer will be entitled to deal with the developer's share or Developer's allocation in the proposed building in any manner he likes. The Owner herein has accepted the proposal of the Developer .

NOW THIS AGREEMENT/ INDENTURE WITNESSETH as follows :-

1. The Developer will construct a G + 3 storied residential building with 4 passengers lift on the said property which is more fully described in the Schedule 'A' hereunder written as per sanctioned building plan approved by Kolkata Municipal Corporation .
2. The Owner has agreed to appoint the party of the other part as Developer for execution of the work of development on the said property which is more fully described in the Schedule 'A' hereunder written with his men and materials and resources and the costs and expenses of all the related work in connection with the construction of the said proposed building including the portion allocable to the owner shall be borne by the Developer exclusively. And the Owner shall not have any responsibility whatsoever in this respect.

3. The Owner's Allocation:- The Owner will get the entire 2nd floor, one flat on East South North side of the 3rd floor (50% of the floor) and 50% of the ground floor of which one flat , consisting of 1 bed room , 1 kitchen and 1 toilet , measuring about 350 sq. ft. built up area more or less and 1 car parking space on the South West side (front side) of the proposed G +3 storied residential building along with all common facilities and amenities attached therein together with undivided proportionate share of the land of the premises which will be called as Owner's share or Owner's allocation.

4. The Developer's Allocation:- The Developer will get the entire the rest portion of the building except the owner's allocation as mentioned in clause No. 3 in the proposed building together with undivided proportionate share of land of the premises along with all common facilities attached therein and the Developer will be entitled to deal with the developer's share or Developer's allocation in the proposed building in any manner he likes.

5. That the Developer will construct a G + 3 storied residential building with 4 passengers lift on the said property which is more fully described in the Schedule 'A' hereunder written as per sanctioned building plan duly approved by Kolkata Municipal Corporation and as per building specification more fully described in the Schedule 'B' hereunder written..

6. The Developer shall at its own cost and expenses complete the construction of the said proposed G + 3 storied residential building with 4 passengers lift as per specification of

material as contained in the Schedule "B" hereunder written within 18 months from the date of obtaining the sanctioned building plan and another 6 months may be required for obtaining "Completion Certificate" from the Kolkata Municipal Corporation. The developer herein shall construct the building as per Municipal building rules.

7. It is clearly understood that the Owner will not be liable for any deviation from the sanctioned building plan or defective workmanship or the measuring (regarding owner's allocation) committed by the Developer. The Developer shall be solely responsible to the Kolkata Municipal Corporation and other authorities and/ or to the purchasers affected by such construction.

8. The Developer shall be entitled to enter into agreement with the intending purchaser or purchasers in respect of flats, car parking spaces and other saleable spaces of said building belonging to the developer's share or allocation and shall settle the terms with the prospective buyers of the flats, car parking spaces and other saleable spaces etc. and the Owners will join in the said agreement as confirming party agreeing to transfer the same flats, car parking spaces and other spaces together with proportionate share of land of the premises to the said purchaser/s.

9. The Owner will execute and register a Development Power of Attorney in favour of the Developer for performing all the works and other deeds and things for constructing the proposed building and selling Developer's share and /or allocation to the

intending purchaser or purchasers and to facilitate the formalities of construction, as well as, to raise funds by way of booking flats, car parking spaces and other saleable spaces, loan from financial institutions with respect to developer's allocation only without making any liability on the owners, to execute and register the requisite Deed of Conveyance in favour of the intending flats, car parking spaces and other saleable spaces purchaser/s in respect of the Developer's share and/or allocation. The Developer will bear all the cost and expenses for registration of the Development Power of Attorney.

10. The Developer on completion of construction of the building will deliver up undisputed, undisturbed, peaceful and habitable possession of the Owners' allocation to the owners herein together with all rights to use and enjoy in common, the common areas and facilities of the said building.

11. Any expenses in relating to the premises in question by way of applying for and to obtain the permanent connection of Electricity and Meter (excluding any personal meter), Water, Drainage, Sewerage and/or other facilities charges, if any, required and any other statutory charges including Municipal taxes and other taxes and rents (if any) from the date of handing over the vacant possession of the said property by the Owner till the date of completion of the proposed building and handing over the allotted portion to the owners will be borne by the Developer.

12. That the legal heirs and successors of the present owner will remain bound and shall abide by all the terms and conditions mentioned in this agreement in absence of the present Owner during this stipulated period. Be it specifically mentioned herein that in the

absence of the present Owner during construction, the legal heirs of the said owner shall be bound to execute a fresh Supplementary Development Agreement and Development Power of Attorney under the same terms and conditions and similarly in the absence of the Developer during the construction period, the owner or in his absence his legal heirs shall be bound to execute a fresh Supplementary Development Agreement and Development Power of Attorney under the same terms and conditions in favour of the legal heirs of the developer without demanding anything whatsoever.

13. That the developer will obtain the 'Completion Certificate' from Kolkata Municipal Corporation in respect of the building to be constructed at its own cost and one extract copy of the same will be supplied to the owner free of cost by the developer and also issue Possession Letter in respect of the owner's allocation in the building at the time of delivery of possession to the owner.

14. That the owner will hand over all the original documents relating to the property to the developer at the time of execution of this agreement. After completion of the building and handing over peaceful possession of the owner's allocation to the Owner as well as the Developer's allocation in the building to the intending purchasers, all the original documents relating to the property will be given back to the owner by the Developer. And for this the developer may issue a acknowledge letter of the same.

15. The developer shall abide by all laws, bye laws, rules and regulations of the government, statutory bodies and/or Local bodies as the case may be and shall attend to and

answer and assume responsibility for any deviation violation and/or breach of said laws, bye laws and regulations.

16. The Developer herein consulting with the owner shall give the name of the building .

17. That the Developer will demolish the existing structure at the premises and will realize the money by selling all materials.

18. That the Developer will arrange alternative accommodation for the owner in the nearby place of the present locality and pay the rent up to Rs.10,000/- per month till delivery of possession of the owner's allocation in the proposed building.

19. That the Developer shall be entitled to prepare a building plan through his architect on behalf of the owner and put his signature as an constituted attorney on behalf of the owners.

20. Force majeure reason which are govt. declared riot, war , natural calamity , etc. and non-availability of building materials shall also be the reason not to complete the building within the stipulated period as mentioned before and for those reasons the time for completion of the building may be extended and for which no supplementary development agreement will be required.

21. That all disputes and differences between the parties shall be adjudicated by the arbitrator mutually appointed by the parties herein in accordance with the Arbitration and Conciliation Act, 1996 and in case of their disagreement, same shall be referred to an umpire to be appointed by the said arbitrators of both the parties or both the parties will have liberty to move before the competent court of law.

THE SCHEDULE -A - ABOVE REFERRED TO :

(said property)

ALL THAT piece and parcel of land measuring about 3 cottahs 2 chittacks more or less together with a 3 storied building measuring about 1200 sq.ft. more or less standing thereon, lying and situated at District South 24 Parganas , Sub Registry office - Alipore , P.S.- previously Jadavpur now Netaji Nagar, Mouza – Naktala, J.L. No. 32, L.O.P. No. 288 , C.S. Plot No. 162(P) & 164(P) within the limits of Kolkata Municipal Corporation , Ward No. 100, being premises No. 34E, Durgaprasanna Paramhansa Road, Kolkata – 700 047 , mailing address 283, Ganguly Bagan , Kolkata – 700 047 which is butted and bounded as follows:-

On the North :- H.S. Plot No. 284,

On the South :- H.S. Plot No. 282,

On the East :- 20 ft. wide K.M.C. road,

On the West :- 20 ft. wide K.M.C. road

SCHEDULE - B - ABOVE REFERRED TO :

(The Schedule of detailed specification of the building)

FOUNDATION- The building will be R.C.C. structure frame work on R.C.C. Foundation concrete grade confirming to M-15/M-20 as per the design and specification of the Architect and structural engineer. G + 3 storied residential building with 4 passengers lift.

BRICK WORK - All the external wall shall be 200 mm, thick with 1: 6 cement mortar and internal partition wall will be 75mm./125mm. thick in 1:4 cement mortar provided with partition net in every fourth layer of the bricks.

PLASTER - All bed rooms , living cum dining room, kitchen, toilet, water closet, balcony, stair case and landing will be marble finished.

ROOF - to be finished with gray cement covering.

WALL - All outside walls will be 8" thick and all surface inside walls will be finished by plaster of paris and one coat white primer. Toilet and water closet wall be finished with glaze ceramic tiles upto 5 ft. height from the floor. The kitchen wall above the work slab top will be fitted as per choice glaze tiles upto 750 mm. height from the work top level. Cement paint in outer side / surface of the wall. The premises will be covered with boundary wall with two gates for ingress and egress.

DOORS WITH FRAME - Wooden door frame (100 mm. X 75mm.) of good quality sal wood of size 4'0" X 3'0" and all doors will be best quality commercial door. Main door will be fitted with -

1. Best quality handle-both side.
2. Godrej Mortise Lock.

3. Peep hole chain .
4. Outside - Hatch bolt.
5. Inside - tower bolt.
6. Door stopper

Other doors- Door stopper, Hatch bolt, tower bolt, handle- all doors will be painted with colour.

WINDOWS - Aluminum with tinted glass (3mm.) and necessary accessories with synthetic enamel painting.

KITCHEN - One R.C.C. seat of 4'0" x 2'0" width will be provided in the kitchen and which would be furnished with marble / black stone on the top and back wall over the oven slab top would be finished with marble glazed / kitchen ceramic tiles upto exhaust fan opening height, kitchen platform, one stainless steel (ISI) brand sink of required size shall be provided in the kitchen. Two bib – cocks , one on the sink with arrangement for aqua guard connection and one just below the sink.

TOILET - All pipes will be concealed . Walls will be covered with marble / designed tiles (8" x 12" size) upto 7'0" height from the dado with concealed pipe lines (geyser line in toilet only) for water supply.

All branded quality (Hindware)

Shower (1)

Bib cock (2)

Water mixture (1) for hot and cold water

Colour/ Floral commode (1) Hindware

Matching colour basis (filled with pillar cock)

Soap case

Mirror with box

Towel rod and ring

W.C. Best quality/ matching colour

Shower (1)

Bib cock (2)

Colour/ Floral commode low type (Indo European) Anglo – Indian

Matching colour basis (filled with pillar cock)

Soap case

Mirror with box

Towel rod and ring

Colour basin.

ELECTRICAL – i) All wiring will be concealed with re- wireable fuse DB

ii) All bed rooms will be provided with two number of fan points, one tube, one plug point.

iii) All dining and living rooms will be provided with two number of fan points, two number of light point, one number foot lamp, one No. 5 AMP plug point, one number telephone point and one number cable point (both without cable), A.C. point.

iv) Kitchen, toilet and water closet will be provided with one No. 5 /15 AMP plug point, one number exhaust fan point, one geyser point and one number light point each.

v) all balcony and stair case will be provided with one light point.

vi) Only main service electric meter will be provide for common use only.

vii) 440 KW electrical service connection shall be provided only, individual meter at extra cost. One MCB.

DINING AND DRAWING- One basin with pedestal (coloured)

All basins and commodes coloured (Hindware)

INTERIOR WALL COAT- All the interior walls will be finished with a coat of plaster of paris.

All outside walls be finished with suitable shades of water proof cement paint, roof top finished with 1" to 1 ½ " thick patent stone floor.

COLOURING - Outside VC cement based colour only on the entire outside wall.

WATER - Blue PVC Pipes with standard fittings in kitchen and toilet , ground water will be supplied by pumping water distributed through overhead tank.

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hand and seals on the day month and year first above written .

SIGNED , SEALED & DELIVERED

In presence of :-

WITNESSES

1. *Rajendra Bhowmick*
12/26 Parana Pukur
Road 1201-012.

Arun Sen Gupta
SIG. OF THE OWNER

2. *Joy Sen Gupta*
283 Naktala
Kolkata - 700047.

BHOWMICK ENTERPRISE
Indrajit Bhowmick
Proprietor
SIG. OF THE DEVELOPER.

Drafted and prepared by me
Samir Dey Adv.
Samir Dey, Advocate, WB-942/1993
Alipore Judges' Court.
Kolkata - 700027

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

Name

Signature



Arun Sen Gupta

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

Name ARUN SEN GUPTA

Signature Arun Sen Gupta



Anurajit Bhownick

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

Name Anurajit Bhownick

Signature Anurajit Bhownick

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

Name







Signature



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042002401542/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri ARUN SENGUPTA 283, GANGULY BAGAN, City:- , P.O:- NAKTALA, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700047	Land Lord			<i>Arun Sengupta</i> 11/8/2022
2	INDRAJIT BHOWMICK 4/105, VIDYASAGAR UPANIBESH, City:- , P.O:- NAKTALA, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700047	Represent ative of Developer [BHOWMI CK ENTRPRI SE]			<i>Indrajit Bhowmick</i> 11/8/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr DEEPTEN BHOWMICK Son of Mr RATAN BHOWMICK 12/26, PADMA PUKUR ROAD, City:- P.O:- REGENT ESTATE, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700092	Shri ARUN SENGUPTA, INDRAJIT BHOWMICK			<i>Deepten Bhowmick</i> 11/8/2022

(Anupam Halder)

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



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

GRN Details

GRN:	192022230098810151	Payment Mode:	Online Payment
GRN Date:	16/08/2022 12:50:23	Bank/Gateway:	State Bank of India
BRN :	IK0BVOPX00	BRN Date:	16/08/2022 12:51:48
Payment Status:	Successful	Payment Ref. No:	2002401542/8/2022
			(Query No*/Query Year)

Depositor Details

Depositor's Name:	INDRAJIT BHOWMICK
Address:	4/105, VIDYASAGAR UPANIBESH PIN 700047
Mobile:	9836509674
Depositor Status:	Others
Query No:	2002401542
Applicant's Name:	Mr AVIJIT RAHA
Address:	D.S.R. - IV SOUTH 24-PARGANAS
Office Name:	D.S.R. - IV SOUTH 24-PARGANAS
Identification No:	2002401542/8/2022
Remarks:	Sale, Development Agreement or Construction agreement Payment No 8

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002401542/8/2022	Property Registration- Stamp duty	0030-02-103-003-02	3000
2	2002401542/8/2022	Property Registration- Registration Fees	0030-03-104-001-16	32
Total				3032

IN WORDS: THREE THOUSAND THIRTY TWO ONLY.



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

GRN Details

GRN:	192022230093621731	Payment Mode:	Online Payment
GRN Date:	08/08/2022 11:00:53	Bank/Gateway:	State Bank of India
BRN :	IK0BVIEPM4	BRN Date:	08/08/2022 11:02:37
Payment Status:	Successful	Payment Ref. No:	2002401542/1/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	INDRAJIT BHOWMICK
Address:	4/105, VIDYASAGAR UPANIVESH PIN 700047
Mobile:	9836509674
Depositor Status:	Others
Query No:	2002401542
Applicant's Name:	Mr AVIJIT RAHA
Identification No:	2002401542/1/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002401542/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	2002401542/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				7041

IN WORDS: SEVEN THOUSAND FORTY ONE ONLY.



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

Query No / Year	2002401542/2022	Office where deed will be registered
Query Date	06/08/2022 5:05:35 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	AVIJIT RAHA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836509674, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 74,89,687/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(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, P.S. : Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Durga Prasanna Paramhansa Road, , Premises No: 34e, , Ward No: 100 Pin Code : 700047

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/-	66,79,687/-	Width of Approach Road: 20 Ft.,
Grand Total :				5.1563Dec	1 /-	66,79,687 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	8,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	1 /-	8,10,000 /-	



Query No: 2002401542 of 2022, Printed On :
Aug 16 2022 11:13AM, Generated from:
Registration office

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Shri ARUN SENGUPTA Son of Late HARSHA NATH SENGUPTA, 263, GANGULY BAGAN, City:-, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. BLxxxxxx6G, Aadhaar No.: 58xxxxxxxx4127, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	BHOWMICK ENTRPRISE (Sole Proprietorship) 4/105, VIDYASAGAR UPANIBESH, City:-, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 PAN No. BZxxxxxx3G, Aadhaar No Not Provided by UIDAI Status Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	INDRAJIT BHOWMICK Son of Mr HARIPADA BHOWMICK 4/105, VIDYASAGAR UPANIBESH, City:-, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. BZxxxxxx3G, Aadhaar No.: 60xxxxxxxx4515	BHOWMICK ENTRPRISE (as SOLE PROPRIETOR)

Identifier Details :

Name & address
Mr DEEPTEN BHOWMICK Son of Mr RATAN BHOWMICK 12/26, PADMA PUKUR ROAD, City:-, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Shri ARUN SENGUPTA, INDRAJIT BHOWMICK

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ARUN SENGUPTA	BHOWMICK ENTRPRISE-5.15625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri ARUN SENGUPTA	BHOWMICK ENTRPRISE-1200 Sq Ft

Note:



Query No: 2002401542 of 2022, Printed On : Aug 6 2022 11:08AM, Generated from seregistration.gov.in

2. Query is valid for 30 days (i.e. upto 05-09-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 05-09-2022)
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 Selier 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 SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, 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

ARUN SENGUPTA
HARSANATH SENGUPTA

01/01/1935
Permanent Account Number

BLBPS1106G

Arun Sengupta

Signature





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

অনুমতি নং: 1040/20047/00895

স্বাক্ষর

১. এটি পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
২. পরিচয়ের প্রমাণ প্রদান করা অন্তর্জালিকার মাধ্যমে প্রাপ্য।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

To:
ইন্দ্রজিৎ ভৌমিক
Indrajit Bhowmick
4/105 VIDYASAGAR UPANIBESH
P.O. NAKTLA - Nakla S.O
Nakla, Kolkata
West Bengal 700047

4/105/2012



MN1560222340F



আপনার সংখ্যা/Your No.:

6047 1964 4615

সংখ্যা - সাধারণ মানুষের অধিকার

- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

15602223



ভারত সরকার
GOVERNMENT OF INDIA



ইন্দ্রজিৎ ভৌমিক
Indrajit Bhowmick
পিতা: ইন্দ্রজিৎ ভৌমিক
Father: INDRAJIT BHOWMICK
জন্ম তারিখ: 15/06/1987
পুত্র/ Male

6047 1964 4615



সংখ্যা - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
8/505, বিদ্যাসাগর উপনিবেশ,
পশ্চিম বঙ্গ, কলকাতা,
৭০০০৪৭

Address:
4/105, VIDYASAGAR
UPANIBESH, P.O. NAKTLA,
Nakla S.O. Nakla,
Kolkata, West Bengal,
700047



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help@uidai.gov.in



www.uidai.gov.in



P.O. Sakhi, 19/17,
Bengaluru 560 001



ভারত সরকার
Government of India



নাম / Name
Arun Sengupta
পিতা : হর্ষ নাথ সেনগুপ্ত
Father : HARSHA NATH SENGUPTA
জন্মতারিখ / DOB : 01/01/1935
বৃত্ত / Male



5821 1966 4127

আধার - সাধারণ মানুষের অধিকার



ভারতীয় অনিবার্ণ পরিচয় প্রাধিকার
Unique Identification Authority of India

ঠিকানা:
২৮৩, গঙ্গুলী বাগান, নাকতলা,
নাকতলা এস.ও. কোলকাতা,
পশ্চিমবঙ্গ, ৭০০০৪৭

Address:
283, GANGULY BAGAN,
NAKTALA, Naktala S.O, Naktala,
Kolkata, West Bengal, 700047

5821 1966 4127

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1800 200 1947

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