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पश्चिम बंगाल WEST BENGAL

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15/02/2024
CG-2000328565/2024

Certified that the document is admitted the Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 15th day of February, Two Thousand Twenty-Four(2024) B E T W E E N (1) SRI SAMIR DAS, Son of Late Bhusan Das, by faith-Hindu, by occupation-Business, having Permanent Account No. FWVPD4284B & Aadhaar No. 9045 9904 8747, residing at 32, Panchanantala Road, Kolkata-700 029, P.S. Lake, in the District of South 24-Parganas, (2) SMT JHARNA HALDER, Daughter of Late Bhusan Das by faith-Hindu, by occupation-

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15 JAN 2024

Sl. No. 722 Date _____ Rs. 100

Name D. Chowdhury
Advocate

Address Alipore Judges' Court, Kol-27

Verified by 

SWARUP CHANDRA
Alipore Judges' Court, Kol-27

15 JAN 2024



Mongal Das

Son of Sanjeev Das
32, No Panchanan Tala Road Kol-29



House-wife, having Permanent Account No. APSPH1116D & Aadhaar No. 7633 7448 2870, residing at A. T. Chatterjee Road, Dhakuria, Kolkata-700 031, P.S. Lake, in the District of South 24-Parganas, (3) SMT RINA ROY, Daughter of Late Jagennath Das and wife of Sri Sajal Roy, by faith-Hindu, by occupation-House-wife, having Permanent Account No. BPHPR8245H & Aadhaar No. 6920 1451 4516, residing at Tripura Sundari Road, P.O. Boral, P.S. Narendrapur, Kolkata-700 154, in the District of South 24-Parganas, (4) SMT UMA BAKSHI, Daughter of Late Jagennath Das, by faith-Hindu, by occupation-House-wife, having Permanent Account No. DVPPB5680G & Aadhaar No. 8144 5488 7293, residing at D-30, Ata Bagan, P.O. Boral, P.S. Narendrapur, Kolkata-700 153, in the District of South 24-Parganas, (5) SRI PRABIR DAS, Son of Late Jagennath Das, by faith-Hindu, by occupation-service, having Permanent Account No. CPQPD5422Q & Aadhaar No. 6826 0010 1234, residing at Boral Lake Pally, P.O. Boral, P.S. Narendrapur, Kolkata-700 154, in the District of South 24-Parganas, (6) SRI ABIR DAS, Son of Late Jagennath Das, by faith-Hindu, by occupation-Service, having Permanent Account No. COKPD8219Q & Aadhaar No. 2674 2279 8070, residing at Boral Lake Pally, P.O. Boral, P.S. Narendrapur, Kolkata-700 154, in the District of South 24-Parganas, (7) SMT MINA BRAHMA, Wife of Late Manik Brahma & Daughter of Subal Saha, by faith-Hindu, by occupation-House-wife, having Permanent Account No. BRAPB9391K & Aadhaar No. 2550 5292 2287, residing at Boral Govt. Colony, P.O. Boral, P.S. Narendrapur, Kolkata-700 154, in the District of South 24-Parganas, (8) SRI BIJAY BRAHMA, Son of Late Manik Brahma, by faith-Hindu, by occupation-Service, having Permanent Account No. DSAPB2769G,



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Aadhaar No. 4322 0774 6999, residing at Boral Govt. Colony, P.O. Boral, P.S. Narendrapur, Kolkata-700 154, in the District of South 24-Parganas, (9) SRI AJAY BRAHMA, Son of Late Manik Brahma, by faith-Hindu, by occupation-Service, having Permanent Account No. BRAPB9392L & Aadhaar No. 5903 1324 3703, residing at Boral Govt. Colony, P.O. Boral, P.S. Narendrapur, Kolkata-700 154, in the District of South 24-Parganas, (10) MISS RITIKA GUPTA, Daughter Pradip Gupta, by faith-Hindu, by occupation-Student, having Permanent Account No. EMPPG4309K & Aadhaar No. 8857 1575 3204, residing at Boral Govt. Colony, P.O. Boral, P.S. Narendrapur, Kolkata-700 154, in the District of South 24-Parganas, hereinafter collectively referred to as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

SRI SUSANTA KUMAR DAS, Son of Late Surendra Nath Das, by faith-Hindu, by occupation-Business, having Permanent Account No. AHBPD4053E, Aadhaar No. 8215 7736 7119 & Mobile No. 9836447505, residing at 1/18, Prince Golam Mohammad Shah Road, Kolkata-700 095, P. S. Jadavpur at present Golf Green, in the District of South 24-Parganas, carrying on business under the name and style of "M/S. DEEP ENTERPRISE" as sole proprietor having its office at 1/18, Prince Golam Mohammed Shah Road, Kolkata-700 095, P. S.



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Golf Green, in the District South 24- Parganas, hereinafter referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS by an Indenture of Gift made on 8th day of February, 1991 between the Governor of the State of West Bengal for and on behalf of the Refugee, Relief and Rehabilitation Department, Government of West Bengal described therein as the Donor of the one part gifted a piece of homestead land measuring 4 Cottahs be the same a little more or less lying and situated at Mouza-Sripur Bagharghole, J. L. No. 59, in L.O.P. No.1082 in C. S. Plot No. 113(P), P. S. Sonarpur and conferred absolute right, title and interest in favour of Sri Prafulla Brahma, Son of Late Nibaran Brahma described therein as the Donee of the other part and the said Deed of Gift was registered on 08.02.1991 in the office of the Additional District Sub-Registrar at Alipore and recorded therein in Book No. 1, Volume No.2, Pages 417 to 420, Being No.230 for the year 1991 and the said Donee accepted the said Gift of the Donor.

AND WHEREAS since then the said Donee while thus exercising all his right of ownership and possession over the said gifted homestead land by erecting dwelling structure thereon and got his name mutated in the records of the Rajpur Sonarpur Municipality in respect of the said plot of land and was been paying taxes regularly. Which is morefully and particularly mentioned and described in the First Schedele hereunder written.



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AND WHEREAS thereafter the said owner Prafulla Brahma while thus absolutely seized and possessed of the property died intestate on 19th day of January, 1998 leaving him surviving his two sons namely Kartick Brahma and Manik Brahma and two married daughters namely Smt Puspa Rani Das, Smt Gouri Das as his sole and absolute legal heirs and successors under the Hindu Law of Succession then in force.

AND WHEREAS since then the aforementioned legal heirs and successors of Late Prafulla Brahma have been exercising all their right of ownership over the said property by paying taxes regularly.

AND WHEREAS thereafter one of co-owner Manik Brahma while thus exercising all his right of ownership over the said of the property died intestate on 22nd day of February, 2008 leaving him surviving his wife Smt Mina Brahma and two sons namely Bijoy Brahma and Ajoy Brahma and married daughter Rita Gupta, since deceased leaving behind her two daughter Ritika Gupta and Swastika Gupta as his sole and absolute legal heirs and successors under the Hindu Law of Succession then in force.

AND WHEREAS thereafter one of co-owner Pushpa Rani Das while thus exercising all her right of ownership over the said of the property died intestate on 18th day of May, 2020 leaving him surviving her one son namely Samir Das and one married daughter Smt Jhama Halder as his sole and absolute legal heirs and successors under the Hindu Law of Succession then in force and her husband Bhusan Das



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predeceased her.

AND WHEREAS thereafter one of co-owner Kartik Brahma, Son of Late Prafulla Kumar Brahma while thus exercising all his right of ownership over the said of the property died as bachelor on 18th day of May, 2020 leaving behind the following legal heirs and successors under the Hindu law of Succession then in force.

AND WHEREAS thereafter one of co-owner Gouri Das, Daughter of Late Prafulla Kumar Brahma while thus exercising all her right of ownership over the said of the property died intestate on 3rd day of January, 2024 leaving behind two daughters namely Smt Rina Das and Smt Uma Bakshi and two sons namely Prabir Das and Sri Abir Das as her sole and absolute legal heirs and successors under the Hindu law of Succession then in force and she had no other legal heirs and successors at the time of her death.

AND WHEREAS the present owners jointly exercising all their right of ownership and possession over the said property left by their predecessor-in-interest namely Prafulla Brahma, Manik Brahma Smt Pushpa Rani Das, Kartik Brahma and Smt Gauri Das and got their names mutated in the records of the Rajpur Sonapur Municipality in respect of the said property, which is more fully and particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to as the "said property".

AND WHEREAS the present owners herein approached the Developer herein with the proposal to construct a ground plus three



storied building upon the said land in accordance with the building plan comprising of several self contained flats or any other saleable space or spaces or portion thereof utilising the maximum F.A.R. for mutual profits, interest and benefits on or over the said property morefully and particularly mentioned and described in the First Schedule hereunder written on the terms and conditions which have been mutually discussed and settled.

AND WHEREAS the owners have specifically represented to the Developer that they are the joint owners of the property morefully and particularly mentioned and described in the First Schedule hereunder written which representation the Developer has bonafide belief that the owner absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises in its entirety as the owners thereof and that they have full right and absolute authority of alienation or transfer of the same or any portion thereof without let, hindrance, claim, question or demand being raised by anybody in this behalf and have also declared and confirmed that they have not executed any sort of instrument like sale, lease, gift, mortgage, charge or Agreement for Sale, Tenancy and Development Agreement with regard to the said property with anybody/bodies, person/persons, concern/concerns, company/companies and authority/authorities.

AND WHEREAS it has been agreed by and between the parties hereto that the Developer shall develop and/or cause to be developed the said premises in the manner as has been agreed upon by and between the parties hereto and as hereinafter provided.



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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED
BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

ARTICLE : I : DEFINITIONS

1. OWNER shall mean (1)SRI SAMIR DAS, Son of Late Bhusan Das, by faith-Hindu,by occupation-Business,having Permanent Account No. FWVPD4284B & Aadhaar No.9045 9904 8747,residing at 32,Panchanantala Road,Kolkata-700 029,P.S. Lake, in the District of South 24-Parganas, (2)SMT JHARNA HALDER, Daughter of Late Bhusan Das by faith-Hindu, by occupation-House-wife,having Permanent Account No. APSPH1116D & Aadhaar No.7633 7448 2870,residing at A. T. Chatterjee Road, Dhakuria, Kolkata-700 031, P.S.Lake,in the District of South 24-Parganas,(3)SMT RINA DAS, Daughter of Late Jagennath Das and wife of Sri Sajal Roy, by faith-Hindu, by occupation-House-wife,having Permanent Account No.BPHPR8245H & Aadhaar No.6920 1451 4516, residing at Tripura Sundari Road, P.O. Boral, P.S. Narendrapur,Kolkata-700 154, in the District of South 24-Parganas,(4)SMT UMA BAKSHI, Daughter of Late Jagennath Das,by faith-Hindu, by occupation-House-wife,having Permanent Account No.DVPPB5680G & Aadhaar No.8144 5488 7293, residing at D-30, Ata Bagan, P.O. Boral, P.S. Narendrapur,Kolkata-700 153, in the District of South 24-Parganas, (5)SRI PRABIR DAS, Son of Late Jagennath Das,by faith-Hindu, by occupation-service,having Permanent Account No.CPQPD5422Q & Aadhaar No.6826 0010 1234, residing at Boral Lake Pally, P.O. Boral, P.S.



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Narendrapur,Kolkata-700 154, in the District of South 24-Parganas, (6)SRI ABIR DAS, Son of Late Jagennath Das,by faith-Hindu, by occupation-Service,having Permanent Account No.COKPD8219Q & Aadhaar No.2674 2279 8070, residing at Boral Lake Pally, P.O. Boral, P.S. Narendrapur,Kolkata-700 154, in the District of South 24-Parganas,(7)SMT MINA BRAHMA, Wife of Late Manik Brahma & Daughter of Subal Saha, by faith-Hindu, by occupation-House-wife, having Permanent Account No. BRAPB9391K & Aadhaar No.2550 5292 2287, residing at Boral Govt. Colony, P.O. Boral, P.S. Narendrapur, Kolkata-700 154, in the District of South 24-Parganas, (8)SRI BIJAY BRAHMA,Son of Late Manik Brahma, by faith-Hindu, by occupation-Service,having Permanent Account No. DSAPB2769G, Aadhaar No.4322 0774 6999, residing at Boral Govt. Colony, P.O. Boral, P.S.Narendrapur, Kolkata-700 154, in the District of South 24-Parganas,(9)SRI AJAY BRAHMA, Son of Late Manik Brahma, by faith-Hindu, by occupation-Service, having Permanent Account No. BRAPB9392L & Aadhaar No. 5903 1324 3703,residing at Boral Govt. Colony, P.O. Boral, P.S. Narendrapur,Kolkata-700 154, in the District of South 24-Parganas, (10)MISS RITIKA GUPTA, Daughter Pradip Gupta, by faith-Hindu, by occupation-Student, having Permanent Account No. & Aadhaar No.8857 1575 3204,residing at Boral Govt. Colony, P.O. Boral, P.S. Narendrapur,Kolkata-700 154, in the District of South 24-Parganas.

2. DEVELOPER shall mean SRI SUSANTA KUMAR DAS, Son of



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Late Surendra Nath Das, by faith-Hindu, by occupation-Business, having Permanent Account No. AHBPD4053E, Aadhaar No. 8215 7736 7119 & Mobile No. 9836447505, residing at 1/18, Prince Golam Mohammad Shah Road, Kolkata-700 095, P. S. Jadavpur at present Golf Green, in the District of South 24-Parganas, carrying on business under the name and style of "M/S. DEEP ENTERPRISE" as sole proprietor having its office at 1/18, Prince Golam Mohammed Shah Road, Kolkata-700 095, P. S. Golf Green, in the District South 24- Parganas.

3. TITLE DEED shall mean all deeds, documents, papers and writings regarding title of the property.
4. PROPERTY (PREMISES) shall mean the All That piece and parcel of homestead land measuring 4 Cottahs be the same a little more or less lying and situated at Mouza-Sripur Bagharghole, J. L. No. 59, in L.O.P. No.1082 in C. S. Plot No. 113(P), P. S. formerly Sonarpur at present Narendrapur and being known as Municipal Holding No. 211, Street Name Sripur Bagherghole, Kolkata-700-154, now within the local limits of Rajpur-Sonarpur Municipality, under Ward No. 34, in the District of South 24-parganas which is morefully and particularly mentioned and described in the First Schedule hereunder written.
5. BUILDING shall mean ground plus three storied building with Lift facility to be constructed on the said piece and parcel of land mentioned above in accordance with the building plan.



6. COMMON FACILITIES AND AMENITIES shall mean and include corridors, stair ways, Lift passage ways, shafts, drains, septic tank, over head water tank and under-ground water reservoir, pump and Motor, Electric Meter Board, ultimate roof of the building and other space or spaces and facilities along with the easements attached thereto or which may be mutually agreed upon between the parties or whatsoever required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and/or common facilities or any of them thereon as the case may be.
7. SALEABLE SPACE shall mean flat or flats, apartment or apartments or any other space or spaces or portion thereof for residential purposes only and for exclusive use of the flat owners in the building available for independent use and occupation excepting what is due to the owners and after making due provisions for common facilities and the space required therefor.
8. OWNERS' ALLOCATION shall mean 45% area of the total F.A.R. out of which entire (3rd) top floor and 45% area in the first floor in the first floor and also 45% area in the ground floor of the proposed ground plus three storied building as per sanction building plan which is morefully and particularly mentioned and described in the Second Schedule hereunder written.
9. DEVELOPER'S ALLOCATION shall mean the remaining constructed area i.e. 55% of the total F.A. R. of the proposed



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building excepting owners' allocation to be constructed on the land of the said premises in accordance with the building plan.

10. ARCHITECT shall mean the qualified person or persons as may be appointed by the Developer for designing and planning of the building to be constructed on the said land.
11. BUILDING PLAN shall mean plan or plans or revised thereof prepared by the Architect for the construction of the building.
12. TRANSFER shall mean with its gramatical variations and shall include Transfer of possesion and Transfer of Title or by any other means adopted for effecting what is understood as Transfer of space to the Transferees thereof.
13. TRANSFEREE shall mean a person or persons, firm, Limited Company, Association of persons to whom any saleable space in the building has been transferred under law for residential purpose.
14. FORCE MAJUERE shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lock-out and/or any other acts or commission beyond the control of parties hereto affected thereby and also non-availability of essential materials like cement, steel, etc.
15. Words importing singular shall include plural and vice-versa.

ARTICLE - II : TITLE AND INDEMNITY



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1. The Owners hereby declare that they are the joint owners of the property and lawfully entitled to the same and no dispute or any suit, actions or legal proceedings is pending in respect of the said property or any part or portion thereof and absolute right, title, interest and possession of the said premises to enter into this Agreement with the Developer.
2. The Owners hereby declare that the said premises is free from all and any manner of lispensens, charges, liens, claims, encumbrances, attachments, trusts, acquisition, requisition or mortgage whatsoever and the owners hereby agree to indemnity and keep the Developer indemnified from and against any and all actions, charges, liens, claims, encumbrances and mortgages.
3. The Owners are hereby also undertake that the Developer shall be entitled to construct the building on the said land as agreed by and between the parties hereto in accordance with the building plans or revised plan if any. of the present project.

ARTICLE-III : DEVELOPER'S RIGHTS

1. The Owners hereby grant exclusive right to the Developer to develop the said land in such manner as the Developer deems fit and proper in accordance with the provision herein contained.



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2. The Owners shall at the costs of the Developer from time to time and at any time submit and/or join with the Developer as the owner of the said land for approval of plan and/or materials and otherwise as may be required for the construction of the building on the said land.
3. The Owners and Developer shall take all such permission in compliance with the prevailing laws as are legally required for the purpose of developing the said land on behalf of the owner's with the owner's consent and knowledge.
4. The Developer shall render the owner all reasonable assistance necessary to apply for and/or to obtain all permissions, clearances and approvals in terms thereof and shall have the discretion to submit the applications and other papers and documents and/or to do any other act deeds matters and things envisaged herein as Agent for and/or on behalf of or in the name and with the consent of the owner and to directly collect and receive the same from the concerned authorities or bodies any refunds or other payments or deposits made by the Developer for which purpose the owner shall grant the Developer and their nominees or successors, necessary power and authorities to sign make file amend withdraw and/or to follow up the same and/or to do all other acts, deeds, matters and things necessary to obtain permissions, clearances and approvals as aforesaid.



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5. That after preparation of building plan the Developer shall be allowed by the Owners in writing to have the constructive possession of the said land with the view to achieving the purpose and object envisaged herein.
6. The Developer shall exclusively be entitled to receive, realise and appropriate the sale proceeds and/or the construction costs with regard to the Developer's allocation, which the Developer become entitled to receive from the intending Purchaser or Purchasers of flats, and other saleable space or spaces as per discretion of the Developer's choice in the said proposed building.

ARTICLE - IV : CONSIDERATION

In consideration of the Owners have agreed to grant to the Developer the exclusive right to develop and/or construction of the proposed building in the manner hereinbefore mentioned, the Developer shall allot 45% area of the total F.A.R. out of which entire third(top) floor flat and 50% area in the first floor, back side and also 45% area in the ground floor as per sanctioned building plan of the proposed ground plus three storied building complete in all respect which is specifically mentioned in the second schedule hereunder written alongwith cash consideration of Rs.6,00,000/- (Rupees six lakh) only towards the full and final consideration against the said land out of which a sum of Rs 4,50,000/- only shall at the time of signing of these presents and balance cash consideration shall pay at the time of delivery of owner's allocation of the proposed building:



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ARTICLE - V : BUILDING

1. The Developer shall at his own costs or by raising funds from the prospective buyers out of Developer's allocation or in the manner they consider necessary for which it is hereby agreed between the parties hereto that the Developer shall be at liberty to invite applications from the prospective buyers for transfer out of the total built up area of the Developer's allocations excepting the Owners' portion in the building to be constructed on the land comprised in the said premises in accordance with the building plan or revised thereof with good materials as are necessary for such construction and specifications must not be below as mentioned in the Third Schedule hereunder written and also in good workmen like manner within a period of 24 months from the date of commencement of construction after obtaining sanction building plan and such period may be extended mutually.
2. The Developer shall also install and provide in the said building at his own costs the pumps, water storage tanks, overhead reservoirs, underground reservoirs, septic tanks, common electric meter, inside electrifications and/or other facilities required to be provided in the building in terms of the plan or under any applicable statutory bye-laws or regulations relating to the construction of the building on the said land and specifications as mentioned in the Third Schedule hereunder written.
3. The Owners shall be entitled to transfer or otherwise deal with only the owners' allocation in the building.



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4. The Developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.
5. In so far as all necessary dealings by the Developer in respect of the building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer power of Attorney in a form and manner reasonably required by the Developer. It is however understood that such dealings shall not in any manner fasten or create any financial liability upon the Owner.
6. The Developer shall be authorised in the name of the Owners in so far as it is necessary to apply for and obtain quotas, entitlements and other allocations or for cement, steel, bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary connections of water, electricity, power and permanent drainage and sewerage connection to the newly built up building for which purpose the owner shall execute in favour of the developer Power of Attorney and other authority as shall be required by the Developer, for which the Owners shall not be liable in any manner whatsoever.
7. The Developer shall at his own costs and expenses and without creating any financial or other liability on the Owners construct



and complete the said new building and various units and/or apartments therein in accordance with the plan and any amendment thereto or modification thereof made or cause to be made by the Developer.

8. All costs, charges and expenses including Architects Fees, sanction fees shall be discharged and paid by the Developer and the owners shall bear no responsibility in this context.

ARTICLE - VI : AUTHORITY

1. The Developer shall be entitled to transfer or otherwise deal with the flat/flats and or apartments and/or any other saleable space or spaces of the building including proportionate right to use the common areas and facilities to be transferred to the prospective transferees out of Developer allocation.
2. In so far as necessary all dealings by the Developer in respect of the said building in relation to these presents shall be in the name of the Owner for which the Owner hereby nominates, constitutes and appoints the Developer to do, execute, perform and exercise all acts and things necessary for the implementation of this Agreement including the authorities to cause to be prepared to sign letters, correspondence and to apply to the authorities, to sign and execute all applications to the Government Department and/or authority to appoint Architects, Engineers and other persons to construct the building as per sanction of the authority to enter into and sign



agreement for sale and to sign sale deeds, conveyances jointly with the Owner in favour of the prospective transferees to make affidavits and declaration to apply for allotment of Cement, Iron and Steel and other materials, to apply for electric connection, sewerage drainage to apply for and obtain refund of any amount receivable from the authorities in respect of the said premises, to make payment of all taxes, rates, impositions in respect of the said premises, to commence proceedings, to settle any suit or proceedings, to sign plaints, verification, written statements, petition to sworn affidavit to appear in any Court of Law, to give evidence and to arrange or substitute with all or any of the powers.

3. It is distinctly stipulated and agreed that the Developer shall have authority to negotiate for and/or sale flat/flats or apartment/apartments and/or any other saleable space or spaces or any portion of the said building.

ARTICLE - VII : COMMON FACILITIES

1. The Developer shall pay and bear Municipal Taxes and other outgoings in respect of the said premises accruing due as and from the date on which the Developer will get the vacant possession.
2. After completion of the Owners' allocation portion of the said building completed the Developer shall give notice in writing to the owners requesting the owners to take possession of the

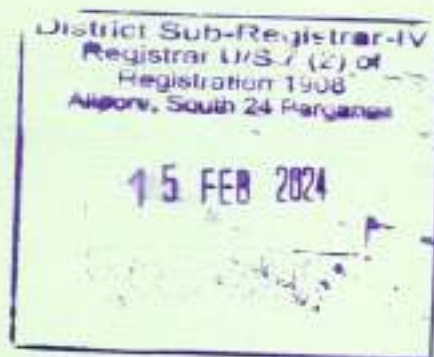


Owners' allocation in the said building agreed to be provided as consideration of the land as per terms of this Agreement and the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and Property taxes, rates, duties, maintenance charges, dues and other public outgoings and impositions whatsoever payable in respect of the Owners' allocation and the said rates are to be prorata basis with reference to the saleable space in the building.

3. The Owners and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned Authorities or to the other authorities or to the Developer or otherwise as specified by the Developer and shall keep the Developer or other authorities in this regard indemnified against all claims, actions, demands and costs, charges, expenses and proceedings whatsoever directly or indirectly, instituted against or suffered or incurred by the Developer or such authorities or paid by either of them to it as the case may be consequent upon default by the Owners and the Developer in this behalf.

ARTICLE - VIII : OWNERS' OBLIGATIONS

1. The Owners doth hereby agree and covenant with the Developer not to do any act, deed or things whereby the Developer may be prevented from selling, assigning and/or disposing of the flat/ flats or apartment and/or any other saleable space or spaces

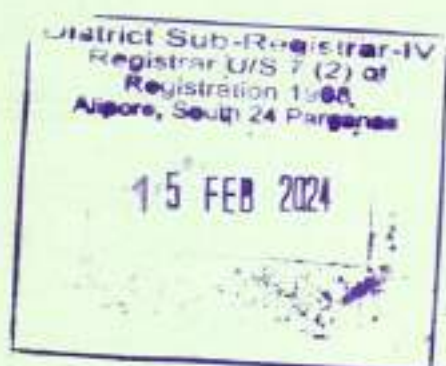


of the Developer's allocation or any portion thereof in the said building of the said premises.

2. The Owners or any person or persons claiming through them shall not in any way cause any interference or obstruction whereby the Developer or any person or persons claiming through them shall in any manner be prevented obstructed from constructing and erecting the said building on the said land in the said premises.
3. The Owners doth hereby agree and covenant with the Developer not to let out, grant lease, mortgage and/or charge the said premises or any portion thereof without the previous consent in writing of the Developer.
4. If the owners breach of any of the terms and conditions herein contained or delayed in delivery of possession of the said premises as herein before stated the Developer shall be entitled to and the owners will be liable to pay such lossess and damages as be settled between the parties.

ARTICLE - IX : DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owner to complete the construction of the said building in terms of this Agreement and in accordance with plan within 24 months from the date of commencement of constrction after obtaining sanction building plan unless prevented by any circumstances beyond the control or by force majeure.



2. The Developer hereby agrees and covenants with the Owners not to violate, contravene any of the provisions or Rules applicable for construction of the said building.
3. The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners prevented from enjoying, selling, assigning and/or disposing of the owners' allocation or any portion thereof of the said building in the said premises.

ARTICLE - X : MISCELLANEOUS

1. That before demolition of the existing structure standing thereon the owners will vacate the said premises and deliver peaceful vacant possession and free from all encumbrances in all respect in favour of the Developer.
2. That the owners will be shifted temporarily in a rented accommodation and the Developer shall pay monthly rental amounting to Rs.15,000/-only per month till delivery of owner's allocation of the proposed building mentioned earlier.
3. That on demolition of the existing structure standing thereon the Developer will be at liberty to sell the old building materials and sale proceeds thereon will be exclusively retained by the Developer for which the owners do hereby render their No-objection.



4. The Developer and Owners shall mutually frame Scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owners hereby agree to abide by all the Regulations to be framed by Owners' Association who will be in charge of such management of the affairs of the building or buildings and/or common parts thereof and the parties hereto hereby give consent to abide by such Rules and Regulations.
5. After completion of the construction of the building the Owners shall at the request of the Developer execute and register appropriate transfer deeds/conveyances together with the proportionate share of land in favour of the Developer or their Nominee and/or the Transferee or Transferees. The stamp Duty including the registration charges and all other legal expenses payable for the transfer shall be borne by the transferee or transferees.

ARTICLE - XI : FORCE-MAJUERE

1. Force Majuere shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lockout, labour unrest and/or any other acts or commission beyond the control of the parties hereto effected thereby and also non-availability of essential materials like cement, steel etc.
2. In the event of the owners committing breach of any of the terms and conditions herein contained or delayed in delivery of



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possession of the said premises as hereinbefore stated the Developer shall be entitled to and the owner shall be liable to pay such losses and compensations as shall be settled between the parties PROVIDED HOWEVER if such delay shall continue for a period of six months then and in that event in addition to any other right which the Developer may have against the owners the developer shall be entitled to sue to owners for specific performance of this Agreement or to rescind or cancel this Agreement and claim refund of all the moneys paid and/or incurred by the Developer with interest and such losses and damages the Developer may suffer. *vice versa*

Susanto vs. Dev.

ARTICLE - XII : JURISDICTION

The Learned Court/Courts having territorial jurisdiction over the said property shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of homestead land measuring 4 Cottahs be the same a little more or less together with tile shed structure standing thereon measuring about 500 square feet be the same a little more or less lying and situated at Mouza-Sripur Bagharghole, J. L. No. 59, in L.O.P. No. 1082 in C. S. Plot No. 113(P), P. S. Sonarpur and being known as Municipal Holding No. 211, Street Name Sripur Bagherghole, Kolkata-700 154, now within the local limits



of Rajpur-Sonarapur Municipality, under Ward No. 34, in the District of South 24-parganas, which is butted and bounded in the manner following :-

On the North : By Road;
 On the South : By L.O.P. No. 1081;
 On the East : By L.O.P. No. 1083
 On the West : By Road.

THE SECOND SCHEDULE ABOVE REFERRED TO :

The Owners shall be allotted 45% of the total F.A.R. out of which entire third(top) floor flat and 45% area in the First floor back side and also 45% area in the ground floor of the proposed ground plus three storied building as per sanction building plan to be erected and/or constructed thereon together with proportionate right of all facilities, utilities and benefits of the said building which is to be used as common between all the co-owner particularly fit for human habitation and shall be made in accordance with the specifications as mentioned and detailed in the Third Schedule hereunder written lying situate at Mouza-Sripur Bagharghole, J. L. No. 59, in L.O.P. No. 1082 in C. S. Plot No. 113(P), P. S. Sonarapur and being known as Municipal Holding No. 211, Street Name Sripur Bagherghole, Kolkata-700 154, now within the local limits of Rajpur-Sonarapur Municipality, under Ward No. 34, in the District of South 24-Parganas.

THE THIRD SCHEDULE ABOVE REFERRED TO :

(Specification)

BUILDING : R.C.C. framed building with Lift facility.

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WALLS	: Exterior Brick walls shall be 8"/5" thick and all partition walls shall be 3" thick.
FLOORING	: All flooring are tiles including stairs with 4" high skirting,
TOILET	: One Comode, one Cistern, One Basin all white and 5' feet high glaze tiles.
KITCHEN	: A black stone cooking platform with steel sink and one tap along with 2' height white glazed tiles upon the cooking platform.
DOOR	: Wooden frame and hot pressed flush door with primer paint.
WINDOW	: Alluminium sliding window fitted with glass.
ELECTRICALS	: Concealed copper wiring with standard quality switches and plug sockets, with necessary light and fan points but without light fitting and fan.
OUTSIDE BUILDING	: Paint finish.
INSIDE WALLS	: Plaster of Paris finish.
WATER	: Underground reservoir with pump and overhead water tank and Corporation water.
N.B.	: Extra fittings and better quality fittings, extra electrical points, fittings, extra civil work will be provide at extra cost payable in advance.



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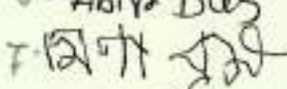
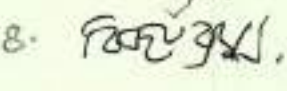
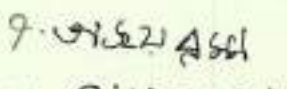
15 FEB 2024

5

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

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED PARTIES AT
KOLKATA IN THE PRESENCE OF :-

WITNESSES :-

1. Madhee Chanda Biswas
24 New Bishnagarh
Kolkata 700032
2. Tanu Biswas
24 New Bishnagarh
Kolkata 700032
3. Mangal Das
32 No. Panabaran Jala Road
Kol - 29
4. Umapa Baksui
5. Prabir Das
6. Abir Das
7. 
8. 
9. 
10. Ritika Gupta

SIGNATURE OF THE OWNERS

READ OVER, EXPLAIN
DRAFTED BY

(BIJOY SHAW)

ADVOCATE

JUDGES' COURT, ALIPORE,
KOLKATA - 700 027

W.B. 725/1999

TYPED BY

JHARNA CHOWDHURY
JADAVPUR, KOLKATA - 32

Susanta Kr. Das.
SIGNATURE OF THE DEVELOPER



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15 FEB 2024

5

MEMO OF CONSIDERATION

RECEIVED today from the within named Developer a sum of Rs.4,50,000/- (Rupees four lakh fifty thousand) only towards the part consideration money as per denomination below :-

By

for Rs. 4,50,000/-

(Rupees four lakh fifty thousand) only

Rs.4,50,000/-

SIGNED AND DELIVERED BY THE
WITHIN NAMED OWNERS AT

KOLKATA IN THE PRESENCE OF :

WITNESSES :-1. *modhuchande Biswas*

2. *স্বাক্ষরিত* *L.T.I of sanjit Das*
By the pen of Mongol Das

3. *স্বাক্ষরিত*4. *Uma Baksui*5. *Probin Das*2. *Tania Biswas*6. *Abir Das*3. *Mongol Das*7. *স্বাক্ষরিত*8. *স্বাক্ষরিত*9. *স্বাক্ষরিত*10. *Ritika Gupta*SIGNATURE OF THE OWNERS



District Sub-Registry
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15 FEB 2024



	Thumb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand					
Right Hand					

Name:

Signature

L.T.I of sample Das
by the pen of Mangal Das



	Thumb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand					
Right Hand					

Name:

Sig

L.T.I of Shagun Halder
by the pen of Mangal Das



	Thumb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand					
Right Hand					

Name:

Signature रीनारार



	Thumb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand					
Right Hand					

Name:

Signature Umma Bakshi



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15 FEB 2024



Name:

Signature *Prabin Das*

	Thunb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand :					
Right Hand :					



Name:

Signature *Abin Das*

	Thunb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand :					
Right Hand :					



Name:

Signature *[Handwritten signature]*

	Thunb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand :					
Right Hand :					



Name:

Signature *[Handwritten signature]*

	Thunb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand :					
Right Hand :					



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15 FEB 2024



Name:

Signature *Nishi Ash*

	Thumb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand :					
Right Hand :					



Name:

Signature *Ritika Gupta*

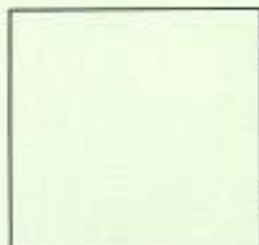
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Left Hand :					
Right Hand :					



N

Signature *Susanta kr. Bar.*

	Thumb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand :					
Right Hand :					



Name:

Signature

	Thumb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand :					
Right Hand :					



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

15 FEB 2024



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



192023240384370598

GRN Details

GRN:	192023240384370598	Payment Mode:	SBI Epay
GRN Date:	15/02/2024 11:31:47	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5485484344317	BRN Date:	15/02/2024 11:32:17
Gateway Ref ID:	CHP0595963	Method:	State Bank of India NB
GRIPS Payment ID:	150220242038437058	Payment Init. Date:	15/02/2024 11:31:47
Payment Status:	Successful	Payment Ref. No:	2000328565/1/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SUSANTA KUMAR DAS
Address: 1/18, PRINCE GOLAM MOHAMMAD SHAH ROAD
Mobile: 9734355240
Period From (dd/mm/yyyy): 15/02/2024
Period To (dd/mm/yyyy): 15/02/2024
Payment Ref ID: 2000328565/1/2024
Dept Ref ID/DRN: 2000328565/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000328565/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	7021
2	2000328565/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	6021
Total				13042

IN WORDS: THIRTEEN THOUSAND FORTY TWO ONLY.

PAID

Major Information of the Deed

Deed No :	I-1604-01684/2024	Date of Registration	15/02/2024
Query No / Year	1604-2000328565/2024	Office where deed is registered	
Query Date	05/02/2024 9:05:14 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapan Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9734355240, Status : Solicitor firm		
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 : 6,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 46,57,502/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,031/- (Article:48(g))	Rs. 6,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

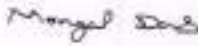
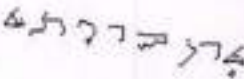
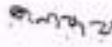
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sreepur Bagherghole, Mouza: Sripur Bagherghole, , Ward No: 034, Holding No:211 JI No: 59, Pin Code : 700154

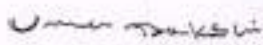
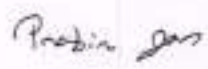
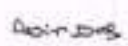
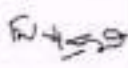
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-113 (RS :-)		Bastu	Bastu	4 Katha	1/-	43,20,002/-	Property is on Road
Grand Total :					6.6Dec	1 /-	43,20,002 /-	

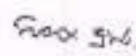
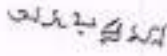
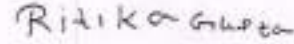
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,37,500/-	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					
Total :		500 sq ft	1 /-	3,37,500 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SAMIR DAS Son of Late BHUSAN DAS Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	Photo  15/02/2024	Finger Print  Captured LTI 15/02/2024	Signature  15/02/2024
32,PANCHANANTALA ROAD, City:- , P.O:- DESHPRIYA PARK, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FWxxxxxx4B, Aadhaar No: 90xxxxxxxx8747, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office				
2	Name Smt JHARNA HALDER Daughter of Late BHUSAN DAS Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	Photo  15/02/2024	Finger Print  Captured LTI 15/02/2024	Signature  15/02/2024
A.T.CHATTERJEE ROAD,DHAKURIA, City:- , P.O:- DHAKURIA, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APxxxxxx6D, Aadhaar No: 76xxxxxxxx2870, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office				
3	Name Smt RINA ROY, (Alias: Smt RINA DAS) Wife of Mr SAJAL ROY Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	Photo  15/02/2024	Finger Print  Captured LTI 15/02/2024	Signature  15/02/2024
TRIPURA SUNDARI ROAD, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPxxxxxx5H, Aadhaar No: 69xxxxxxxx4516, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office				

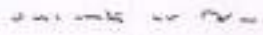
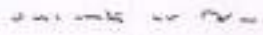
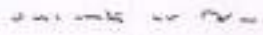
4	Name Smt UMA BAKSHI Daughter of Late JAGENNATH DAS Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	Photo  15/02/2024	Finger Print  Captured LTI 15/02/2024	Signature  15/02/2024
D-30,ATA BAGAN, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DVxxxxxx0G, Aadhaar No: 81xxxxxxxx7293, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office				
5	Name Mr PRABIR DAS Son of Late JAGENNATH DAS Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	Photo  15/02/2024	Finger Print  Captured LTI 15/02/2024	Signature  15/02/2024
BORAL LAKE PALLY, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CPxxxxxx2Q, Aadhaar No: 68xxxxxxxx1234, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office				
6	Name Mr ABIR DAS Son of Late JAGENNATH DAS Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	Photo  15/02/2024	Finger Print  Captured LTI 15/02/2024	Signature  15/02/2024
BORAL LAKE PALLY, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: COxxxxxx9Q, Aadhaar No: 26xxxxxxxx8070, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office				
7	Name Smt MINA BRAHMA Wife of Late MANIK BRAHMA Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	Photo  15/02/2024	Finger Print  Captured LTI 15/02/2024	Signature  15/02/2024

BORAL GOVT.COLONY, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BRxxxxxx1K, Aadhaar No: 25xxxxxxxx2287, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office				
8	Name Mr BIJAY BRAHMA Son of Late MANIK BRAHMA Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	Photo  15/02/2024	Finger Print  Captured LTI 15/02/2024	Signature  15/02/2024
BORAL GOVT.COLONY, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DSxxxxxx9G, Aadhaar No: 43xxxxxxxx6999, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office				
9	Name Mr AJAY BRAHMA Son of Late MANIK BRAHMA Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	Photo  15/02/2024	Finger Print  Captured LTI 15/02/2024	Signature  15/02/2024
BORAL GOVT.COLONY, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BRxxxxxx2L, Aadhaar No: 59xxxxxxxx3703, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office				
10	Name Miss RITIKA GUPTA Daughter of Mr PRADIP GUPTA Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	Photo  15/02/2024	Finger Print  Captured LTI 15/02/2024	Signature  15/02/2024
BORAL GOVT.COLONY, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: EMxxxxxx9K, Aadhaar No: 88xxxxxxxx3204, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M S DEEP ENTERPRISE 1/18,PRINCE GOLAM MOHAMMED SHAH ROAD, City:- , P.O:- GOLF GREEN, P.S:-Jadavpur, District:-South 24 Parganas, West Bengal, India, PIN:- 700095 , PAN No.: AHxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature														
1	<table><thead><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr></thead><tbody><tr><td>Mr SUSANTA KUMAR DAS (Presentant) Son of Late SURENDRA NATH DAS Date of Execution - 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Feb 15 2024 12:22PM</td><td>LTI 15/02/2024</td><td>15/02/2024</td></tr></tbody></table>	Name	Photo	Finger Print	Signature	Mr SUSANTA KUMAR DAS (Presentant) Son of Late SURENDRA NATH DAS Date of Execution - 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024, Place of Admission of Execution: Office		 Captured		Feb 15 2024 12:22PM	LTI 15/02/2024	15/02/2024	1/18,PRINCE GOLAM MOHAMMAD SHAH ROAD, City:- , P.O:- GOLF GREEN, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx3E, Aadhaar No: 82xxxxxxxx7119 Status : Representative, Representative of : M S DEEP ENTERPRISE (as SOLE PROPRIETOR)		
Name	Photo	Finger Print	Signature												
Mr SUSANTA KUMAR DAS (Presentant) Son of Late SURENDRA NATH DAS Date of Execution - 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024, Place of Admission of Execution: Office		 Captured													
Feb 15 2024 12:22PM	LTI 15/02/2024	15/02/2024													

Identifier Details :

Name	Photo	Finger Print	Signature
Mongal Das Son of SAMIR DAS 32,PANHANANTALA ROAD, City:- , P.O:- LAKE, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029		 Captured	
	15/02/2024	15/02/2024	15/02/2024
Identifier Of Mr SAMIR DAS, Smt JHARNA HALDER, Smt RINA ROY, Smt UMA BAKSHI, Mr PRABIR DAS, Mr ABIR DAS, Smt MINA BRAHMA, Mr BIJAY BRAHMA, Mr AJAY BRAHMA, Miss RITIKA GUPTA, Mr SUSANTA KUMAR DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR DAS	M S DEEP ENTERPRISE-0.66 Dec
2	Smt JHARNA HALDER	M S DEEP ENTERPRISE-0.66 Dec
3	Smt RINA ROY	M S DEEP ENTERPRISE-0.66 Dec
4	Smt UMA BAKSHI	M S DEEP ENTERPRISE-0.66 Dec
5	Mr PRABIR DAS	M S DEEP ENTERPRISE-0.66 Dec
6	Mr ABIR DAS	M S DEEP ENTERPRISE-0.66 Dec
7	Smt MINA BRAHMA	M S DEEP ENTERPRISE-0.66 Dec
8	Mr BIJAY BRAHMA	M S DEEP ENTERPRISE-0.66 Dec
9	Mr AJAY BRAHMA	M S DEEP ENTERPRISE-0.66 Dec
10	Miss RITIKA GUPTA	M S DEEP ENTERPRISE-0.66 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR DAS	M S DEEP ENTERPRISE-50.00000000 Sq Ft
2	Smt JHARNA HALDER	M S DEEP ENTERPRISE-50.00000000 Sq Ft
3	Smt RINA ROY	M S DEEP ENTERPRISE-50.00000000 Sq Ft
4	Smt UMA BAKSHI	M S DEEP ENTERPRISE-50.00000000 Sq Ft
5	Mr PRABIR DAS	M S DEEP ENTERPRISE-50.00000000 Sq Ft
6	Mr ABIR DAS	M S DEEP ENTERPRISE-50.00000000 Sq Ft
7	Smt MINA BRAHMA	M S DEEP ENTERPRISE-50.00000000 Sq Ft
8	Mr BIJAY BRAHMA	M S DEEP ENTERPRISE-50.00000000 Sq Ft
9	Mr AJAY BRAHMA	M S DEEP ENTERPRISE-50.00000000 Sq Ft
10	Miss RITIKA GUPTA	M S DEEP ENTERPRISE-50.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sreepur Bagherghole, Mouza: Sripur Bagherghole, Ward No: 034, Holding No:211 JI No: 59, Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 113		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160401684 / 2024

On 15-02-2024

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 11:59 hrs on 15-02-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SUSANTA KUMAR DAS .

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 48,57,502/-

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

Execution is admitted on 15/02/2024 by 1. Mr SAMIR DAS, Son of Late BHUSAN DAS, 32,PANCHANANTALA ROAD, P.O: DESHPRIYA PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 2. Smt JHARNA HALDER, Daughter of Late BHUSAN DAS, A.T.CHATTERJEE ROAD,DHAKURIA, P.O: DHAKURIA, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 3. Smt RINA ROY, Alias Smt RINA DAS, Wife of Mr SAJAL ROY, TRIPURA SUNDARI ROAD, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife, 4. Smt UMA BAKSHI, Daughter of Late JAGENNATH DAS, D-30,ATA BAGAN, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 5. Mr PRABIR DAS, Son of Late JAGENNATH DAS, BORAL LAKE PALLY, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Service, 6. Mr ABIR DAS, Son of Late JAGENNATH DAS, BORAL LAKE PALLY, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Service, 7. Smt MINA BRAHMA, Wife of Late MANIK BRAHMA, BORAL GOVT.COLONY, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife, 8. Mr BIJAY BRAHMA, Son of Late MANIK BRAHMA, BORAL GOVT.COLONY, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Service, 9. Mr AJAY BRAHMA, Son of Late MANIK BRAHMA, BORAL GOVT.COLONY, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Service, 10. Miss RITIKA GUPTA, Daughter of Mr PRADIP GUPTA, BORAL GOVT.COLONY, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Student

Indetified by Mongal Das, , Son of SAMIR DAS, 32,PANHANANTALA ROAD, P.O: LAKE, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Others

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

Execution is admitted on 15-02-2024 by Mr SUSANTA KUMAR DAS, SOLE PROPRIETOR, M S DEEP ENTERPRISE (Sole Proprietorship), 1/18,PRINCE GOLAM MOHAMMED SHAH ROAD, City:- , P.O:- GOLF GREEN, P.S:-Jadavpur, District-South 24-Parganas, West Bengal, India, PIN:- 700095

Indetified by Mongal Das, , Son of SAMIR DAS, 32,PANHANANTALA ROAD, P.O: LAKE, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,053.00/- (B = Rs 6,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 6,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/02/2024 11:32AM with Govt. Ref. No: 192023240384370598 on 15-02-2024, Amount Rs: 6,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 5485484344317 on 15-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 7,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 777, Amount: Rs.10.00/-, Date of Purchase: 15/01/2024, Vendor name: Swarup Chandra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/02/2024 11:32AM with Govt. Ref. No: 192023240384370598 on 15-02-2024, Amount Rs: 7,021/-, Bank: SBI EPay (SBIPay), Ref. No. 5485484344317 on 15-02-2024, Head of Account 0030-02-103-003-02



Anupam Haider
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 1604-2024, Page from 62679 to 62723
being No 160401684 for the year 2024.



(Anupam Halder)

Digitally signed by Anupam Halder
Date: 2024.02.23 12:29:40 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 23/02/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.



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

Query No / Year	2000328565/2024	Office where deed will be registered
Query Date	05/02/2024 9:05:14 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Bapan Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9734355240, Status : Solicitor firm	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 6,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 46,57,502/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,021/- (Article:48(g))	Rs. 6,021/- (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: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sreepur Bagherghole, Mouza: Sripur Bagherghole, , Ward No: 034, Holding No:211 JI No: 59, , Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-113 (RS :-)		Bastu	Bastu	4 Katha	1/-	43,20,002/-	Property is on Road
Grand Total :					6.6Dec	1 /-	43,20,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,37,500/-	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					
Total :		500 sq ft	1 /-	3,37,500 /-	



Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr SAMIR DAS Son of Late BHUSAN DAS,32,PANCHANANTALA ROAD, City:- , P.O:- DESHPRIYA PARK, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. FWxxxxxx4B, Aadhaar No.: 90xxxxxxxx8747,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Smt JHARNA HALDER Daughter of Late BHUSAN DAS,A.T.CHATTERJEE ROAD,DHAKURIA, City:- , P.O:- DHAKURIA, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. APxxxxxx6D, Aadhaar No.: 76xxxxxxxx2870,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Smt RINA ROY, (Alias: Smt RINA DAS) Wife of Mr SAJAL ROY,TRIPURA SUNDARI ROAD, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BPxxxxxx5H, Aadhaar No.: 69xxxxxxxx4516,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Smt UMA BAKSHI Daughter of Late JAGENNATH DAS,D-30,ATA BAGAN, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. DVxxxxxx0G, Aadhaar No.: 81xxxxxxxx7293,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Mr PRABIR DAS Son of Late JAGENNATH DAS,BORAL LAKE PALLY, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. CPxxxxxx2Q, Aadhaar No.: 68xxxxxxxx1234,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	Mr ABIR DAS Son of Late JAGENNATH DAS,BORAL LAKE PALLY, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. COxxxxxx9Q, Aadhaar No.: 26xxxxxxxx8070,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	Smt MINA BRAHMA Wife of Late MANIK BRAHMA,BORAL GOVT.COLONY, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BRxxxxxx1K, Aadhaar No.: 25xxxxxxxx2287,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



8	Mr BIJAY BRAHMA Son of Late MANIK BRAHMA, BORAL GOVT. COLONY, City:- , P.O:- BORAL, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. DSxxxxxx9G, Aadhaar No.: 43xxxxxxxx6999, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
9	Mr AJOY BRAHMA Son of Late MANIK BRAHMA, BORAL GOVT. COLONY, City:- , P.O:- BORAL, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BRxxxxxx2L, Aadhaar No.: 59xxxxxxxx3703, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
10	Miss RITIKA GUPTA Daughter of Mr PRADIP GUPTA, BORAL GOVT. COLONY, City:- , P.O:- BORAL, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No. EMxxxxxx9K, Aadhaar No.: 88xxxxxxxx3204, 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	M S DEEP ENTERPRISE (Sole Proprietorship) 1/18, PRINCE GOLAM MOHAMMED SHAH ROAD, City:- , P.O:- GOLF GREEN, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700095 PAN No. AHxxxxxx3E, 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 SUSANTA KUMAR DAS Son of Late SURENDRA NATH DAS 1/18, PRINCE GOLAM MOHAMMAD SHAH ROAD, City:- , P.O:- GOLF GREEN, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHxxxxxx3E, Aadhaar No.: 82xxxxxxxx7119	M S DEEP ENTERPRISE (as SOLE PROPRIETOR)

Identifier Details :

Name & address
Mr BIJOY SHAW Son of Late H P SHAW ALIPORE JUDGES 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 SAMIR DAS, Smt JHARNA HALDER, Smt RINA ROY, Smt UMA BAKSHI, Mr PRABIR DAS, Mr ABIR DAS, Smt MINA BRAHMA, Mr BIJAY BRAHMA, Mr AJOY BRAHMA, Miss RITIKA GUPTA, Mr SUSANTA KUMAR DAS



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR DAS	M S DEEP ENTERPRISE-0.66 Dec
2	Smt JHARNA HALDER	M S DEEP ENTERPRISE-0.66 Dec
3	Smt RINA ROY	M S DEEP ENTERPRISE-0.66 Dec
4	Smt UMA BAKSHI	M S DEEP ENTERPRISE-0.66 Dec
5	Mr PRABIR DAS	M S DEEP ENTERPRISE-0.66 Dec
6	Mr ABIR DAS	M S DEEP ENTERPRISE-0.66 Dec
7	Smt MINA BRAHMA	M S DEEP ENTERPRISE-0.66 Dec
8	Mr BIJAY BRAHMA	M S DEEP ENTERPRISE-0.66 Dec
9	Mr AJOY BRAHMA	M S DEEP ENTERPRISE-0.66 Dec
10	Miss RITIKA GUPTA	M S DEEP ENTERPRISE-0.66 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR DAS	M S DEEP ENTERPRISE-50 Sq Ft
2	Smt JHARNA HALDER	M S DEEP ENTERPRISE-50 Sq Ft
3	Smt RINA ROY	M S DEEP ENTERPRISE-50 Sq Ft
4	Smt UMA BAKSHI	M S DEEP ENTERPRISE-50 Sq Ft
5	Mr PRABIR DAS	M S DEEP ENTERPRISE-50 Sq Ft
6	Mr ABIR DAS	M S DEEP ENTERPRISE-50 Sq Ft
7	Smt MINA BRAHMA	M S DEEP ENTERPRISE-50 Sq Ft
8	Mr BIJAY BRAHMA	M S DEEP ENTERPRISE-50 Sq Ft
9	Mr AJOY BRAHMA	M S DEEP ENTERPRISE-50 Sq Ft
10	Miss RITIKA GUPTA	M S DEEP ENTERPRISE-50 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 06-03-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 06-03-2024)
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.



It appears that seller/transferor(s) is not recorded owner/tenant(s). Please get his/her(their) name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhumigov.in.

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. GARIA, 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

