

2/LN 3381/21

1-9-2021



पश्चिम बंगाल WEST BENGAL

G 2 7946

Endorsement sheet and signature
sheet attached with the document
are Part of the Document

Addl. Dist. Sub-Registrar
Chandannagar Hooghly

24 SEP 2021

LAND OWNER AND DEVELOPER AGREEMENT

THIS LAND OWNER AND DEVELOPER AGREEMENT

made on this 24th day of September, 2021,

R. D. Das.

Contd. 2

DEED PLAN OF

R.S. DAG NO.-170, R.S. KHATIAN NO.- 109, L.R. DAG NO.-246, L.R. KHATIAN NO.-344,
SHEET NO.-12, MOUZA AND P.S.- CHANDANNAGORE, J.L. NO.-1,
HOLDING NO.- 724, WARD NO.-10, AT CHANDANNAGORE STATION ROAD
UNDER CHANDANNAGORE MUNICIPAL CORPORATION, DIST.-HOOGHLY.

LAND AREA = 04 KA.- 07 CH.- 00 SQ. FT. OR 0.073 ACRE (MORE OR LESS)

LAND AREA SHOWN THUS RED



DTS DEVECO
DEVELOPING ECONOMICALLY
1st Partner: Sandipan Choudhury
2nd Partner: Rajasree Choudhury
SIGNATURE OF THE DEVELOPER (S)

Sukir Krishna Choudhury
SIGNATURE OF THE LAND OWNER(S)

DRAWN BY AS DIR.

Chaitali De
CHAITALI DEY
Registered L.B.S. of C.M.C.
Registration No. 20



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

GRN Details

GRN:	192021220081822881	Payment Mode:	Online Payment
GRN Date:	21/09/2021 13:14:03	Bank/Gateway:	State Bank of India
BRN :	IK0BHIPSQ8	BRN Date:	21/09/2021 13:09:33
Payment Status:	Successful	Payment Ref. No:	2001803405/6/2021

[Query No./Query Year]

Depositor Details

Depositor's Name:	SANDIPAN CHOUDHURY
Address:	CHANDANNAGAR
Mobile:	9477476304
Depositor Status:	Buyer/Claimants
Query No:	2001803405
Applicant's Name:	Mr Pradip Das
Identification No:	2001803405/6/2021
Remarks:	Sale, Development Agreement or Construction agreement Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001803405/6/2021	Property Registration- Stamp duty	0030-02-103-003-02	15000
2	2001803405/6/2021	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				15007

IN WORDS: FIFTEEN THOUSAND SEVEN ONLY.

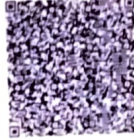
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AASFD0121H



नाम / Name
DTS DEVECO

निगमन/गठन की तारीख
Date of Incorporation/Formation
16/10/2020

03022021



DTS DEVECO
DEVELOPING ECONOMICALLY

1st Partner

Sandipan Choudhury
Rajjasee Choudhury

आयकर विभाग

INCOME TAX DEPARTMENT

SUBIR KRISHNA CHOUDHURY

SRIMAN KRISHNA CHOUDHURY

02/03/1985

Permanent Account Number

AGZEC1472B


Signature



भारत सरकार

GOVT. OF INDIA



10032015

Subir Krishna Choudhury

ভারত সরকার
Unique Identification Authority of India
Government of India

জন্মকালক্রম আই ডি / Enrollment No.: 1214/70062/07702

To
সুবীর কৃষ্ণ চৌধুরী
Subir Krishna Choudhury
S/O Sriman Krishna Choudhury
Rash Behari Avenue
Bagbazar Station Road Chandannagar
Chandannagar Hugli
West Bengal 712136
9433319851

17282462



UG17282462BIN



আপনার আধার সংখ্যা/ Your Aadhaar No.:

6666 5083 1640

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA

সুবীর কৃষ্ণ চৌধুরী
Subir Krishna Choudhury
জন্ম সাল / Year of Birth: 1955
পুরুষ / Male



6666 5083 1640

আধার - সাধারণ মানুষের অধিকার

Subir Krishna Choudhury



ভারত সরকার

পরিচয়ের প্রমাণ - আইডি কার্ডের পট

পরিচয়ের প্রমাণ অনলাইন গ্রাফিক্যালিডেন দ্বারা যাচাই করা

INFORMATION

is proof of identity, not of citizenship.

to establish identity, authenticate

সারা দেশে মান্য।

ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির
সহায়ক হবে।

is valid throughout the country.

will be helpful in availing Government

and Non-Government services in future.

17282462

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

S/O শ্রীমান কৃষ্ণ চৌধুরী, রাস
বেহারী গ্রাভিসিউ, বাগবাজার
স্টেশন রোড, চন্দননগর,
চন্দননগর হুগলী, পশ্চিম বঙ্গ
712136

Address

S/O Sriman Krishna
Choudhury Rash Behari
Avenue Bagbazar Station
Road Chandannagar
Chandannagar Hugli, West
Bengal 712136



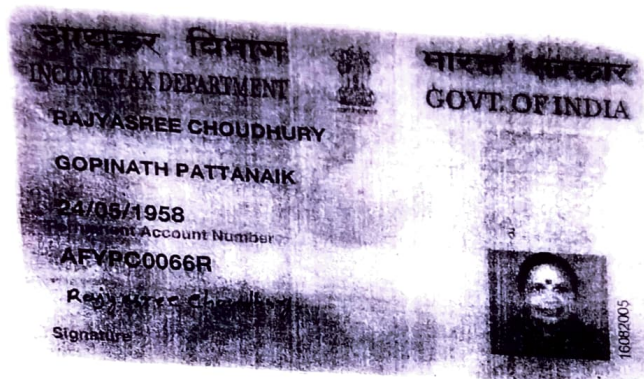
১৮৮৮ ১৮৮৮



১৮৮৮ ১৮৮৮



www.uidai.gov.in



Rajyasree Choudhury.

ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাতুক্তির আই ডি/Enrollment No.: 1214/70062/07701

To
রাজ্যস্ৰী চৌধুরী
Rajyasree Choudhury
W/O Subir Krishna Choudhury
Rash Behan Avenue
Bagbazar Station Road Chandannagar
Chandannagar Hugli
West Bengal 712136
9477462050

17282461



UGI72824614N



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9816 7779 6339

আধার - সাধাৰণ মানুষের অধিকাৰ



ভাৰত চৰকাৰ
GOVERNMENT OF INDIA

রাজ্যস্ৰী চৌধুরী
Rajyasree Choudhury
জন্ম সাল / Year of Birth : 1958
মহিলা / Female



9816 7779 6339

সাধাৰণ মানুষের অধিকাৰ

Rajyasree Choudhury.



পৰিচয়ের প্রমাণ নাগৰিকত্বের প্রমাণ নয়
পৰিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বাৰা প্রাপ্ত হয়

INFORMATION

is proof of identity, not of citizenship

It establishes identity, authenticates

সৰা দেশে মানা।

ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তি
সহায়ক হবে

is valid throughout the country

It will be helpful in availing Government
and Non-Government services in future

17282461

ভাৰত চৰকাৰ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা
W/O নবীৰ কৃষ্ণ চৌধুরী, রাশ
বেহানী এভিনিউ, বাগবাজার
স্টেশন রোড, চন্দননগর,
চন্দননগর, হুগলী, পশ্চিম বঙ্গ,
712136

Address
W/O Subir Krishna Choudhury
Rash Behan Avenue
Bagbazar Station Road
Chandannagar
Chandannagar Hugli West
Bengal 712136



17282461



help@uidai.gov.in



www.uidai.gov.in



UIDAI

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANDIPAN CHOUDHURY

SUBIR KRISHNA CHOUDHURY

03/10/1989

Permanent Account Number
AWOPC0894L

Signature



23/11/2012



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 0661/04971/00201

To
Sandipan Choudhury
S/O Subir Krishna Choudhury
Rash Behari Avenue
Bagbazar Station Road
Chandannagar
Chandannagar
Hugli
West Bengal 712136
9007882828

05/02/2012
110784995

ME107849956FH



आपका आधार क्रमांक / Your Aadhaar No. :

7209 0503 1020

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India
Sandipan Choudhury
DOB : 03/10/1989
Male



7209 0503 1020

मेरा आधार, मेरी पहचान



Government of India

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Subir Krishna Choudhury, Rash Behari Avenue,
Bagbazar Station Road, Chandannagar, Chandannagar
Hugli, West Bengal, 712136

7209 0503 1020



help@uidai.gov.in



www.uidai.gov.in

Sandipan Choudhury

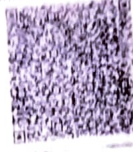


ভারত সরকার
Government of India



সুকান্ত শোমে
Sukanta Shome
পিতা: নারায়ণ চন্দ্র শোমে
Father: Narayan Chandra Shome

জন্মতারিখ/DOB: 30/10/1980
পুরুষ: Male



9747 9545 4509

আধার - সাধারণ মানুষের অধিকার



ঠিকানা:

সুভাষপল্লী ওল্ড পোষ্ট অফিস লেন
দক্ষিণপাড়ার, চন্দ্রনগর, খালিসানী
হুগলী, পশ্চিমবঙ্গ,

ভারত সরকার
Unique Identification Authority of India

Address: SUBHASPALLY
OLD POST OFFICE LANE,
DAKSHINPARA,
Chandannagar, Khatisani,
Hooghly, West Bengal
712138

9747 9545 4509

1947
1900 300 1947

help@uidai.gov.in

www.
www.uidai.gov.in

Sukanta Shome

B E T W E E N

SRI SUBIR KRISHNA CHOUDHURY, son of Late Sriman Krishna Choudhury, by faith Hindu, by profession Retired, Resident of Rash Behari Avenue, Bagbazar Station Road, P.O. & P.S. Chandannagar, District Hooghly, PAN - ACZPC3472B, Aadhaar No. 6666 5083 1640 hereinafter referred to as the **LAND OWNER** *(which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, successors, administrators, representatives and assigns)* of the **ONE PART**.

A N D

"DTS DEVECO" Registered Office at **"Bagbazar Plaza"**, Bagbazar Station Road, P.O. & P.S. Chandannagar, PIN 712136, District Hooghly, PAN - AASFD0121H, represented by its Partners namely (1) **SRI SANDIPAN CHOUDHURY**, son of Sri Subir Krishna Choudhury, by faith Hindu, by profession Business, Resident of Rash Behari Avenue, Bagbazar Station Road, P.O. & P.S. Chandannagar, District Hooghly, PAN AWOPC0894L, Aadhaar No.7209 0503 1020 and (2) **SMT. RAJYASREE CHOUDHURY**, wife of Sri Subir Krishna Choudhury, resident of Rash Behari Avenue, Bagbazar Station Road, P.O. & P.S. Chandannagar, PIN 712136, District Hooghly, PAN - AFYPC0066R, Aadhaar no. 9816 7779 6339, hereinafter referred to as the **DEVELOPER** *(which terms and*

*expression shall unless include by or repugnant or context be deemed to include their heirs, successors or administrators, representatives and assign) of the **OTHER PART**.*

WHEREAS the property as mentioned in the schedule herein below belonged to Sudhir Gopal Mitra having right, title, interest and possession.

AND WHEREAS subsequently said Sudhir Gopal Mitra transferred the said property as mentioned in the schedule herein below to the **LAND OWNER** herein by virtue of a registered Deed of Gift being no. 02920 for the year 2006, registered in Book no. I, Volume no. 6, Pages 3618 to 3633, registered at A.D.S.R. at Chandannagar.

AND WHEREAS in such way the **LAND OWNER** herein has become the absolute owner of the property as mentioned in the schedule herein below and thereby mutated his name in the settlement record of rights and before the office of the Chandernagore Municipal Corporation and has been paying rent and taxes regularly.

AND WHEREAS the **LAND OWNER** having an intention to construct a building or multi-storied building over the said property specifically as mentioned in the schedule herein below took one step ahead but now out of dearth of technical knowledge and experience approached the **DEVELOPER**.

AND WHEREAS the **DEVELOPER** having experience in developing lands and construction work etc., agreed to develop the said land for promoting, developing and constructing a building or multistoried building, apartment with an object of selling different kinds of self-contained residential flats or units and shops according to the sanctioned plan as approved by the appropriate Office of Chandernagore Municipal Corporation over the property as describe in the schedule herein below and as specifically demarcated and delineated in the map annexed herewith with "**RED**" colour, upon certain terms and conditions as follows.

NOW THESE PRESENTS WITNESSETH and the parties hereby agree as follows:

A. The **LAND OWNER** has declared and assured that the said plot of land is neither excess vacant land under any provision nor the same is adversely hit or affected by the provisions of the West Bengal Land Reforms Act or of the Urban Land (Ceiling & Regulation) Act in any manner whatsoever and the **LAND OWNERS** is entitled to deal therewith freely in the manner to be decided by the **LAND OWNERS** himself.

B. The **LAND OWNERS** having proposed, the **DEVELOPER** has accepted the proposals for overall development of the area

of land and for construction of different specification therein in the vicinity of Bagbazar Station Road.

C. The **LAND OWNERS** being desirous of having his said plot of land developed as such put in and used on the terms, conditions and proposals of the **DEVELOPER**, has agreed to join the **DEVELOPER** and put his said plot of land at the disposal of the building and development project thereof.

D. The **DEVELOPER** shall be entitled to negotiate with the intending purchaser in respect of the Developer Allocation of the proposed building and for the sake of convenience and for bringing up most suitable and commercially viable construction thereon except the portion belonging to the Owner's Allocation.

E. The **LAND OWNER** has thus and therefore agreed to develop the plot of land as mentioned in the schedule herein below for sale to the intending purchasers of the proposed Buildings, apartments, flats etc., wherein the **DEVELOPER** shall construct or cause to be constructed the proposed Buildings or apartments by entering into construction agreement with the intending purchaser(s), if any.

F. It has been agreed by the parties hereto that the **DEVELOPER** shall incur all costs, charges and expenses for the negotiation with the intending purchasers as also for the development and completion of the said project and shall

generally be responsible for undertaking the said work (hereinafter called the **DEVELOPMENT WORK**). The **LAND OWNER** shall neither be required nor be called upon by the **DEVELOPER** to pay or contribute to the fund, requirement of the **DEVELOPER** for the development and/or construction of the said project.

G. The **DEVELOPER** shall be accountable for proper execution of the **DEVELOPMENT WORK** over the schedule mentioned plot of land.

H. The parties hereto are desirous recording the said mutually agreed terms and conditions.

AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

1. The **LAND OWNER** having being agreed to entrust the **DEVELOPER** about the development of the land as mentioned in the schedule herein below and construction of the multi-storied building or flat or apartment over the said land as mentioned in the schedule herein below and in connection therewith, authorizing the **DEVELOPER** to exercise the wisdom in regard to the work of construction over the property as describe in the schedule herein below.

2. The **LAND OWNER's** allocation shall be more and less 50% of the total covered area which shall mean and include

the entire Second Floor and Third Floor as per Sanction Building Plan vide no. AIN-0109146210200088 dated 31.08.2021 sanctioned by the Chandernagore Municipal Corporation. Be it also mentioned here that the **DEVELOPER's** allocation shall mean and include the Ground Floor and First Floor or the portions excluding the portions of the **LAND OWNER** mentioned herein. Be it mentioned here that Electric charge or expenses shall be borne by the **LAND OWNER** for his allocation. It is further mentioned here that if the Chandernagore Municipal Corporation sanction any extra floor or floors in future upon the said building the **LAND OWNER** shall be entitled to 50% of said extra floor or floors.

3. The **DEVELOPER** shall in terms hereof take symbolic possession of the said land as describe in the schedule herein below and hold the same for and/or on behalf of the **LAND OWNER** and/or in the name of the **LAND OWNER** for the purposes of development and construction in terms hereof and simultaneously with the execution of this agreement and shall retain the same until the said project is fully developed, constructed and completely sold out in terms of the proposed scheme framed by the **DEVELOPER**. The **LAND OWNER** shall have the supervision upon the work of development to be undertaken by the **DEVELOPER** in any manner whatsoever

either by the **LAND OWNER** himself or by any person authorized by the **LAND OWNER**.

4. The **DEVELOPER** shall take all steps for the overall development, construction in accordance with the sanction of the plan for the said **DEVELOPMENT WORK** / project and selling out of the **DEVELOPER's** allocation.

5. The **LAND OWNER** has agreed and hereby authorizes the **DEVELOPER** to any acts lawfully and related to the **DEVELOPMENT WORK** as the **DEVELOPER** would find convenient and commercially viable for the construction of the said **DEVELOPMENT WORK** thereon as proposed in the scheme framed by the **DEVELOPER**.

6. Under the scheme framed and/or proposals made by the **DEVELOPER**, the **LAND OWNER** shall hereby authorizes the **DEVELOPER** to sell, lease or transfer their allocations over the said construction made over the land as describe in the schedule herein below, save and except **LAND OWNER's** allocation.

RQ

7. The **DEVELOPER** shall, if considered, enter into agreement with the intending purchaser(s) and shall construct and/or shall cause to be constructed thereon the said **DEVELOPMENT WORK** in terms of the agreement to be entered into by the **DEVELOPER** with the intending purchaser(s) in respect to the **DEVELOPER's** allocation. Be it

mentioned here that the **DEVELOPER** shall collect and or receive the earnest money from the intending purchaser or even from the purchaser.

8. It is expected that the construction of the proposed **DEVELOPMENT WORK** shall be completed by the **DEVELOPER** in phases and in any event within a period of 2(Two) years 6 (Six) month from the date of execution of this **DEVELOPMENT AGREEMENT**.

9. The **DEVELOPER** shall not perform any unlawful act over the schedule mentioned property or in connection with the said property and the **LAND OWNER** shall not be liable for that in any manner whatsoever

10. The **DEVELOPER** shall not claim any sum of money from the **LAND OWNER** in lieu of any cost incurred by it for the development and construction of the said **DEVELOPMENT WORK**.

11. For the purpose of development of the said **DEVELOPMENT WORK** / project, the **DEVELOPER** shall be entitled to enter into agreements for transfer by way of sale, agreement for sale and/or otherwise with intending buyers/purchaser(s) and to receive the earnest and/or consideration money in respect to the **DEVELOPER's** allocation only.

12. The **DEVELOPER** shall be entitled to transfer by way of sale, agreement for sale and/or otherwise dispose of their allocation as developed in the **DEVELOPMENT WORK** except the portion belonging to the Owner's Allocation, to the intending buyers and the **LAND OWNER** shall for the said purpose grant and execute a registered General Power of Attorney in favour of the **DEVELOPER**.

13. The **DEVELOPER** shall be entitled to lawfully raise finances from Banks, Financial Institutions, Housing Finance Companies, or personally from any third person etc. for the purpose of construction of the said **DEVELOPMENT WORK** over the property as describe in the schedule herein below, provided however that the **DEVELOPER** shall not attach any liability to the **LAND OWNER** or over the **LAND OWNER's** allocation over the property as describe in the schedule herein below on account of its borrowings in any manner whatsoever.

14. The **LAND OWNER** and **DEVELOPER** state, declare and confirm that all acts and deeds done, executed and performed herein in pursuance hereof in connection with the development of the said **DEVELOPMENT WORK** / project shall be binding at all times hereafter on the **LAND OWNER** and **DEVELOPER**.

15. The **LAND OWNER** hereby confirms and declares that he shall not transfer, sell, mortgage, encumber and/or deal with

in any manner with the said plot of land as describe in the schedule herein below in any manner whatsoever so as to prejudice, affect or hamper the said **DEVELOPMENT WORK**/ project performed by the said **DEVELOPER**. The **LAND OWNER** hereby again confirms and declares that this agreement shall be inoperative if the **LAND OWNER** herein and the **DEVELOPER** herein entered into any other type of agreement in connection with the said **DEVELOPMENT WORK** over the land as mentioned in the schedule herein below.

16. It is also mutually agreed that this agreement has been or is being entered into irrevocably and the **LAND OWNER** shall not be entitled in any manner to rescind or cancel this agreement or any of its provisions unless the **DEVELOPER** act unlawfully. Provided further, however that in case the **DEVELOPER** decide to abandon the said **DEVELOPMENT WORK** / project then the **LAND OWNER** shall be entitled to receive possession of the said plot of land as mentioned in the schedule herein below, free from all encumbrances, charges, claims, demands, liens etc., upon adjustment of the amounts which may have by then been paid by the **DEVELOPER** to the **LAND OWNER**.

17. The **LAND OWNER** at any time hereinafter as and when may be so directed by the **DEVELOPER**, grant a General Power of Attorney to the **DEVELOPER** for the purpose of the

development of the said **DEVELOPMENT WORK** /project and shall grant such further powers and authorities as may be required from time to time to enable the **DEVELOPER** to proceed and complete the said project.

18. The **LAND OWNER** declares that he has examined and verified the terms herein and proposals made by the **DEVELOPER** for the development of the said **DEVELOPMENT WORK** / project over the land or property as describe in the schedule herein below and the **LAND OWNER** herein is fully satisfied with the same including the provisions made with regard thereto by the **DEVELOPER** as also with the responsibilities of the parties mentioned and described herein.

19. The **LAND OWNER** shall sign execute and deliver all such deeds, documents papers and do all such lawful acts deeds and things as may be required from time to time and co-operate with the **DEVELOPER** for the purpose of the said **DEVELOPMENT WORK** / project.

 20. The **LAND OWNER** with a bonafide belief affirms that the land or the property as describe in the schedule herein below is free from all sorts of encumbrances; and if not so found in future the **LAND OWNER** shall be liable to indemnify the loss suffered by the **DEVELOPER**, if any.

21. All disputes and differences by and/or between the parties hereto in any way relating to or connected with this

agreement and/or anything arising in pursuance hereof shall be under exclusive jurisdiction the Court and/or Forum where the property as described herein below situates.

THE SCHEDULE ABOVE REFERRED TO:

(LAND)

District and District Sub-Registrar Office - Hooghly, Additional District Sub-Registrar Office Chandannagar, P.S. and Mouza Chandannagore, J.L. No. 1, Sheet No. 12, R.S. Khatian No.109, R.S. Dag No. 170, Corresponding to L.R. Khatian No. 504, L.R. Dag No. 246, Bastu Land measuring about more or less 0.0730 Acre or 4 Cottahs 7 Chittaks more or less situated at Chandannagar Station Road, Ward No 10, Holding No. 724, under Chandernagore Municipal Corporation as specifically demarcated and delineated in the map annexed herewith with "RED" colour.

The Map annexed herewith is the part and parcel of this Agreement.

 The property is butted and bounded by :-

ON THE NORTH : 20' feet Chandannagar Station Road.

ON THE SOUTH : Pond.

ON THE EAST : Bagbazar Plaza Apartment.

ON THE WEST :Kundu Bhavan.

IN WITNESS WHEREOF the LAND OWNER and THE DEVELOPER hereunder set subscribes their respective hands and seals on the day, month and year first above mentioned.

SIGNED, SEALED AND DELIVERED

In Presence of witnesses:

1. *Sudanta Shome*
Subespally Chandannagar
P.S Bhowdar

2. *Deb Kumar Bhattacharya*
310, Phulpur Lane,
Chinsurah, Hooghly - 712101.

Subir Krishna Choudhury.
SIGNATURE OF THE LAND OWNER



1. *DTS DEVECO*
DEVELOPING ECONOMICALLY
1st Partner: *Sandipan Choudhury*
2nd Partner:
2. *Rajyasree Choudhury.*

SIGNATURE OF THE DEVELOPER

DRAFTED BY ME

Rajyasree
ADVOCATE, Reg. No. WB/88/2003

TYPED BY ME

S
TYPIST

SPECIMEN FORM FOR TEN FINGERPRINTS



Subir Choudhury

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



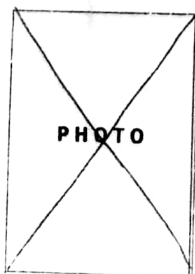
Rajyoree Choudhury

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sandipan Choudhury

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Major Information of the Deed

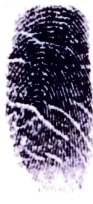
No :	I-0604-03156/2021	Date of Registration	24/09/2021
Query No / Year	0604-2001803405/2021	Office where deed is registered	
Query Date	14/09/2021 10:24:28 PM	0604-2001803405/2021	
Applicant Name, Address & Other Details	Pradip Das Chandannagar Court,Thana : Chandannagar, District : Hooghly, WEST BENGAL, PIN - 712136, Mobile No. : 9477476304, Status :Attorney of Claimant		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value		Market Value	
		Rs. 1,19,45,456/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,000/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Chandannagar Station Road,
Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-12, , Ward No: 10, Holding No:724
JI No: 1, Pin Code : 712136

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-246 (RS :-170)	LR-504	Other Commercial Uses	Bastu	0.073 Acre		1,19,45,456/-	Property is on Road Adjacent to Metal Road,
Grand Total :					7.3Dec	0 /-	119,45,456 /-	

Land Lord Details :

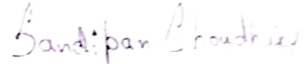
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUBIR KRISHNA CHOUDHURY (Presentant) Son of Late Sriman Krishna Choudhury Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office			
		24/09/2021	LTi 24/09/2021	24/09/2021

, Bihari Avenue, Chandannagar Station Road, City:- Chandannagar, P.O:- Chandannagar, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx2B, Aadhaar No: 66xxxxxxx1640, Status :Individual, Executed by: Self, Date of Execution: 24/09/2021, Admitted by: Self, Date of Admission: 24/09/2021, Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DTS Dev Eco "Bagbazar Plaza", Bagbazar Station Road, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136, PAN No.: AAxxxxxx1H, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANDIPAN CHOUDHURY Son of Mr Subir Krishna Choudhury Date of Execution - 24/09/2021, , Admitted by: Self, Date of Admission: 24/09/2021, Place of Admission of Execution: Office			
		Sep 24 2021 2:14PM	LTI 24/09/2021	24/09/2021
	Rash Bihari Avenue, Chandannagar Station Road, City:- Chandannagar, P.O:- Chandannagar, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136, Sex: Male, By Caste- Hindu, Occupation: Business, Citizen of: India, , PAN No.: AWxxxxxx4L, Aadhaar No: 72xxxxxxx1020 Status : Representative, Representative of : DTS Dev Eco (as Partner)			
2	Name	Photo	Finger Print	Signature
	Mrs RAJYASREE CHOUDHURY Wife of Mr Subir Krishna Choudhury Date of Execution - 24/09/2021, , Admitted by: Self, Date of Admission: 24/09/2021, Place of Admission of Execution: Office			
		Sep 24 2021 2:15PM	LTI 24/09/2021	24/09/2021
	Rash Behari Avenue, Bagbazar, Station Road Chandannagar, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136, Sex: Female By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx6R, Aadhaar No: 98xxxxxxx6339 Status : Representative, Representative of : DTS Dev Eco (as Partner)			

Details :

	Photo	Finger Print	Signature
JKANTA SHOME NARAYAN CHANDRA SHOME HAS PALLY, City:- , P.O.- AL/SANI, P.S.-Bhadreswar, District:- Hooghly, West Bengal, India, PIN - 712138			
	24/09/2021	24/09/2021	24/09/2021
Identifier Of Mr SUBIR KRISHNA CHOUDHURY, Mr SANDIPAN CHOUDHURY, Mrs RAJYASREE CHOUDHURY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBIR KRISHNA CHOUDHURY	DTS Dev Eco-7.3 Dec

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Chandannagar Station Road, Road Zone : (Adjacent to Road -- Adjacent to Road) . Mouza: Chandannagar Sit No-12, . Ward No: 10, Holding No:724
 JI No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 246, LR Khatian No:- 504		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 060403156 / 2021

24-09-2021

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 14:11 hrs on 24-09-2021, at the Office of the A.D.S.R. CHANDANNAGAR by Mr SUBIR KRISHNA CHOUDHURY ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,19,45,456/-

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

Execution is admitted on 24/09/2021 by Mr SUBIR KRISHNA CHOUDHURY, Son of Late Sriman Krishna Choudhury, Rash Bihari Avenue, Chandannagar Station Road, P.O: Chandannagar, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Retired Person Identified by Shri SUKANTA SHOME, , , Son of NARAYAN CHANDRA SHOME, SUBHAS PALLY, P.O: KHALISANI, Thana: Bhadreswar, , Hooghly, WEST BENGAL, India, PIN - 712138, by caste Hindu, by profession Business

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

Execution is admitted on 24-09-2021 by Mr SANDIPAN CHOUDHURY, Partner, DTS Dev Eco (Partnership Firm), "Bagbazar Plaza", Bagbazar Station Road, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:- Hooghly, West Bengal, India, PIN:- 712136

Identified by Shri SUKANTA SHOME, , , Son of NARAYAN CHANDRA SHOME, SUBHAS PALLY, P.O: KHALISANI, Thana: Bhadreswar, , Hooghly, WEST BENGAL, India, PIN - 712138, by caste Hindu, by profession Business

Execution is admitted on 24-09-2021 by Mrs RAJYASREE CHOUDHURY, Partner, DTS Dev Eco (Partnership Firm), "Bagbazar Plaza", Bagbazar Station Road, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:- Hooghly, West Bengal, India, PIN:- 712136

Identified by Shri SUKANTA SHOME, , , Son of NARAYAN CHANDRA SHOME, SUBHAS PALLY, P.O: KHALISANI, Thana: Bhadreswar, , Hooghly, WEST BENGAL, India, PIN - 712138, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2021 1:16PM with Govt. Ref. No: 192021220081822881 on 21-09-2021, Amount Rs: 7/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BHIPSQ8 on 21-09-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,000/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,000/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 6626, Amount: Rs.5,000/-, Date of Purchase: 21/09/2021, Vendor name: S Mallick

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 21/09/2021 1:16PM with Govt. Ref. No: 192021220081822881 on 21-09-2021, Amount Rs: 15,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BHIPSQ8 on 21-09-2021, Head of Account 0030-02-103-003-02



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal