

01/08/22 4329/22
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बङ्गाल पश्चिम बङ्गाल WEST BENGAL

H 051059

17/8
I certify that the document is admitted to registration. The signature sheets and the document sheets attached with the document are the part of this document.

[Signature]
District Sub-Registrar
Alipore, South 24 Parganas

01 SEP 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT Is made on this 17th day of August, Two Thousand and Twenty-two **BETWEEN**

(1) **SRI CHUNILAL GHOSH**, (having PAN BGQPG9783D, Aadhaar No. 9259 5136 3640), son of Late Jawaharlal Ghosh, by occupation Business, residing at Narkel Bagan, Laskarpur, Kolkata- 700 153, Post Office Laskarpur, Police Station Narendrapur (formerly Sonarpur), District South 24-Parganas, (2) **SRI KOUSHIK GHOSH** (having PAN ~~DYXPG5007.D~~ 5729 1013 7194), son of Late Pannalal Ghosh, by occupation Professional, residing at Dehmodan Malla, Dakshin Gobindapur, Kolkata-700 145, Post Office and Police Station Barulpur, District South 24-Parganas and (3) **SMT. MITHU DEY** (having PAN AVKPD2293H), Aadhaar No. 8420 1797 4784), wife of Late Dipak Chandra dey, by occupation Housed-wife, residing at Narkel Bagan, Laskarpur, Kolkata- 700 153, Post Office Laskarpur, Police Station Narendrapur (formerly Sonarpur), District South 24-Parganas, all by faith Hindu, by Nationality Indian, hereinafter collectively called and referred to as the **LANDOWNERS** (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/or assigns) of the **ONE PART A N D SRI SANJOY BISWAS** (having PAN AOYPB7450B, Aadhaar No. 8070 7093 9891), son of Sri Tarit Kumar Biswas, by faith Hindu, by Nationality Indian, carrying on business as Builder/Developer under the name and style of **BLUE BIRD CONSTRUCTION Co.** as **PROPRIETOR** thereof having his residence and place of business at "Biswas Bhawan" Mahamayatala Mondalpara, Nazrul Park, Garia, Kolkata-700 084, Post Office Garia, Police Station Narendrapur (formerly Sonarpur), District South 24-Parganas hereinafter called and 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/or assigns) of the **OTHER PART.**

Koushik Ghosh

BLUE BIRD CONSTRUCTION CO


 Sanjoy Biswas
Proprietor

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W H E R E A S :

- A) The Governor of The State of West Bengal through Refugee Relief & Rehabilitation Directorate, by an Indenture dated 03rd day of April, 1991 granted, transferred, conveyed as Gift ALL THAT the piece and parcel of 4 Cottahs more or less of homestead land situated lying at Mouza Laskarpur, J.L. No.57, In L. O. P. No. 336, C.S. Plot No.222(P), Police Station Sonarpur, District 24-Parganas (South) unto and in favour of Jawaharlal Ghosh, the predecessor-in-interests of the Landowners herein and the said Indenture was registered at the Office of Additional District Registrar Alipore, South 24-Parganas and recorded in its Book No.I, Volume No. 5, at Pages 465 to 468, Being No.617 for the year 1991, who was one of the Refugees displaced from East Pakistan (now Bangladesh), who applied before the Govt. of West Bengal for his rehabilitation.
- B) Being the absolute owner of the property as aforesaid, said Jawaharlal Ghosh, had died Intestate on 02-12-2003, leaving behind surviving his Wife Smt. Baby Rani Ghosh, one Son Chunilal Ghosh, 4 (four) Daughters viz., Smt. Papla Debnath, Supriya Duttachaudhuri, Shymalai Sarkar, Mahuya Banerjee, Widow Daughter-in-Law Rita Ghosh, wife of Late Pannalal Ghosh and Grand Son Kaushik Ghosh as his Heirs and Legal Representatives.
- C) On 26-11-2008, the Joint owners of the aforesaid property, by a Deed of Sale made in Bengali language sold ALL THAT the piece or parcel of 1 Cottah 8 Chhitacks more or less land out of 4 Cottahs of Bastu land at Mouza Laskarpur, J.L. No.57, In L. O. P. No. 336, C.S. Plot No.222(P), Police Station Sonarpur, District 24-Parganas (South) unto and in favour of Smt. Mithu Dey

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and the said Deed of Sale dated 26-11-2008 was registered at the Office of the Addl. District Sub-Registrar, Sonarpur and recorded in its Book No. I, CD Vol. No. 43, Page from 167 to 179, Being No. 11450 for the year 2008.

- D) Thereafter, on 01st day of August, 2013, one Deed of Exchange was executed amongst the said Baby Rani Ghosh & Ors., and said Smt. Mithu Dey in respect of above 2 (two) Plots measuring 2 Cottahs 8 Chhitacks and 1 Cottah 8 Chhitacks as aforesaid and the said Deed of Exchange was registered at the Office of District Sub-Registrar-IV Alipore and recorded in its Book No. I, CD Vol. No. 32, Page from 3472 to 3490, Being No. 06289 for the year 2013 and the said owners subsequently recorded their names in Rajpur-Sonarpur Municipality under its Ward No. 30 bearing **Holding No.68, Narkel Bagan.**
- E) Out of the Heirs of said Jawaharlal Ghosh, Smt. Baby Rani Ghosh had died Intestate on 07-08-2021 leaving her aforesaid Son Chunilal Ghosh, 4 (four) Daughters 4 (four) Daughters viz., Smt. Papia Debnath, Supriya Duttachaudhuri, Shymalai Sarkar, Mahuya Banerjee, Widow Daughter-In-Law Rita Ghosh, wife of Late Pannalal Ghosh and Grand Son Kaushik Ghosh as her Heirs, who jointly thus became the joint owners in regard to above property having land area of 2 Cottahs 8 Chhitacks more or less in Holding No. 68, Narkel Bagan.
- F) Out of the Joint Owners of the property as aforesaid, Smt. Papia Debnath, Supriya Duttachaudhuri, Shymalai Sarkar, Mahuya Banerjee, Rita Ghosh, by a Deed of Gift dated 17th day of August, 2022 conveyed and transferred their respective undivided Shares in above property in favour of Chunilal Ghosh

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BLUE BIRD CONSTRUCTION CO

and Kaushik Ghosh for the consideration of natural and affection therein mentioned and the said Deed of Gift was registered at the Office of the District Sub-Registrar-V Allpore and recorded In Its Book No. I, Being No. 163004326 for the year 2022.

- G) In the circumstances Chunilal Ghosh, Kaushik Ghosh and Smt. Mithu Dey became the Joint Owners of ALL THAT the piece and parcel of 4 Cottah more or less of Bastu land together with one storied Tile shed dwelling unit measuring an area of 200 Sq.ft more or less situated lying at Mouza Laskarpur, J.L. No.57, In L. O. P. No. 336, C.S. Plot No.222(P), Police Station Narendrapur (formerly Sonarpur District 24-Parganas (South), being the **Holding No.68, Narkel Bagan.** under Ward No.30 of Rajpur-Sonarpur Municipality and the landowners are jointly seized and possessed of ALL THAT the property as aforesaid (hereinafter referred to as the "said Premises") fully described in the **FIRST SCHEDULE** hereunder free from all encumbrances.
- H. The Landowners have now decided to develop the aforesaid property by construction of new Building thereon and as such approached to the Developer herein for development of the said premises.
- I. In the matter of such proposed development of the property as aforesaid the parties hereto have now agreed to enter into this Development Agreement on the terms conditions contained hereinafter.

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NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE LAND OWNERS AND THE DEVELOPER AS FOLLOWS :

1. The new building as proposed to be constructed in the said premises would be of **Ground plus Three storied Building** according to the Building Plan as would be sanctioned by the Rajpur-Sonarpur Municipality which would consist of self-contained Flats and Car Parking spaces therein .
2. In the new constructed building the Landowners shall be entitled to retain and Allocation as follows :-
 - a) ALL THAT Two Flats measuring 350 Sq.ft built up area each in the Second Floor, and One Godown measuring 60 Sq.ft built up area in the Ground Floor, In the New Building.
 - b) ALL THAT One Flat measuring 500 Sq.ft built up area, in the Ground Floor and One Shop room measuring 60 Sq.ft built up area in the Ground Floor, In the New Building
 - c) ALL THAT One Flat measuring 500 Sq.ft built up area in the Top Floor, in the New Building.The aforesaid allocation of the Land Owners which are fully described in **PART - I** of the **SECOND SCHEDULE** hereunder.

Besides the aforesaid allocation of Flats and Car Parking space in the building, the Developer on execution of this Development Agreement have paid the sum of **Rs.14,00,000/-** (Rupees Fourteen Lakhs only) to the

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landowners being the Non-refundable Cash amount, which the landowners do hereby admit and acknowledge as per Memo of Receipts appearing hereunder.

3. After Allocation of Landowners' area in the proposed new Building as aforesaid, the Developer shall be entitled to retain the remaining constructed areas comprising of all other Flats, Car Parking Spaces, Shops in the new Building, which shall include the right of use of common areas/parts/portions and the Developer's Allocation of the rest constructed area in the new building are fully described in the **PART - II** of the **SECOND SCHEDULE** hereunder.
4. Simultaneously with the execution of these presents, the Landowners shall handover to the Developer all original documents of Title, Rajpur-Sonrpur Municipal Tax Bills/Receipts etc. in his custody in order to enable the Developer to do all other preparatory works for development of the premises and as well as for the purposes of Mutation of name of the Landowners in the records of the Rajpur-Sonrpur Municipal for the said plot of land.
5. Subject to Force Majeure and circumstances such as earthquake and flood beyond control, the Developer shall complete the construction of the new building in the said premises in habitable conditions within the period of 24 (thirty) months from the date of obtained Sanctioned Building Plan from the Kolkata Municipal Corporation.
5. From the date of delivery of vacant possession of the said premises in favour of the Developer, the Developer shall hold the possession of the premises

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till completion of the new building and delivery of possession of Landowners' Allocations and Developer's Allocation (in favour of intending Purchasers out of Developer's Allocations).

7. The Developer shall construct and complete the New Building in the said premises in accordance with the specifications as mentioned in the **THIRD SCHEDULE** hereunder and the new Building shall be for Residential purposes.
8. The Landowners from time to time shall execute and register all documents, deeds and undertakings for Developer's allocation and render such co-operation to the Developer as would be required by the Developer for construction and completion of new building in the said premises.
9. For the purposes of commencement of construction at Developer's costs and expenses, the Developer immediately after taking possession thereto within the period of next 6 (six) Months from the date of obtaining Sanctioned Building Plan from the Rajpur-Sonrpur Municipal, the Developer shall commence construction and the Developer shall demolish the existing structures thereon and the Developer shall be exclusively entitled to utilise the debris of the said existing structures in the premises and/or sales proceeds thereof without any claim/demand of the Landowners.
10. The Developer hereby agree to complete the construction of the new building of the said premises within the period of **24 (twenty-four) months** from the date of obtaining Sanctioned Building Plan from the Rajpur-Sonrpur Municipal and in case of any reasonable difficulty or the circumstances

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beyond control of the developer, this Agreement shall be extended till further **6 (six) months** from the date of stipulated period of 24 (twenty) months as aforesaid.

11. All costs, charges, expenses etc. for construction of the new building in the said premises and sanction of Building Plan from Rajpur-Sonrpur Municipal shall be borne by the Developer and the Landowners shall have no financial obligations thereof.
12. The Landowners shall be exclusively entitled to deal with the Landowners' Allocated Area in the new building and the Developer shall be exclusively entitled to the Developer's Allocated Area therein and the Developer shall be at liberty to sell/transfer their allocated portion in favour of any person or persons at any consideration which may be considered by the Developer and the Landowners shall not be entitled to interfere in such sale in any manner.
13. During the period of construction the Developer shall take all responsibilities including Labours' fees, charges, costs of materials, accidents etc. and the Developer shall keep the Landowners saved harmless and indemnified in respect of any loss, damage that may arise in construction of the new building and the Landowners shall not be responsible in any manner whatsoever and similarly the Landowners shall keep the Developer saved harmless and indemnified in respect of any claim over and in respect of the Landownership of the said premises.

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14. In order to proceed with the construction and as well as to enable the Developer to receive any Advance/ Earnest/ Consideration money from the Intending Purchasers of flats in the new building out of Developer's Allocations and also to execute and register relevant Deed of Conveyance/Conveyances in the name of the Landowners herein, the Landowners shall grant a Registered Development Power of Attorney in favour of the Developer and the Developer shall bear all costs and expenses for registration of the said Development Power of Attorney.
15. Upon completion of construction of the new building, within the stipulated period, the Developer shall inform the Landowners to take delivery of possession of the Landowners' Allocated area in the new building and the Landowners within 7 (seven) days from the date of such intimation shall take possession of their allocations therein.
16. During the period of construction the Landowners shall not cause any interference in construction work to be carried out by the Developer. However, the Landowners shall be at liberty to inspect the site till the construction of the new building is fully completed.
17. In case of any reasonable difficulties and circumstances beyond control which may arise due to any reason beyond the control of the Developer, then in such event the time for completion of the new building shall be extended as mutually would be agreed upon by and between the parties hereto but in any event the said extended period shall not exceed 6 (six) months. On failure of the Developer to complete the construction of the new building within the stipulated period as aforesaid including the said extended period (if required),

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the Developer shall pay to the Landowners @ Rs.3,000/- (Rupees Three Thousand only) per month towards liquidated damages for the period of entire delay after expiry of the completion period and extended period as stipulated herein above.

18. The Developer shall arrange new Electricity connection for the entirety of the new building including the Electricity Meter in the name of the Landowners in the said premises, but the total Security Deposit for the Common Meter as would be installed in the building, all Deposits towards such Common Meter shall be borne by the Landowners, Purchasers in the building since the deposit would be for the whole building, which would be occupied by the Flat Owners.
19. After completion of construction, the Landowners and the Developer with the joining of Purchasers shall form an Association of Landowners in the new Building for the purpose of maintenance, safety, security of the Building and common portions thereof and in such Association the Landowners and the prospective Purchasers shall also join and observe rules and regulations thereof.
20. The Landowners herein have appointed the Developer as the exclusive Developer and as well as Builder for construction of the new building at the said premises and during continuance of this Agreement shall not be entitled to engage any other person/firm for the purpose of construction and/or development of the said premises.

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21. It is declared by the Landowners that in the event any additional work or jobs are done within the Landowners' Allocated portion, the Landowners shall bear all cost of such additional jobs separately.
22. Courts of District South 24-Parganas, Allpore having territorial jurisdictions over the said property including Hon'ble High Court at Calcutta shall have the jurisdictions in all matters relating to or arising out of this Agreement.
23. Any terms, conditions, covenants mentioned herein may be altered, varied, modified between the parties hereto and in all such cases the same shall be always in writing and this Agreement and/or its terms shall have commencement on and from the day of execution of these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the property/premises)

ALL THAT the piece and parcel of 4 Cottah more or less of Bastu land together with one storied Tile shed dwelling unit measuring an area of 200 Sq.ft more or less situated lying at Mouza Laskarpur, J.L. No.57, in L. O. P. No. 336, C.S. Plot No.222(P), Police Station Narendrapur (formerly Sonarpur District 24-Parganas (South), being the Holding No.68, Narkel Bagan. under Ward No.30 of Rajpur-Sonarpur Municipality, whereon or whereupon the proposed new Building is to be constructed. The said premises is butted and bounded as follows :

ON THE NORTH	:	By Common Passage.
ON THE SOUTH	:	By 16' ft. wide Narkel Bagan Road.
ON THE EAST	:	By L.O.P No. 1970.
ON THE WEST	:	By L.O.P No. 335.

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THE SECOND SCHEDULE ABOVE REFERRED TO

PART-I

(Description of Landowners' Allocations in the new Building after construction)

6. In the new constructed building the Landowners shall be entitled to retain and Allocation as follows :-

a) ALL THAT Two Flats measuring 350 Sq.ft built up area each in the Second Floor, and One Godown measuring 60 Sq.ft built up area in the Ground Floor, in the New Building.

b) ALL THAT One Flat measuring 500 Sq.ft built up area, in the Ground Floor and One Shop room measuring 60 Sq.ft built up area in the Ground Floor, in the New Building

c) ALL THAT One Flat measuring 500 Sq.ft built up area in the Top Floor, in the New Building as mentioned in **FIRST SCHEDULE** hereinabove which shall include the right of use of common areas/parts/portions in the new building after construction.

Besides the aforesaid allocation of Flats and Car Parking space in the building, the Developer on execution of this Development Agreement have paid the sum of **Rs.14,00,000/-** (Rupees Fourteen Lakhs only) to the landowners being the Non-refundable Cash amount, which the landowners do hereby admit and acknowledge as per Memo of Receipts appearing hereunder.

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PART-II***(Developer's Allocations In the new Building after construction)***

ALL THAT the remaining Developer shall be entitled to retain the remaining constructed areas comprising of all other Flats, Car Parking Spaces, as mentioned in **FIRST SCHEDULE** hereinabove but excluding the Area as allocated to Landowners as Landowners' Allocations as mentioned in Part-I hereinabove and the Developer's Allocations shall include the right of use of common areas/parts/portions in the new building after construction.

THE THIRD SCHEDULE ABOVE REFERRED TO***(Common Parts - Common portions in the said Building)***

- (1) Staircase having lighting fixture & windows fitted with glass and Common Iron grills, M.S. railing from Ground floor to top floor.
- (2) Water Pump, overhead and underground water tank and distribution pipes to different flats/Commercial spaces and from Water Pump to the tank.
- (3) Septic tank, Soak pit, Water sewerage, evacuation pipes from the flats to drains and sewers common to the building.
- (4) The open space, paths, Entrance Lobby in the building but excluding drive ways for Car Parking spaces.
- (5) General lighting of the Common portions as would be installed.
- (6) Top floor roof i.e. open terrace for Common enjoyment and maintenance of water Reservoir etc..

Contd....

- (7) Concealed electrical wiring from Ground floor to the flats/Commercial Spaces, Car Parking Spaces respectively.
- (8) Electric Meter Room, Care Taker Room, Common Toilet in Ground floor.
- (9) Drains & Sewers from the building to the Municipal drain.
- (10) Boundary wall, gate to such wall in the building.
- (11) Such other common parts/portions in the said Building and/or within the said Building for convenient use, enjoyment of the Flats/Commercial Spaces/Car Parking Spaces.

THE FOURTH SCHEDULE ABOVE REFERRED TO :

(Details of Technical Specifications of Constructions of the Flat/Building)

STRUCTURE : R.C.C. Framed structure .

BRICKS WORK & PLASTERING :

All external and Internal walls shall be of thickness as per drawing.

Cement sand Mortar for plastering work shall be 1:4 for Conc. Surface and 1:6 for Internal and external walls.

DOOR, WINDOW :

Made of Commercial Flush Door (Main Door), Commercial flush doors (Inside) with standard fittings. Windows would be Aluminium Sliding.

GRILL WORK :

M.S. Grill as per approved design in balcony, window and stair case railing.

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FLOORING :

All Flats will be finished with Floor Tiles, stair case will be finished with Marble.

TOILET :

All Toilet walls will be finished with glazed tiles and Floor with Floor Tiles. Pipeline in toilet shall be concealed with PVC pipes, provision for exhaust fan opening will be kept above Toilet's windows with M. S. grill.

PLUMBING :

Toilet - Indian Pan, 1 Basin, 1 Shower, 2 Bib Cock, 1 Pillar Cock, 1 Geyser point, W. C. 2 Bib Cocks, one Commode.
Dining : 1 Basin and Pillar Cock

KITCHEN :

Kitchen Platform will be finished with Black Stone counter with sink, ceramic Tiles 2'6" above working platform with provision for exhaust fan.

ELECTRICAL WORK :

Concealed by system with standard quality fixture and molded switch of A-One molded switch socket, plug points will be provided at the necessary required place

Bed Room :	2 Light, 1 Fan , 1 No. 5 amp. Point, 1 A.C. Point.
Drawing/Dining :	3 Light, 2 Fan, 1 calling bell, 1 T. V point, 1 No. 5 amp., 1 No. 15 amp. Point.
Toilet :	1 Light, 1 Exhaust Fan, 1 No.5 amp. Point.

Contd....

Kitchen : 1 Light, 1 Exhaust Fan, 1 No.5 amp., 1 No.15 amp. Point.
Verandah : 1 Light point

INTERNAL WALLS :

All Internal walls are to be finished with Plaster of Paris.

ROOF/TOP :

Roof floor shall be provided roof treatment and flooring shall be made of Pat Stone.

LIFT & PUMP :

Lift of 4 persons capacity will be provided. Water pump will be provided to lift water from Ground floor water Reservoir to Overhead reservoir.

WATER SUPPLY :

Water supply through Under ground Water reservoir to Overhead Water Reservoir to ensure water supply to the flats/commercial spaces.

EXTERNAL FINISH :

Two coats of cement based paint (weather coat) to all external wall of approved quality.

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

SIGNED, SEALED AND DELIVERED
by the **LANDOWNERS** at Kolkata In the
presence of :

1. *Kallal Dasgupta*

Krishan Chandra

Koushik Ghosh

Mathur Dey

2. *Rajesh Saha*

(LANDOWNERS)

SIGNED, SEALED AND DELIVERED
by the **DEVELOPER** at Kolkata In the
presence of :

1. *Kallal Dasgupta*

224, Baidi, Purandarpur, Kolkata

2. *Rajesh Saha*

236, Garia, Madhur, Sg

BLUE BIRD CONSTRUCTION CO

[Signature]
PROPRIETOR

(DEVELOPER)

Drafted by

Chanchal Santra

(Chanchal Santra)

Advocate

Regn. No. WB/496/1984

Alipore Judges' Court.

The contents of this document
have been read over and
explained in Bengali to Chandra
Ghosh.

Chanchal Santra
Advocate

Typed by :

Sunil Kr. De

(Sunil Kr. De)

513, Chittaranjan Colony,

Baghajatin, Kolkata - 700 092

RECEIVED of and from the within named Developer the within mentioned sum of **Rs.14,00,000/-** (Rupees Fourteen Lakhs only) being the total forfeit amount in terms of this Development Agreement as per Memo below:

MEMO OF CONSIDERATION

Date	Pay Order No.	Bank/Branch	Amount
12.08.2022	127929	PNB/ Garia Station Road	Rs. 14,00,000/-

(Rupees Fourteen Lakhs)

- 1) *Chandrasekhar Saha*
Advocate
- 2) *Rajesh Saha*

Rs. 14,00,000

2/11/22 or 6/11/22

Koushik Ghosh

Mithun Dey

(Landowners)



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name CHUNILAL GHOSHSignature [Signature]

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name MITHU DEYSignature [Signature]

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name KOUSHIK GHOSHSignature [Signature]

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SANJOY BISWASSignature [Signature]



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

GRN Details

GRN: 192022230099577181 Payment Mode: Online Payment
GRN Date: 17/08/2022 11:56:04 Bank/Gateway: State Bank of India
BRN: IK0BVPRUQ4 BRN Date: 17/08/2022 11:57:12
Payment Status: Successful Payment Ref. No: 2002490785/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SANJOY BISWAS
Address: BISWAS BHWAN MAHAMAYTALA PS SONARPUR PIN 84
Mobile: 9830031694
Depositor Status: Buyer/Claimants
Query No: 2002490785
Applicant's Name: Mr Chanchal Santra
Identification No: 2002490785/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl No	Payment ID	Head of A/C ID-Description	Head of A/C	Amount (₹)
1	2002490785/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2002490785/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	14021
Total				16042

IN WORDS: SIXTEEN THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1630-04329/2022	Date of Registration	01/09/2022
Query No / Year	1630-2002490785/2022	Office where deed is registered	
Query Date	17/08/2022 11:52:44 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Chanchal Santra Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830031694, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 14,00,000/-]		
Set Forth value	Market Value		
Rs 2/-	Rs. 54,54,001/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs 7,021/- (Article:48(g))	Rs. 14,053/- (Article:E, E. B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

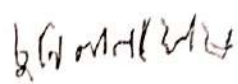
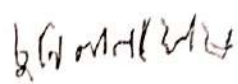
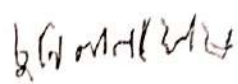
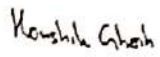
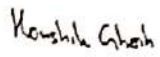
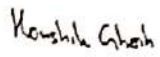
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Narkel Bagan Road, Mouza: Laskarpur, , Ward No: 030, Holding No:68 JI No: 57, Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-222		Bastu	Bastu	4 Katha	1/-	54,00,001/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					6.6Dec	1/-	54,00,001/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor :200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1/-	54,000/-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri CHUNILAL GHOSH (Presentant) Son of Late JAWAHARLAL GHOSH Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>17/08/2022</td> <td></td> <td>LTI 17/08/2022</td> <td>17/08/2022</td> </tr> </tbody> </table> NARKEL BAGAN, LASKARPUR, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700015 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bgxxxxxx3d, Aadhaar No: 92xxxxxxxx3640, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office	Name	Photo	Finger Print	Signature	Shri CHUNILAL GHOSH (Presentant) Son of Late JAWAHARLAL GHOSH Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office				17/08/2022		LTI 17/08/2022	17/08/2022
Name	Photo	Finger Print	Signature										
Shri CHUNILAL GHOSH (Presentant) Son of Late JAWAHARLAL GHOSH Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office													
17/08/2022		LTI 17/08/2022	17/08/2022										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri KOUSHIK GHOSH Son of Late PANNALAL GHOSH Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>31/08/2022</td> <td></td> <td>LTI 31/08/2022</td> <td>31/08/2022</td> </tr> </tbody> </table> DAKSHIN GOBINDAPUR, City:- , P.O:- BARUIPUR, P.S:-Baruipur, District:-South24-Parganas, West Bengal, India, PIN:- 700145 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: dyxxxxxx7d, Aadhaar No: 57xxxxxxxx7194, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office	Name	Photo	Finger Print	Signature	Shri KOUSHIK GHOSH Son of Late PANNALAL GHOSH Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office				31/08/2022		LTI 31/08/2022	31/08/2022
Name	Photo	Finger Print	Signature										
Shri KOUSHIK GHOSH Son of Late PANNALAL GHOSH Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office													
31/08/2022		LTI 31/08/2022	31/08/2022										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt MITHU DEY Wife of Late DIPAK CHANDRA DEY Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>17/08/2022</td> <td></td> <td>LTI 17/08/2022</td> <td>17/08/2022</td> </tr> </tbody> </table> NARKEL BAGAN, LASKARPUR, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx3H, Aadhaar No: 84xxxxxxxx4784, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office	Name	Photo	Finger Print	Signature	Smt MITHU DEY Wife of Late DIPAK CHANDRA DEY Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office				17/08/2022		LTI 17/08/2022	17/08/2022
Name	Photo	Finger Print	Signature										
Smt MITHU DEY Wife of Late DIPAK CHANDRA DEY Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office													
17/08/2022		LTI 17/08/2022	17/08/2022										

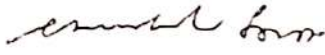
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BLUE BIRD CONSTRUCTION CO BISWAS BHAWAN MAHAMAYATALA MONDALPARA,, Block/Sector: NAZRUL PARK, City:- P.O.- GARIA, P.S.- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.: AOxxxxxx0B,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
	Shri SANJOY BISWAS Son of Shri TARIT KUMAR BISWAS Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office			
	Aug 17 2022 5:40PM	LTI 17/08/2022	17/08/2022	
BISWAS BHWAN MAHAMAYATALA MONDALPARA, Block/Sector: NAZRUL PARK, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AOxxxxxx0B, Aadhaar No: 80xxxxxxxx9891 Status : Representative, Representative of : BLUE BIRD CONSTRUCTION CO (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHANCHAL SANTRA Son of Late HARI KUMAR SANTRA ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
17/08/2022	17/08/2022	17/08/2022	17/08/2022
Identifier Of Shri CHUNILAL GHOSH, Shri KOUSHIK GHOSH, Smt MITHU DEY, Shri SANJOY BISWAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri CHUNILAL GHOSH	BLUE BIRD CONSTRUCTION CO-2.2 Dec
2	Shri KOUSHIK GHOSH	BLUE BIRD CONSTRUCTION CO-2.2 Dec
3	Smt MITHU DEY	BLUE BIRD CONSTRUCTION CO-2.2 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri CHUNILAL GHOSH	BLUE BIRD CONSTRUCTION CO-66.66666700 Sq Ft
2	Shri KOUSHIK GHOSH	BLUE BIRD CONSTRUCTION CO-66.66666700 Sq Ft
3	Smt MITHU DEY	BLUE BIRD CONSTRUCTION CO-66.66666700 Sq Ft

On 17-08-2022

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

Presented for registration at 17:33 hrs on 17-08-2022, at the Office of the D S R - V SOUTH 24-PARGANAS by Smt CHUNILAL GHOSH, one of the Executants.

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 54,54,001/-

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

Execution is admitted on 17/08/2022 by 1. Shri CHUNILAL GHOSH, Son of Late JAWAHARLAL GHOSH, NARKELE BAGAN, LASKARPUR, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession Business, 2. Smt MITHU DEY, Wife of Late DIPAK CHANDRA DEY, NARKELE BAGAN, LASKARPUR, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife

Indetified by Mr CHANCHAL SANTRA, , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-08-2022 by Shri SANJOY BISWAS, Proprietor, BLUE BIRD CONSTRUCTION CO (Sole Proprietorship), BISWAS BHAWAN MAHAMAYATALA MONDALPARA,, Block/Sector: NAZRUL PARK, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr CHANCHAL SANTRA, , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,053/- (B = Rs 14,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 14,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2022 11:57AM with Govt. Ref. No: 192022230099577181 on 17-08-2022, Amount Rs: 14,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BVPURUQ4 on 17-08-2022, Head of Account 0030-03-104-001-16

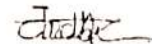
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9348, Amount: Rs.5,000/-, Date of Purchase: 16/08/2022, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2022 11:57AM with Govt. Ref. No: 192022230099577181 on 17-08-2022, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BVPURUQ4 on 17-08-2022, Head of Account 0030-02-103-003-02



Jaideb Pal

DISTRICT SUB-REGISTRAR

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

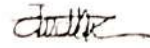
South 24-Parganas, West Bengal

On 31-08-2022

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

Execution is admitted on 31/08/2022 by Shri KOUSHIK GHOSH Son of Late PANNALAL GHOSH, DAKSHIN
GOBINDAPUR P.O. BARUIPUR, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700145 by
caste Hindu by Profession Professionals

Indetified by Mr CHANCHAL SANTRA, , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O.
ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu. by profession
Advocate



Jaideb Pal

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 01-09-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
(g) of Indian Stamp Act 1899.



Jaideb Pal

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 162454 to 162484
being No 163004329 for the year 2022.



Digitally signed by JAIDEB PAL
Date: 2022.09.08 14:41:56 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 2022/09/08 02:41:56 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed)