

4707/24

I-4308/24



अभिचयवज्ज पश्चिम बंगाल WEST BENGAL

K 420227

14/03/2024  
P-2-69588/24

registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

**DEVELOPMENT AGREEMENT** District Sub-Register-III  
Alipore, South 24-Parganas

14 MAR 2024

**THIS DEVELOPMENT AGREEMENT** is made on this 14<sup>th</sup> day of March, Two Thousand and Twenty-four **BETWEEN SRI DIPAK NASKAR** (having PAN ABSPN2252N, Aadhaar No. 6965 7890 4553), by faith Hindu, by Nationality Indian, by occupation Business, residing at No.244, Rajdanga Main Road, Kolkata-700 107, Post Office E. K. T. P., Police Station Kasba, hereinafter called and referred to as the **OWNER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to

Contd.....

For LOKENATH CONSTRUCTION

Sd/- Shri Kanchan  
Proprietor





13 MAR 2024

4. NO. 14115 Date .....  
Sold to Shambhu Kundu  
of 188 Rajdanga School  
Rupees 300/-

Prof. Loknath Construction,  
Kot-107

Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kot-20

14115 - 5000/- (Five thousand only)



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

14 MAR 2024

Chanchal Sarker  
Advocate  
Son of Late Hanikumar Sarker  
Alipore Judges' Court.

mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART A N D SRI SHAMBHU KUNDU** (having PAN AGAPK2904K, Aadhaar No. 2215 8614 5510), son of Late Sunil Kundu, by faith by Nationality Indian, carrying on business as Builder/Developer under the name and **LOKENATH CONSTRUCTION**, as **Proprietor** thereof, having its Office at No. 188. Rajdanga School Road, Kolkata - 700 107, Post Office Kasba, Police Station Kasba 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 include his heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

**W H E R E A S :**

- A. By and/or under a Deed of Gift dated 02<sup>nd</sup> day of August, 1996, registered at the Office of the District Sub-Registrar, Alipore and recorded in its Book No.1, Vol. No.47, at Pages 102 to 107, Being No.1901 for the year 1996, Panchu Charan Naskar, son of Late Narayan Chandra Naskar, with the Confirmations of Subal Chandra Naskar, granted and transferred as and by way of Gift ALL THAT the piece or parcel of 3 Cottahs 5 Chhitacks 39 Sq. ft. more or less of land at Mouza Kasba, R.S. No.233, ParganaKolikata, J.L.No.13, Touzi No.145, under Khatian No.445, in part of Dag No.2765, Police Station Kasba, District South 24-Parganas within the limits of Ward No. 107 of the Kolkata Municipal Corporation unto and in favour of his Son Dipak Naskar for the consideration of natural love and affection therein mentioned.

For LOKENATH CONSTRUCTION  
*Sri Shambhu Kundu*  
 Proprietor



Contd.....



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
**14 MAR 2024**

- B. Dipak Naskar being thus owner of the above property has mutated his name in the records of the Kolkata Municipal Corporation and the said property was/is numbered as Premises No. 3027, Rajdanga Main Road (Mailing Address 244, Rajdanga Main Road ), Kolkata-700 107 and was/is being assessed under Assessee No. 311071633760 under KMC Ward No. 107.
- C. Adjacent to the property/premises as aforesaid, Dipak Naskar, by and under a Deed of Conveyance dated 09<sup>th</sup> day of July, 2008, registered at the Office of the District Sub-Registrar-III, Alipore and recorded in its Book No.1, CD Vol. No.13, Page from 8559 to 8574, Being No.05083 for the year 2008 had purchased ALL THAT the piece or parcel of 1Cottah2Chhitacksmore or less of land at MouzaKasba, R.S. No.233, ParganaKolikata, J.L.No.13, Touzi No.145, under Khatian No.753, in part of Dag No.2676, Police Station Kasba, District South 24-Parganas within the limits of Ward No. 107 of the Kolkata Municipal Corporation, from its owners viz., Smt. BaniMondal, SubhenduMondal, Smt. Mita Das and Smt. SumitaBera for the valuable consideration therein mentioned.
- D. DipakNaskar being thus owner of the above property has mutated his name in the records of the Kolkata Municipal Corporation and the said property was/is numbered as **Premises No. 532, Rajdanga Main Road, Kolkata-700 107** and was/is being assessed under Assessee No. **311071622683** under KMC Ward No. 107.

Contd.....

For LOKENATH CONSTRUCTION

*Sudam Shekhar Mondal*  
Proprietor





- E. Both the properties are contiguous and/or adjacent to each other and in the event, the Owner herein is thus seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the piece or parcel of 4 Cottahs 7 Chhitacks 39 Sq. ft. more or less of land situated lying at within the above which the owner have already amalgamated in the Records of the Kolkata Municipal Corporation and thus the above land area of 4 Cottahs 7 Chhitacks 39 Sq. ft. more or less is being assessed in **Premises No. 532, Rajdanga Main Road, Kolkata-700 107,**
- F. Subsequently, with the intention of development of the properties as aforesaid, the Owner have approached the Developer herein for development of the said properties as and by way of construction of a new building or buildings thereon within the said properties and in the matter of such development the Owner have represented to the Developer as follows :
- i) The Owner is the absolute joint Owner of the said properties in its entirety more fully described in the **FIRST SCHEDULE** hereunder;
  - ii) The properties are free from all encumbrances and the same is in khas and vacant possession of the Owner;
  - iii) There are no suits litigations or legal proceedings pending in respect of the said premises or any part thereof;

Contd.....

For LOKENATH CONSTRUCTION



Proprietor

iv) The Owner shall have no difficulty for transfer of flat/flats/spaces in the new building out of Developer's Allocations.

D. Relying on the aforesaid representations and believing the same to be true and correct the Developer have agreed to undertake the development work of the said premises on the terms conditions hereinafter appearing.

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

1. The new building or buildings as proposed to be constructed within the said properties would be comprised in Flats/Car Parking Spaces and one Office therein.
2. In the new constructed building/buildings the Owner shall be entitled to retain the following Allocations within the said premises. The Owner's Allocation in the new building is fully described in **Part – I of SECOND SCHEDULE** hereunder and also as follows :
  - a) **Entire First floor** comprised of self-contained flats ;
  - b) One **Three Bed Room Flat on Top floor** in South-East side ;
  - c) One **Office** measuring Super built-up Area 340 Sq. ft. more or less in **West side in Ground floor ;**

For LOKENATH CONSTRUCTION

*Sd/- Suresh Kumar*  
Proprietor

*CS*

Contd.....

- d) **3 (three) Nos. Car Parking Spaces** having 135 Sq. ft. each viz., **Car Parking Space Nos. 1, 2 and 6 ;**

The Owner's Allocations in the new building are fully described in the **PART-I of the SECOND SCHEDULE** hereunder.

- e) Besides the Allocations of Flats/Car Parking Spaces in the new building, the Developer shall pay the **NON-REFUNDABLE CASH AMOUNT of Rs.22,00,000/-** (Rupees Twenty-two Lakhs to the Owner in the following manner :

Rs.10,00,000/- (Rupees Ten Lakhs only) on Execution and Registration of this Development Agreement and Development Power of Attorney along with another General Power of Attorney.

Balance Rs.12,00,000/- (Rupees Twelve Lakhs only) on the day of Delivery of Possession of Owner's Allocations in the new building.

3. Besides the Owner's Allocations as aforesaid, the **Developer** shall be entitled to retain the following Allocations/areas in the new Building and the Developer's Allocations in the new building are as follows :
4. In the new constructed building the Developer shall be entitled to retain the following constructed area within the said premises. The Owner's Allocation in the new building is fully described in **Part – II of SECOND SCHEDULE** hereunder and also as follows :

For LOKENATH CONSTRUCTION

*S. K. M. S. K. M. S. K.*  
Proprietor

*(Signature)*

Contd.....



- a) **Entire Second floor** comprised of self-contained flats ;
- b) **One Three Bed Room Flat on Top floor in South-West side ;**
- c) **3 (three) Nos. Car Parking Spaces** each having 135 Sq.ft. each viz.,  
**Car Parking Space Nos. 3, 4 and 5;**

The allocations of Developer are fully described in the **Part – II** of the **SECOND SCHEDULE** hereunder.

5. Upon execution of this Agreement the Developer shall take all preparatory steps to mutate the name of the Owner in the records of Block Land & Land Reforms Office, Kolkata Municipal Corporation and all other Statutory Authority or Authorities and upon compliances of such legal formalities the Developer shall apply for Sanction of Building Plan for construction of new building/builders at the said premises in the name of the Owner.
6. Upon receipt of Sanctioned Building plan from the Kolkata Municipal Corporation, the Developer shall notify the Owner to vacate the premises and within 7(seven) days of such Notice the Owner shall deliver vacant and peaceful possession of the said premises in its entirety to the Developer for the purpose of commencement of construction of new building/buildings thereon.
7. During the period of Construction of the new building/buildings within the said premises, the Owner shall extend his all out co-operation to the

For LOKENATH CONSTRUCTION

*Sd/- Samir Kumar*  
Proprietor



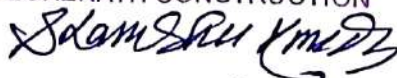
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Developer herein. The Developer shall construct the proposed building in accordance with the Sanctioned Building Plan as would be granted by the Kolkata Municipal Corporation.

8. Subject to Force Meajure and circumstances beyond control the Developer shall complete the construction of the new building/buildings comprised in the said premises in habitable conditions within the period of **36 (Thirty-six) months** from the date of execution of this Development Agreement.
9. 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 till completion of the Construction and delivery of possession of Owner' Allocation and Developers' Allocation (in favour of intending Purchasers out of Developer's Allocations).
10. The Developer shall construct and complete the New Building in the said premises with first class standard materials and also in accordance with the specifications as mentioned in the **THIRD SCHEDULE** hereunder and the new Building shall be for Residential purposes.
11. The Developer being fully satisfied about the title of Owner as well as land/property have entered into this Development Agreement and shall be liable to face all problems, if any, including Kolkata Municipal Corporation, Block Land & Land Reforms Office at his own costs and expenses.

Contd.....

For LOKENATH CONSTRUCTION



Proprietor



12. After getting possession of the said premises the Developer shall carry out all jobs for the project.
13. All costs, charges, expenses etc. for construction of the new building/buildings in the said premises shall be borne by the Developer and the Owner shall have no financial obligations thereof.
14. The Owner shall be exclusively entitled to deal with the Owner's Allocated Area in the new building/buildings and the Developer shall be exclusively entitled to the Developer's Allocated Area therein and the Developer shall be at liberty to sale/transfer their allocated portion in favour of any person or persons at any consideration which may be considered by the Developer and the Owner shall not be entitled to interfere in such sale in any manner.
15. After completion of construction and delivery of possession of Owner's Allocations in the new building, the Owner shall convey, sell to the Developer's nominee or nominees i.e. prospective Purchasers therein the undivided proportionate share in the land appurtenant to the flats, Car Parking Space etc. out of Developer's Allocations.
16. During the period of construction the Developer shall take all responsibilities of Labours' fees, charges, costs of materials accidents etc. and the Developer shall keep the Owner saved harmless and indemnified in respect of any loss, damage that may arise in construction of the new  
Contd.....

For LOKENATH CONSTRUCTION



Proprietor






building and the Owner shall not be responsible in any manner whatsoever and similarly the Owner shall keep the Developer saved harmless and indemnified in respect of any claim over and in respect of the Ownership of the said premises.

17. 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, Car Parking Space in the new building out of Developer's Allocations, the Owner shall grant a Development Power of Attorney and also a General Power of Attorney in favour of the Developer in terms of this Development Agreement and the Developer shall bear all costs/expenses of registration of such Power of Attorney and/or all documents thereof.
18. Upon completion of construction of the new building/buildings, the Developer shall inform the Owner to take delivery of possession of the Owner's Allocated area in the new building and the Owner within 7 (seven) days from the date of such intimation shall take possession of their allocations therein.
19. During the period of construction the Owner shall not cause any interference in construction work to be carried out by the Developer.
20. In case of any reasonable difficulties and circumstances beyond control which may arise due to any reason beyond the control of the Developer,

For LOKENATH CONSTRUCTION


  
Proprietor

Contd.....

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.

21. The Developer shall arrange Electricity connection for the entirety of the new building including the Area of the Owner the Developer shall bear the total amount of deposits and expenses as be required to obtain electricity from CESC in their Allocated area. It is hereby agreed by the Developer that the Developer after completion of construction of the new building at the premises at his costs/expenses shall obtain Completion Certificate from the Kolkata Municipal Corporation within the period of next 8 (eight) from the date of completion of construction and on failure the said Completion Certificate shall be obtained upon deposit of penal fees to KMC.
22. After completion of construction the Owner and the Developer with the joining of Purchasers shall form an Association of Owner in the new Building/Buildings for the purpose of maintenance, safety, security of the Building and common portions thereof and in such Association the Owner and the prospective Purchasers shall also join and observe rules and regulations thereof.
23. The Owner herein have appointed the Developer as the exclusive Developer for construction of new building/buildings at the said premises

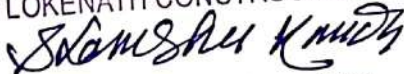
For LOKENATH CONSTRUCTION

  
Proprietor

Contd.....

and during continuance of this Agreement shall not be entitled to engage any other person/firm for the purpose of construction.

24. It is declared by the Owner that in the event any additional work or jobs are done in the Owner' Allocated portion, the Owner shall bear all cost of such additional jobs separately.
25. Courts of District South 24-Parganas, 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.
26. 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.
27. Be it also specifically mentioned and the Developer also covenant with the Owner that in the event the Developer fails to complete the building as well as Flats within the period of 36 (thirty-six) Months from the date of this Development Agreement, then the Developer shall be liable to pay compensation of such amount which the Owner could get from Rent of Owner's Allocations

For LOKENATH CONSTRUCTION  
  
Proprietor

Contd.....





**THE FIRST SCHEDULE ABOVE REFERRED TO :***(Description of the property/premises)*

ALL THAT the piece or parcel of 4 (four) Cottahs 7 (seven) Chhitacks 39 (thirty-nine) Sq. ft. more or less of land at **Mouza Kasba**, R.S. No.233, Pargana Kolikata, J.L.No.13, Touzi No.145, under Khatian No.445, 753, in part of Dag No.2765, 2676, Police Station Kasba, District South 24-Parganas within the limits of Ward No. 107 of the Kolkata Municipal Corporation, being the Amalgamated Premises No. 532, **Rajdanga Main Road**, Kolkata-700 107 whereon or whereupon the proposed new Building is to be constructed in various Blocks. The said properties are butted and bounded as follows :

ON THE NORTH :By Premises No.80, Rajdanga Gold Park ;

ON THE SOUTH : By 16'ft. wide KMC Road ;

ON THE EAST : By 735, Jogendra Garden ;

ON THE WEST : By 10'ft. wide KMC Road

**THE SECOND SCHEDULE ABOVE REFERRED TO****PART - 'I'***(Description of Owner's Allocations in the new Building after construction)*

28. In the new constructed building/buildings the Owner shall be entitled to retain the following Allocations out of the total constructed area within the said premises. The Owner's Allocation in the new building is fully described hereunder and also as follows :

For LOKENATH CONSTRUCTION

*[Signature]*

Proprietor

*[Signature]*

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- a) **Entire First floor** comprised of self-contained flats ;
- b) **One Three Bed Room Flat on Top floor** in South-East side;
- c) **One Office** measuring Super built-up Area 340 Sq. ft. more or less in **West side in Ground floor ;**
- d) **3 (three) Nos. Car Parking Spaces** having 135 Sq. ft. each viz., **Car Parking Space Nos. 1, 2 and 6 ;**
- e) Besides the Allocations of Flats/Car Parking Spaces in the new building, the Developer shall pay the **NON-REFUNDABLE CASH AMOUNT of Rs.22,00,000/-** (Rupees Twenty-two Lakhs only) to the Owner in the following manner :

Rs.10,00,000/- (Rupees Ten Lakhs only) on Execution and Registration of this Development Agreement and Development Power of Attorney along with another General Power of Attorney.

Balance Rs.12,00,000/- (Rupees Twelve Lakhs only) on the day of Delivery of Possession of Owner's Allocations in the new building.

## **PART-II**

### ***(Developer's Allocations in the new Building)***

Besides the Owner's Allocations as aforesaid, the Developer shall be entitled to retain the remaining constructed areas in the new Building and the Developer's Allocations in the new building are as follows :

- a) **Entire Second floor** comprised of self-contained flats ;
- b) **One Three Bed Room Flat on Top floor** in South-West side ;

Contd.....

For LOKENATH CONSTRUCTION

*S. Ram S. S. Ram S. S.*

Proprietor

*(Signature)*

- c) 3 (three) Nos. Car Parking Spaces each having 135 Sq.ft. each viz., Car Parking Space Nos. 3, 4 and 5;

**THE THIRD SCHEDULE ABOVE REFERRED TO :**  
(Specifications of Construction)

- 1) Reinforced cement concrete framed super structure with R.C.C. Columns, beams and slabs, designed by a qualified Engineer in appropriate manner as per relevant Indian Standards.
- 2) All exterior walls will be of 200 mm. thick and partition walls will be 75 mm. thick with 1 : 6 and 1 : 4 cement sand mortar.
- 3) Floor : All flooring Tiles (2'x2'-anti skid (Bed Room/Living-Dining/Kitchen/Toilet/ Balcony).
- 4) Wall : Plastered wall smooth finished with Putty.
- 5) Door : 32 mm. phenol bonded flush door with sal 4' x 2'-½" section wood frame with two Coates of primer and two Coates of synthetic enamel.
- 6) Window : M/s frame 3 mm. thick pinned glass/clean glass paneled window frame, coated with two coats of primer and two coats of synthetic enamel with 18.5 mm. flat
- 7) 36" high from kitchen table and along the adjacent side/sides of the wall, tiles, finished cooking counter with Black Stone 12 sink facility and white glazed tiled on the wall above the counter upto a height of 2'-8" / 32".
- 8) Concealed pipe line of PVC surface pipe line (Supreme).
- 9) Concealed pipe lines of PVC pipes (Supreme)..

Contd.....

For LOKENATH CONSTRUCTION

*S. N. S. K. M. S.*  
Proprietor





- 10) Wash hand basin white (Hindware/Parryware).
- 11) All European Type W.C. and One Anglo Indian Commode (Hindware/Parryware)..
- 12) Chromium plated stop cocks, bid cocks and showers (make). All Make ISI Brand (Cozi/D'Sons).
- 13) Water pipe line in all toilets (Supreme).
- 14) Glazed tile upto 6'-0" / 72" high.
- 15) Living/Dining : 2 (two) ceiling fan points, 4 (four) Nos. of wall mounted light point.
- 16) Bed Rooms : One ceiling fan point, 2 (two) wall mounted light points 1 (one) light plug point (5 Amp.), 2 AC Point in each flat..
- 17) Toilet : One wall mounted point one Exhaust point for Toilet each Toilet.(Common Toilet- Hot & Cold), W.C., only Cold
- 18) Kitchen : One light point from wall mounted and 1 (one) power plug point at 15 Amp. In Kitchen and 1 (one) no. plug points 5 Amp.
- 19) Additional power plug point 15 Amp.' One for Refrigerator at Drawing Room, one for Washing Machine, one for other misc. appliance.
- 20) One distribution box with protective devices.
- 21) All wiring shall be concealed and with copper wires (Finolex-fire Proof).
- 22) Lift of 4 Passengers

For LOKENATH CONSTRUCTION  
  
 Proprietor

Contd.....



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 **OWNER** AT KOLKATA IN  
THE PRESENCE OF :

1. *Apurba Brata Ray*  
Adv.  
High Court, Cal.
2. *Shibam Kundu*  
1959, Rajdanga main Road 601-107

*Dipankar Nandan*

(OWNER)

SIGNED, SEALED AND DELIVERED  
BY THE **DEVELOPER** AT KOLKATA IN  
THE PRESENCE OF :

1. *Apurba Brata Ray*
2. *Shibam Kundu*

For LOKENATH CONSTRUCTION  
*SKM SRI KUNDU*  
Proprietor

(DEVELOPER)

Contd.....

RECEIVED of and from the within named DEVELOPER, the within mentioned sum of Rs.10,00,000/- (Rupees Ten lakhs only) out of total Non-Refundable Cash Amount of Rs.22,00,000/- in terms of this Development Agreement as per Memo below :

**MEMO OF RECEIPT**

Particulars	Amount
14-03-2024 By A/c. Payee Cheque No.179714 on Axix Bank Ltd., Kasba Branch.	Rs.10,00,000.00

Rs.10,00,000.00

(Rupees Ten thousand only)

Witnesses:

1. *Apurba Bostla Roy.*
2. *Subham Kumar*

*Dipansu Nandan*  
OWNER

Drafted by :

*Chanchal Santra*

(Chanchal Santra)

Advocate

Regn. No. WB/496/1984

Alipore Judges' Court

Typed by :

*Sunil Kr. Dey*









(Sunil Kr. Dey)

513, G.P. Colony











Brhadajatra, Kol-92

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	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name DIPAK NASKAR  
 Signature Dipak Naskar

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SHAMBHU KUNDU  
 Signature Shambhu Kundu

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....  
 Signature.....

### Major Information of the Deed

Deed No :	I-1603-04508/2024	Date of Registration	14/03/2024
Query No / Year	1603-2000695878/2024	Office where deed is registered	
Query Date	12/03/2024 5:35:01 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	D KOLEY ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9007047416, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[3110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 25,00,000/-]	
Set Forth value		Market Value	
		Rs. 3,23,94,001/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,021/- (Article:48(g))		Rs. 25,053/- (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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajdanga Main Road, Road Zone : (On R.B. Connector -- On R.B. Connector) , , Premises No: 532, , Ward No: 107 Pin Code : 700042



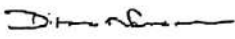
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 7 Chatak 39 Sq Ft		3,23,40,001/-	Property is on Road
Grand Total :				7.4113Dec	0 /-	323,40,001 /-	

### Structure Details :

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






### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr DIPAK NASKAR</b> Son of Late S NASKAR Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office	<b>Photo</b>  14/03/2024	<b>Finger Print</b>  Captured LTI 14/03/2024	<b>Signature</b>  14/03/2024
244 RAJDANGA MAIN ROAD, City:- , P.O:- EKT, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx2N, Aadhaar No: 69xxxxxxxx4553, Status :Individual, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office				

### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>LOKENATH CONSTRUCTION</b> 188 RAJDANGA SCHOOL ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India. PIN:- 700107 , PAN No.:: AGxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SHAMBHU KUNDU (Presentant)</b> Son of Late SUNIL KUNDU Date of Execution - 14/03/2024, , Admitted by: Self, Date of Admission: 14/03/2024, Place of Admission of Execution: Office	<b>Photo</b>  Mar 14 2024 12:11PM	<b>Finger Print</b>  Captured LTI 14/03/2024	<b>Signature</b>  14/03/2024
188 RAJDANGA SCHOOL ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx4K, Aadhaar No: 22xxxxxxxx5510 Status : Representative, Representative of : LOKENATH CONSTRUCTION (as PROPRIETOR)				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr CHANCHAL SANTRA</b> 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		 Captured	
	14/03/2024	14/03/2024	14/03/2024
Identifier Of Mr DIPAK NASKAR, Mr SHAMBHU KUNDU			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DIPAK NASKAR	LOKENATH CONSTRUCTION-7.41125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DIPAK NASKAR	LOKENATH CONSTRUCTION-200.00000000 Sq Ft

**Endorsement For Deed Number : I - 160304508 / 2024**

**On 14-03-2024**

**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 11:51 hrs on 14-03-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SHAMBHU KUNDU ,.

**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 3,23,94,001/-

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

Execution is admitted on 14/03/2024 by Mr DIPAK NASKAR, Son of Late S NASKAR, 244 RAJDANGA MAIN ROAD, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business

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 14-03-2024 by Mr SHAMBHU KUNDU, PROPRIETOR, LOKENATH CONSTRUCTION (Sole Proprietorship), 188 RAJDANGA SCHOOL ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

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 25,053.00/- ( B = Rs 25,000.00/- ,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 25,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2024 5:00PM with Govt. Ref. No: 192023240422526618 on 13-03-2024, Amount Rs: 25,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 1636041838229 on 13-03-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 14115, Amount: Rs.5,000.00/-, Date of Purchase: 13/03/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2024 5:00PM with Govt. Ref. No: 192023240422526618 on 13-03-2024, Amount Rs: 70,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 1636041838229 on 13-03-2024, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 105629 to 105653  
being No 160304508 for the year 2024.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2024.03.14 14:49:24 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 14/03/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.