

Major Information of the Deed

Deed No.	I-1523-13171/2024	Date of Registration	25/08/2024
Query No./Year	1523-3002225293/2024	Office Address	RAJARHAT, District: North 24-Parganas
Query Date	20/08/2024 1:03:47 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SARBAJEET DUTTA BARASAT COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9681111005, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Information	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 45,000/-]		
Set Forth value	Rs. 2,34,43,998/-		
Stamp Duty Paid (SD)	Rs. 471/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Narayantala(East),(Krishnapur), Mouza: Krishnapur, JI No: 17, Pin Code : 700159

Sch No	Plot Number	Khatian Number	Land Proposed	Use	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-303	RS-594	Bastu	Bastu	13.09 Dec	1/-	2,33,23,998/-	Width of Approach Road: 23 Ft, Adjacent to Metal Road,
Grand Total :					13.09Dec	1/-	233,23,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		400 sq ft	1/-	1,20,000 /-	

Sl No	Name	Photo	Finger Print	Signature
	PARIMAL BAGUI Son of Late RAMAKANTA BAGUI Executed by: Self, Date of Execution: 21/08/2024 , Admitted by: Self, Date of Admission: 21/08/2024 ,Place : Office	 21/08/2024	 Captured LTI 21/08/2024	 21/08/2024

DD 3, NARAYAN TALA EAST, ASWINI NAGAR, City:- Not Specified, P.O:- ASWININAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: AKxxxxxx0D, Aadhaar No: 54xxxxxxxx5513, Status :Individual, Executed by: Self, Date of Execution: 21/08/2024
 , Admitted by: Self, Date of Admission: 21/08/2024 ,Place : Office

Sl No	Name	Photo	Finger Print	Signature
2	BABLA BAGUI Son of Late RAMAKANTA BAGUI Executed by: Self, Date of Execution: 21/08/2024 , Admitted by: Self, Date of Admission: 21/08/2024 ,Place : Office	 21/08/2024	 Captured LTI 21/08/2024	 21/08/2024

DD 3, NARAYAN TALA EAST, ASWINI NAGAR, City:- Not Specified, P.O:- ASWININAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: AZxxxxxx0B, Aadhaar No: 57xxxxxxxx7615, Status :Individual, Executed by: Self, Date of Execution: 21/08/2024
 , Admitted by: Self, Date of Admission: 21/08/2024 ,Place : Office

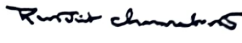
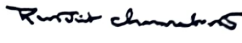
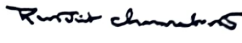
Sl No	Name	Photo	Finger Print	Signature
3	SHYAMAL BAGUI Son of Late RAMAKANTA BAGUI Executed by: Self, Date of Execution: 21/08/2024 , Admitted by: Self, Date of Admission: 21/08/2024 ,Place : Office	 21/08/2024	 Captured LTI 21/08/2024	 21/08/2024

DD 3, NARAYAN TALA EAST, ASWINI NAGAR, City:- Not Specified, P.O:- ASWININAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: CExxxxxx3Q, Aadhaar No: 44xxxxxxxx3189, Status :Individual, Executed by: Self, Date of Execution: 21/08/2024
 , Admitted by: Self, Date of Admission: 21/08/2024 ,Place : Office

Developer Details :

Sl No	Name/Address/Photo/Finger Print and Signature
	M S S R CONSTRUCTION AND DEVELOPER GS-45, NARAYAN TALA WEST, City:- Not Specified, P.O:- DESHBANDHUNAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Date of Incorporation:XX-XX-2XX0 , PAN No.: AExxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name/Address/Photo/Finger Print and Signature												
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>RANJIT CHAKRABORTY (Presentant) Son of NEMAI CHAKRABORTY Date of Execution - 21/08/2024 , Admitted by: Self, Date of Admission: 21/08/2024, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Aug 21 2024 12:33PM</td><td>LTI 21/08/2024</td><td>21/08/2024</td><td></td></tr></table> GB-17, NARAYANTALA WEST, City:- Not Specified, P.O:- DESHBANDHUNAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: AFxxxxxx9N, Aadhaar No: 91xxxxxxxx0039 Status : Representative, Representative of : M S S R CONSTRUCTION AND DEVELOPER (as PARTNER)	Name	Photo	Finger Print	Signature	RANJIT CHAKRABORTY (Presentant) Son of NEMAI CHAKRABORTY Date of Execution - 21/08/2024 , Admitted by: Self, Date of Admission: 21/08/2024, Place of Admission of Execution: Office		 Captured		Aug 21 2024 12:33PM	LTI 21/08/2024	21/08/2024	
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Aug 21 2024 12:33PM	LTI 21/08/2024	21/08/2024											
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>SAIKAT CHOWDHURY Son of DULAL KANTI CHOWDHURY Date of Execution - 21/08/2024 , Admitted by: Self, Date of Admission: 21/08/2024, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Aug 21 2024 12:34PM</td><td>LTI 21/08/2024</td><td>21/08/2024</td><td></td></tr></table> CF-45, SALT LAKE CITY, SECTOR-I, City:- Not Specified, P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: ACxxxxxx0M, Aadhaar No: 88xxxxxxxx4781 Status : Representative, Representative of : M S S R CONSTRUCTION AND DEVELOPER (as PARTNER)	Name	Photo	Finger Print	Signature	SAIKAT CHOWDHURY Son of DULAL KANTI CHOWDHURY Date of Execution - 21/08/2024 , Admitted by: Self, Date of Admission: 21/08/2024, Place of Admission of Execution: Office		 Captured		Aug 21 2024 12:34PM	LTI 21/08/2024	21/08/2024	
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Aug 21 2024 12:34PM	LTI 21/08/2024	21/08/2024											

Identifier Details :

Name	Photo	Finger Print	Signature
BARUN GUCHHAIT Son of BUDDHADEB GUCHHAIT BHATENDA, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135		 Captured	
21/08/2024	21/08/2024	21/08/2024	

Identifier Of PARIMAL BAGUI, BABLA BAGUI, SHYAMAL BAGUI, RANJIT CHAKRABORTY, SAIKAT CHOWDHURY

Transfer of property for EV		
Sl.No	From	To. with area (Name-Area)
1	PARIMAL BAGUI	M S S.R CONSTRUCTION AND DEVELOPER-4.36333 Dec
2	BABLA BAGUI	M S S.R CONSTRUCTION AND DEVELOPER-4.36333 Dec
3	SHYAMAL BAGUI	M S S.R CONSTRUCTION AND DEVELOPER-4.36333 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	PARIMAL BAGUI	M S S.R CONSTRUCTION AND DEVELOPER-133.33333333 Sq Ft
2	BABLA BAGUI	M S S.R CONSTRUCTION AND DEVELOPER-133.33333333 Sq Ft
3	SHYAMAL BAGUI	M S S.R CONSTRUCTION AND DEVELOPER-133.33333333 Sq Ft

Endorsement For Deed Number : I - 152313171 / 2024

On 21-08-2024

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 2 34,43 998/-

B. Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 21-08-2024

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 22(3) Rule 22A(3) W.B. Registration Rules 1962

Presented for registration at 11:20 hrs on 21-08-2024, at the Office of the A.D.S.R. RAJARHAT by **RANJIT CHAKRABORTY** ..

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

Execution is admitted on 21/08/2024 by 1. **PARIMAL BAGUI**, Son of Late **RAMAKANTA BAGUI**, DD 3, **NARAYAN TALA EAST, ASWINI NAGAR, P.O: ASWININAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159**, by caste Hindu, by Profession Retired Person, 2. **BABLA BAGUI**, Son of Late **RAMAKANTA BAGUI**, DD 3, **NARAYAN TALA EAST, ASWINI NAGAR, P.O: ASWININAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159**, by caste Hindu, by Profession Retired Person, 3. **SHYAMAL BAGUI**, Son of Late **RAMAKANTA BAGUI**, DD 3, **NARAYAN TALA EAST, ASWINI NAGAR, P.O: ASWININAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159**, by caste Hindu, by Profession Retired Person
Indetified by **BARUN GUCHHAIT, , , Son of BUDDHADEB GUCHHAIT, BHATENDA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135**, by caste Hindu, by profession Business

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

Execution is admitted on 21-08-2024 by **RANJIT CHAKRABORTY**, PARTNER, **M S S.R CONSTRUCTION AND DEVELOPER (Partnership Firm)**, GS-45, **NARAYAN TALA WEST, City:- Not Specified, P.O:- DESHBANDHUNAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059**

Indetified by **BARUN GUCHHAIT, , , Son of BUDDHADEB GUCHHAIT, BHATENDA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135**, by caste Hindu, by profession Business

Execution is admitted on 21-08-2024 by **SAIKAT CHOWDHURY**, PARTNER, **M S S.R CONSTRUCTION AND DEVELOPER (Partnership Firm)**, GS-45, **NARAYAN TALA WEST, City:- Not Specified, P.O:- DESHBANDHUNAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059**

Indetified by **BARUN GUCHHAIT, , , Son of BUDDHADEB GUCHHAIT, BHATENDA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135**, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 471.00/- (B = Rs 450.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 471/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/08/2024 4:29PM with Govt. Ref. No: 192024250171518431 on 20-08-2024, Amount Rs: 471/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CWZIKR8 on 20-08-2024, Head of Account 0030-03-104-001-16

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 39,521/-

Description of Stamp

1 Stamp Type Impressed, Serial no 4648, Amount: Rs.500.00/-, Date of Purchase: 20/08/2024, Vendor name: Haran Chandra Sachu

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/08/2024 4:29PM with Govt. Ref. No: 192024250171518431 on 20-08-2024, Amount Rs. 39,521/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKOCWZIKR8 on 20-08-2024, Head of Account 0030-02-103-003-02

P. Dey

Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal



S. Anjoy Basak

Digitally signed by SANJOY BASAK
Date: 2024.08.28 14:14:32 +05:30
Reason: Digital Signing of Deed.

anjoy Basak) 28/08/2024
DITIONAL DISTRICT SUB-REGISTRAR
FICE OF THE A.D.S.R. RAJARHAT
st Bengal.