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T-1543/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

3/148975/23

U 423669

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this documents.

[Signature]

Registrar, West Bengal
Rajabhat, New Town, North 24-Pgs

2 FEB 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 2nd day of February 2023

(Two Thousand Twenty Three) in the Christian Era;

B E T W E E N

(2)

1. SRI ASWINI KUMAR DUTTA [PAN: AQCPD4801C] [AADHAAR NO. 6162 8488 9896] son of Late Banamali Chandra Dutta alias Banamali Charan Dutta alias Banamali Dutta and 2. SRI RAJU KUMAR DUTTA ALIAS RAJENDRA NATH DUTTA [PAN: AQNPD4787EC] [AADHAAR NO. 6933 3867 4824] son of Late Banamali Chandra Dutta alias Banamali Charan Dutta alias Banamali Dutta, both are by Nationality- Indian, by Faith- Hindu, by Occupation- Business, residing at 8C/H/14, Jogodyan Lane, Near Ramkrishna Moth, P.O. Kankurgachi, P.S. Phool Bagan, Kolkata - 700054, West Bengal hereinafter referred to and called as the LAND OWNERS (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, successor, executors, administrators, legal representatives and assigns) of the ONE PART:

AND

"S.R CONSTRUCTION" [PAN-ABUFS4541F] a Partnership firm having its' office at Vill & P.O. Gouranganagar, P.S. New Town, District North 24 Parganas, Kolkata- 700159, West Bengal represented by its' Partners namely 1. SRI SADANANDA SARKAR [PAN: AMAPS4203R] [AADHAAR NO. 9422 4325 0741] son of Late Nagendra Nath Sarkar, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at Vill. & P.O. Gouranganagar, P.S. New Town, District North 24 Parganas, Kolkata- 700159, West Bengal presently residing at Dashadrone Apartment, Block- B, Third Floor, Flat No. 8, P.O. R.Gopalpur, P.S.

(3)

Baguiati, District North 24 Parganas, Kolkata- 700136, West Bengal and **2. SRI PRAMOD ROUT** [PAN: AFNPR1748C] [AADHAAR NO. 7500 9510 8261] son of Late Basanta Rout, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at KD-1, Aswininagar, P.O. Aswininagar, P.S. Baguiati, District North 24 Parganas, Kolkata- 700159, West Bengal hereinafter referred to and called as the **DEVELOPER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its' executors, administrators, legal representatives, successor and assigns) of the **OTHER PART**;

WHEREAS the land owner No. 1 & 2 herein purchased of land measuring an area of 2 cottahs 36 sq.ft be the same a little more or less comprised in C.S. Dag No. 2846, R.S. & L.R. Dag No. 3050 under C.S. Khatian No. 677, R.S. Khatian No. 1093, Samil Khatian No. 946, L.R. Khatian No. 1151 lying and situated at **Mouza- Ghuni**, J.L. No. 23, Re.Sa. No. 232, Touzi No. 178, previously P.S. Rajarhat, presently P.S. New Town, District North 24 Parganas, within the local limits of Jyangra-Hatiara II No. Gram Panchayet by way of a registered deed of sale being No. 993 dated 12.02.1993 registered at A.D.S.R.O Bidhannagar (Salt Lake City) and the said deed duly copied in Book No. I, Volume No. 22, Pages from 47 to 54 for the year 1993 from Smt. Priya Bala Shil.

AND WHEREAS after purchasing aforesaid plot of land the land owner No.

(4)

1 herein recorded his name in the B.L & L.R.O vide Khatian No. 7920 and the land owner No. 2 herein recorded his name in the B.L & L.R.O vide Khatian No. 7919 and possess the same free from all encumbrances morefully and particularly described in the schedule hereunder written.

AND WHEREAS now the land owners intend to develop the under first schedule property land measuring an area of 2 cottahs 36 sq.ft be the same a little more or less by raising construction of multi storeyed building but due to lack of experience they could not proceed further and finding no other alternative but to decide to appoint **DEVELOPER** who will be able to undertake the aforesaid job. The land owners have expressed their desire to construct a multi storied building upon the schedule land which is free from all sorts of encumbrances, liens, charges, lispendents, attachments to the developer herein at the developer's costs and expenses and under some mutual terms and conditions subject to the sanction of the building plan by the concerned appropriate authority. The mutual terms and conditions are as mentioned below. The developer accepted the proposal of the land owners for construction of the said multi storeyed building at its' own costs and expenses in accordance with the sanctioned building plan.

NOW THIS AGREEMENT WITNESSES and it is hereby agreed by and between the parties as follows:-

1. **DEFINITION:** unless there is anything repugnant to the subject or context.

(5)

- (a) **LAND OWNERS:** shall mean **1. SRI ASWINI KUMAR DUTTA** and **2. SRI RAJU KUMAR DUTTA ALIAS RAJENDRA NATH DUTTA** and their heirs, executors, administrators and assigns and legal representatives.
- (b) **AMALGAMATED LAND/AMALGAMATED PROPERTY:** shall mean the said land/or the said property with other surrounding or adjacent land or lands and or properties already acquired and/or so may be acquired by the developer and amalgamated and or adjoined with said land and or said property by the developer in future.
- (c) **BUILDING:** shall mean multi storeyed building shall be constructed in finished and habitable condition by the developer in accordance with the sanctioned plan.
- (d) **PREMISES:** shall mean the official identity of the collective from or the said land.
- (e) **DEVELOPER:** shall mean "**S.R. CONSTRUCTION**" and its' representatives, legal heirs, executors, successor, administrators, representatives and assigns.
- (f) **LAND OWNER'S ALLOCATION:** the land owners shall be entitled to get morefully and particularly mentioned in the second schedule of this agreement.
- (g) **DEVELOPER'S ALLOCATION:** the developer's allocation shall mean always mean the rest of the portion of the flat/garage/shop/office etc. with and or all other portion of the building of the said premises as per constructed area along with undivided proportionate share of land and

(6)

the common areas and facilities of the building and premises after handing over the land owner's allocation to the land owners as fully and particularly mentioned in the third schedule of this development agreement.

- (h) **COMMON AREAS AND FACILITIES:** common areas and facilities including the land on which the building is located and all easement rights, appurtenances belonging to the land and the building the foundation, columns, supports, main walls, stair, lift and entrance and exist of the building, installation of the common services, such as power light, water, tank, pump, motor and in general all apparatus and installations existing for common use, all other parts of the property necessary or convenient to its existence maintenance and safety or normally in common use from time to time.
- (i) **COMMON EXPENSES:** common expenses means expenses of administration, maintenance, repair or replacement of the common area and facilities.
- (j) **COMMON PURPOSE:** common purpose mean and include the purpose of managing, maintaining up keeping, administrating and security of the building and the particulars the common areas installations and facilities rendering of common services in common to the unit purchasers/holders collection and this disbursement of the common expenses and dealing with the matters in all of common interest of the occupants of the building.

(7)

2. This agreement shall be deemed to have been commenced on and with effect from the date, month and year first above written.
3. The land owners do hereby authorise and empower the developer to construct a multi storeyed building on the said plot of land and the land owners shall deliver said property to the developer and also hand over title deed and relevant papers and documents to the developer and those documents will remain in custody and possession of the developer and the land owners or any other heirs, successors or assigns or any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever, if the developer does not violate any terms and conditions of this agreement.
4. The developer shall complete the construction of the said multi storeyed building within **36 (Thirty Six) months** from the date of start constructional work. In case of any Natural calamity and unavoidable circumstances which is beyond the control of the developer then the developer shall get a further period of **6 (Six) months** as grace period for completion of the said construction work beyond which no time shall be extended in any case.
5. The developer shall be liberty to negotiate for sale, lease of the only developer allocation with any prospective purchaser or purchasers in course of construction or after the construction together with proportionate share of land on which the said multi storeyed building will be constructed, at such consideration and on such terms and condition with such person or persons as the developer think fit and proper and

the land owners will at the request of the developer execute and register the deed of conveyance or conveyances in respect of the developer allocation.

6. The land owners shall execute a registered development power of attorney after registration of development agreement empowering the developer to execute all such agreement for sale, conveyance for and on behalf of the land owners concerning the developer's allocation exclusively of the said multi storeyed building along with the proportionate share of land in the said premises.
7. The land owners hereby declared and confirmed the developer that they are absolute owners and in khas possession to the landed property described in the first schedule hereunder written and have good and marketable title free from all encumbrances, charges, mortgage, attachment, liens, lispendens and adverse claim. There is no agreement with any person or persons and if any discrepancy be found any time in regards of the title being good and marketable and free from all encumbrances, charges, mortgage, attachment, liens, lispendens and adverse claim, it shall be the sole responsible of the land owners to make the title good, clear and marketable in accordance with law and difficulty even in such case then the developer shall call up the owners to rectify the same within reasonable period.

(9)

8. The land owners shall have no right or power to terminate this agreement till the period provided of $36+6=42$ months paragraph clause-4 the developer does not violate any of the terms and conditions contained in this agreement.
9. The developer shall at its' own costs construct, erect and complete the said multi storeyed building including the land owner's allocation in accordance with the sanctioned building plan and complying with all rules and regulations of all statutory body or bodies provided the developer exclusively shall be sole responsible for committing violation of any laws, rules and regulations thereof.
10. The developer shall be at sole liberty to engage various professional like legal adviser, Architect, R.C.C Consultant and/or contractors whichever as their choice who shall take steps on behalf of the developer from time to time and the developer shall be responsible for making payments to each and every of them. The land owners will have no responsibility for making payments to any of them either during the construction period and/or after completion of the construction or at any point of time and even if any local hazards including any problem of law and order arise during construction then the developer shall have sole responsibilities to solve the same at its' own costs and expenses. It is agreed between the parties that the land owners will have every right to engage various professionals like legal adviser, Architect, R.C.C Con-

sultant of his choice and also land owners shall render good suggestion to the developer so far as the development work is concerned.

11. The developer shall be authorized by the land owners in so far as is necessary to apply for and obtaining of permanent connection of electricity, drainages, sewerages and/or other facilities to the new building and other inputs and facilitates required for the purpose and for which the land owners will execute in favour of the developer all sorts of papers and documents at the costs of the developer as shall be required by the developer.
12. The developer shall install, erect the building at developer's own costs and expenses including water pump, water storage tank, over head reservoir, electrification, permanent electric connection from the WBSEDCL and until permanent electric connection is obtained temporary electric connection shall be arranged and provided for the said building. The land owners shall bear costs and expenses for installation of separate individual electric meter in their flats. The land owners shall not bear any costs and expenses for connection of mother meter.
13. All costs, charges and expenses including fees payable to the Architect shall be discharged and paid by the developer and the land owners will have no liability, responsibility in this context to the Architect in any manner whatsoever.

14. The land owners will not do any act, deeds whereby the developer may be prevented from lawful construction and completion of the said building in the time and sale of their flats/units etc. if the developer will not violate any terms and conditions of this agreement.
15. The land owners do hereby agrees with the developer not to let out, sell, grant, lease, mortgage and/or charges or not to make any agreement for any purpose save and except the land owner's allocation from the date of execution of this agreement and it is further agreed that the land owners will be entitled to transfer or otherwise deal with their allocations in the building in the manner as the land owners shall deem fit and proper at any time without taking any prior and/or subsequent permission in any manner from the developer herein and also the developer shall not in any way interfere with or disturb the quiet and peaceful possession along with right to transfer the land owners allocation by the land owners.
16. The developer shall have full right to transfer, lease, mortgage and even they can make the registry of the developer allocated portion to any person or persons at its' own discretion as per terms and conditions of this agreement.
17. It is agreed that in the event of any damage or injury arising out from accidents for carelessness of the developer and subsequently victimizing

(12)

such work men or any other persons whatsoever or causing any harm to the property during the course of construction, the developer shall bear the responsibility and liability thereof and shall keep the owners, their estate and effect safe and harmless and indemnify against all suits, cases, claims, demands rights and actions in respect of such eventualities.

18. That the land owners with or without their architect/architects shall have every right to supervise the construction of their allocation.
19. The developer hereby agrees and covenants with the land owners not to do any act, deed or thing whereby the land owners are prevented from enjoying, selling assigning and/or disposing of any unit or any premises out of the land owner's allocation in the building at the said premises.
20. That the developer shall defend, possess, manage and maintain the said premises including the construction of the proposed new building at its' own costs.
21. Nothing in these presents shall be constructed as a demise or assignment on conveyance in law of the said premises or any part thereof to the developer by the land owners or so creating any right title or interest in respect of the said unto and in favour of the developer hereto either than the exclusive licence or right in favour of the developer

(13)

to do the acts, deeds and things expressly provided herein as well as stated in the agreement or development so given by the owners to the developer hereof for the purpose mentioned therein.

22. The land owners will not be liable of any income tax, wealth tax or any other taxes in respect of the developer's allocation and the developer shall be liable to make payment of the same and keep the land owners indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.

23. Any notice required to be given by the land owners to the developer shall without prejudice to any other mode of service available be deemed to have been served on the developer if delivered by hand and duly acknowledged or sent by registered post with due acknowledgment and shall likewise be deemed to have been served on the land owners by the developer.

24. The developer and the land owners will mutually frame scheme for the management and the administration of the said building and/or common parts thereof after the completion of the said building.

25. THE COMMON AREAS AND FACILITIES SHALL CONSIST OF THE FOLLOWING:-

(a) The land on which the building will be constructed with all easements rights and appurtenances to that and building.

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(b) The foundations, columns, girders, beams, roofs, slabs, supports, main walls, stair, lift and stair ways, entrance, exit and passage.

(c) Water tanks, pumps, electric motor, sewerage and water pipe line and all such apparatus for common use.

(d) Installation of common services which may be specially provided in the schedule.

26. Common area and facilities shall remain undivided and as no owners of any portion of the building shall be entitled to bring any action of suit for partition or division on any part thereof.

27. That the land owners shall be entitled to use the common areas and facilities with all other Co-owners of the building without hindering or encroaching upon the lawful rights of the other Co-owners, further the owners or occupiers of the flats shall not place or caused to be placed in the lobbies, vestibules, stair-ways, corridors and other area and facilities both common and restrict of any kind and such areas shall be used for other purposes than for normal transit through them.

RESTRICTION

28. The land owner's allocation in the proposed building shall be subject to the same restrictions and sue so far applications applicable to the developer's allocation in the building intended for common benefits of all occupiers of the building.

29. Neither party shall use nor permit the area of the respective allocations in the building nor any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity or use thereof for any purpose which may cause any hazard to the other occupiers of the building and/or the neighboring people.
30. Both parties shall abide by laws, byelaws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall attend to answer and the responsibility for any division, violation and/or breach of any of the laws, bye-laws and regulations.
31. Court of North 24 Parganas, Barasat alone shall have the Jurisdiction to try and entertain all disputes and differences arising out of this development agreement between the parties hereto.
32. However if any disputes and difference between the parties arise out of the meaning construction or their respective rights and liabilities as per this agreement shall be adjudicated by reference to the arbitration of two independent Arbitrators, one to be appointed by each of the parties, who shall act as joint Arbitrators, and they shall jointly appoint an umpire, All Arbitrators will act in terms of the Arbitration and Conciliation Act. 1996.

LIQUIDATED DAMAGES AND PENALTY

33. That parties shall not be considered to be liable for any obligation

hereunder to the extent that the performance of the relative obligations prevented by the existence of the force major warse conditions i.e flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties hereto to the satisfaction of the others.

34. In the event of the land owners committing breach on any of the terms and conditions herein contained or compelling the developer to make delay to develop the land, the developer shall be entitled to sue in any court of the law against the owners to get payment for the same damage and expenses/compensations for any excuse of constructional costs due to increase of price of raw materials or labour and shall be liable to pay such reasonable losses and compensation as shall be determined by the Architect of the developer which shall be cross checked by the owners Architect in accordance with law subject to condition that this clause shall have no effect, if delay is caused by the land owners due to fault of the developer.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of land)

ALL THAT a piece or parcel of "**Shall**" land measuring an area of **1 cottah**
18 sq.ft be the same a little more or less comprised in C.S. Dag No. 2846,
R.S. & L.R. Dag No. 3050 under C.S. Khatian No. 677, R.S. Khatian No.

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1093, Samil Khatian No. 946 at present L.R. Khatian No. 7920 and land measuring an area of 1 cottah 18 sq.ft be the same a little more or less comprised in C.S. Dag No. 2846, R.S. & L.R. Dag No. 3050 under C.S. Khatian No. 677, R.S. Khatian No. 1093, Samil Khatian No. 946 at present L.R. Khatian No. 7919. Total land measuring an area of 2 (two) cottahs 36 (thirty Six) sq.ft being plot No. "5" lying and situated at Mouza- Ghuni, J.L. No. 23, Re.Sa. No. 232, Touzi No. 178, previously P.S. Rajarhat presently P.S. New Town, District North 24 Parganas, within the local limits of Jyangra-Hatiara II No. Gram Panchayet, Previous A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat New Town.

BUTTED AND BOUNDED BY:-

<u>ON THE NORTH</u>	: R.S. Dag No. 3050 (P).
<u>ON THE SOUTH</u>	: 6 feet wide road and being plot No. "6".
<u>ON THE EAST</u>	: Plot No. 4.
<u>ON THE WEST</u>	: Plat No. 7.

THE SECOND SCHEDULE ABOVE REFERRED TO
(LAND OWNER'S ALLOCATION)

1. SRI ASWINI KUMAR DUTTA and **2. SRI RAJU KUMAR DUTTA ALIAS RAJENDRA NATH DUTTA**, the land owners herein shall be entitled to get three flats having built up area 1950 sq.ft. be the same a little more or less including stair and lift which consists:-

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<u>FLAT NO.</u>	<u>FLOOR</u>	<u>SIDE</u>
1E	FIRST	NORTH-EAST SIDE
4E	FOURTH	NORTH-EAST SIDE
4F	FOURTH	EAST SIDE

upto proposed G+4 storeyed building along with proportionate share of common areas, stair, lift other common facilities, connected therewith including the undivided proportionate share of land of the premises morefully and particularly described in the first schedule herein written above.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

The developer will be provided all parts and portions of the proposed multi storeyed building **TOGETHER WITH** proportionate share of common areas, stair, lift other common facilities, connected therewith including the undivided proportionate share of land of the premises morefully and particularly described in the first schedule herein written above **SAVE AND EXCEPT** the land owner's allocation as mentioned in the second schedule above referred.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(MATERIAL TO BE USED)

1. **STRUCTURE:** Building Designed with R.C.C Frame structure rests on

individual column foundation as per structural design approved by the competent Authority.

2. **EXTERNAL WALL:** 8"/5" thick brick wall and plastered with Cement Mortar.
3. **INTERNAL WALL:** 5" or 3" thick brick wall and Plastered with Cement Mortar to be finished with putty.
4. **DOORS:** All door frames of the door in the flat shall be made of good quality sal wood. All the doors are made as ticoon flash doors. The main door provides lock of standard quality.
5. **WINDOW:** Aluminium window frame with shutter palla fitted by 3 mm thick glass with standard quality Grill.
6. **KITCHEN:** Cooking platform and sink will be black stone and 4'-0" height white Glazed Tiles above the platform to protect the oil spot. One C.P. bib cock point will be provided.
7. **SANITARY FITTING:** One Indian Type pan make with standard low down cystem plumbing fittings and two C.P Bib-Cock and one shower, one gizer point in bath with 6' height white Glazed tiles from floor level. These toilets are of standard materials. One Basin (dining). All the external and Internal sanitary plumbing lines are made of high density standard pipes. All the sanitary lines to be connected with Septic tank and waster water lines with the drain source. If there is any need of gyser, extra payment to be borne by the land owners.

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- 1 (one) plug point. (5AMP).

KITCHEN

- 1 (one) light point.
- 1 (one) exhaust fan point.
- 1 (one) power plug point (15 AMP).

TOILET

- 1 (one) light point.
- 1 (one) exhaust fan point.
- 1 (one) gizer point.

CALLING BELL

- 1 (one) calling bell point at the main entrance.

13. PAINING:

- a) Inside wall of the flat will be putty and external wall with Snowcem or equivalent.
- b) All door frames and shutter painted with two coats primer.

14. LIFT: 4 passengers lift.

ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION:-

- (a) The extra work may be done subject to architect's prior approval and money will be deposited in advanced.
- (b) The decision of developer will be final.

(22)

IN WITNESSES WHEREOF we the aforesaid parties of this agreement have put out respective hands and seals, the day, month and year first above written.

SIGNED SEALED AND DELIVERED

IN PRESENCE OF

WITNESSES:-

1. Bidhan Halda
Promod garh
Gouranga Nagar
New Town, Kolkata-700159

2. Surbanta Sarker
Rajendra pally, Hatnam
P.O. - Hatnam, P.S. - New
Town - Kolkata - 700157

Ashwini Kumar Dutta

Raja Kumar Dutta alias

Rajendra Nath Dutta

Signature of the Land Owners

Drafted and Prepared By:-


(SRI MANOJ KANTI SIKDER)

Advocate

Barasat Judges' Court.

North 24 Parganas, Barasat.

En.No. WB/334/2001.

Computer Typed By:-

Bidhan Halda
(Bidhan Halda)

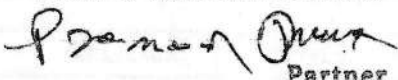
Promodgarh.

S. R. CONSTRUCTION

Sadananda Sarker

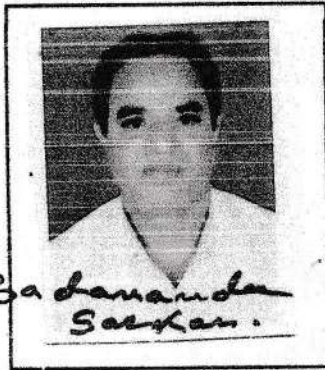
Partner

S. R. CONSTRUCTION


Partner

Signature of the Developer

(Specimen Form for Ten Finger Prints)



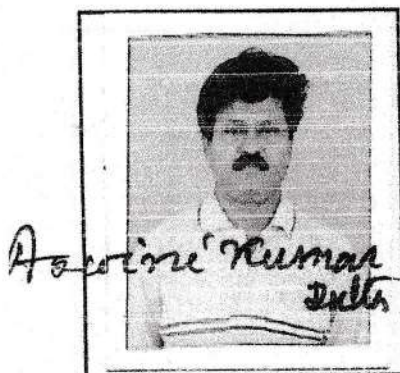
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	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					

Sadasananda Sarker



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	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					

Pooja Kumar



	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					

Azeem Kumar Dutt

(Specimen Form for Ten Finger Prints)

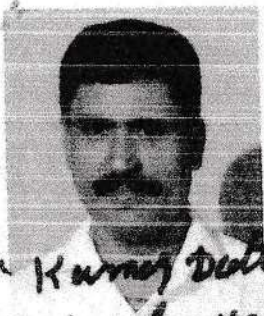
 Raja Kumar Dutta alias Rajendra Nath Dutta		LITTLE	RING	MIDDLE	FORE	THUMB
	LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE
	RIGHT HAND					

PHOTO		LITTLE	RING	MIDDLE	FORE	THUMB
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	RIGHT HAND					

PHOTO		LITTLE	RING	MIDDLE	FORE	THUMB
	LEFT HAND					
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	RIGHT HAND					

GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No : WB25 20200000904

Name : BIDHAN HALDER

Address :

VILL. PROMADHGARH 8 NO GOLI PO- GOURANGA
NAGAR,
PS NEW TOWN,
RAJARHAT NORTH TWENTY PG, WB, 700159



S/D/W OF : LT SUDHANGSHU HALDER

Date of Issue	15-01-2020	Blood Group : A+
Valid Till (NT)	14-01-2030	Date of Birth :
Valid Till (TR)		26-02-1982

Licence holder sign

Licensing Authority : L.A. NORTH 24 PARGANAS

Licensing Authority Sign



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



192022230277106708

GRN Details

GRN:	192022230277106708	Payment Mode:	SBI Epay
GRN Date:	02/02/2023 09:49:03	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	3215915777613	BRN Date:	02/02/2023 09:50:06
Gateway Ref ID:	202303394184414	Method:	State Bank of India New PG CC
GRIPS Payment ID:	020220232027710669	Payment Init. Date:	02/02/2023 09:49:03
Payment Status:	Successful	Payment Ref. No:	3000148975/3/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr M K SIKDER
Address: BARASAT, West Bengal
Mobile: 9830292637
Period From (dd/mm/yyyy): 02/02/2023
Period To (dd/mm/yyyy): 02/02/2023
Payment Ref ID: 3000148975/3/2023
Dept Ref ID/DRN: 3000148975/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3000148975/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	4020
2	3000148975/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				4041

IN WORDS: FOUR THOUSAND FORTY ONE ONLY.

Major Information of the Deed

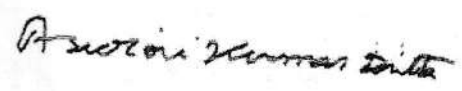
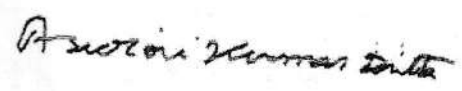
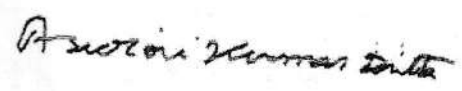
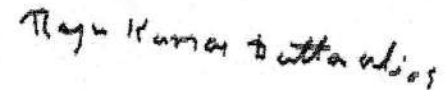
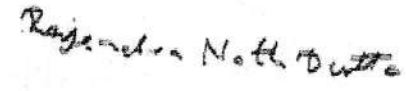
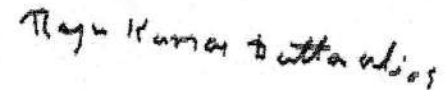
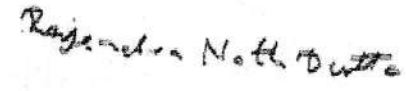
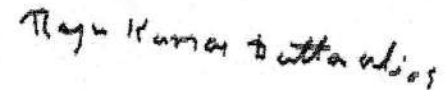
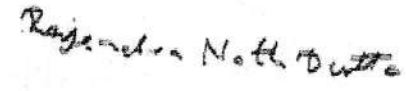
Deed No :	I-1523-01543/2023	Date of Registration	02/02/2023
Query No / Year	1523-3000148975/2023	Office where deed is registered	
Query Date	18/01/2023 10:52:39 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	M K SIKDER BARASAT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830292637, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 16,43,894/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700157

Sch No	Plot Number	Khatlan Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3050 (RS :-)	LR-7920	Bastu	Shali	1 Katha 18 Sq Ft	1/-	8,21,947/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
L2	LR-3050 (RS :-)	LR-7919	Bastu	Shali	1 Katha 18 Sq Ft	1/-	8,21,947/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
		TOTAL :			3.3825Dec	2 /-	16,43,894 /-	
		Grand Total :			3.3825Dec	2 /-	16,43,894 /-	

and 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> Mr ASWIN KUMAR DUTTA Son of Late BANAMALI CHANDRA DUTTA Executed by: Self, Date of Execution: 02/02/2023 Admitted by: Self, Date of Admission: 02/02/2023 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>02/02/2023</td> <td>LTI</td> <td>02/02/2023</td> <td>02/02/2023</td> </tr> </tbody> </table> , 8C/H/14, JOGODYAN LANE, NEAR RAMKRISHNA MOTH, City:- , P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AQxxxxxx1C, Aadhaar No: 61xxxxxxxx9896, Status :Individual, Executed by: Self, Date of Execution: 02/02/2023 , Admitted by: Self, Date of Admission: 02/02/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mr ASWIN KUMAR DUTTA Son of Late BANAMALI CHANDRA DUTTA Executed by: Self, Date of Execution: 02/02/2023 Admitted by: Self, Date of Admission: 02/02/2023 ,Place : Office				02/02/2023	LTI	02/02/2023	02/02/2023
Name	Photo	Finger Print	Signature										
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02/02/2023	LTI	02/02/2023	02/02/2023										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr RAJU KUMAR DUTTA, (Alias: Mr RAJENDRA NATH DUTTA) Son of Late BANAMALI CHANDRA DUTTA Executed by: Self, Date of Execution: 02/02/2023 , Admitted by: Self, Date of Admission: 02/02/2023 ,Place : Office </td> <td></td> <td></td> <td>   </td> </tr> <tr> <td>02/02/2023</td> <td>LTI</td> <td>02/02/2023</td> <td>02/02/2023</td> </tr> </tbody> </table> , 8C/H/14, JOGODYAN LANE, NEAR RAMKRISHNA MOTH, City:- , P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AQxxxxxx7E, Aadhaar No: 69xxxxxxxx4824, Status :Individual, Executed by: Self, Date of Execution: 02/02/2023 , Admitted by: Self, Date of Admission: 02/02/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mr RAJU KUMAR DUTTA, (Alias: Mr RAJENDRA NATH DUTTA) Son of Late BANAMALI CHANDRA DUTTA Executed by: Self, Date of Execution: 02/02/2023 , Admitted by: Self, Date of Admission: 02/02/2023 ,Place : Office			 	02/02/2023	LTI	02/02/2023	02/02/2023
Name	Photo	Finger Print	Signature										
Mr RAJU KUMAR DUTTA, (Alias: Mr RAJENDRA NATH DUTTA) Son of Late BANAMALI CHANDRA DUTTA Executed by: Self, Date of Execution: 02/02/2023 , Admitted by: Self, Date of Admission: 02/02/2023 ,Place : Office			 										
02/02/2023	LTI	02/02/2023	02/02/2023										

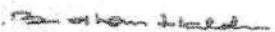
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S R CONSTRUCTION GOURANGANAGAR, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 , PAN No.: ABxxxxxx1F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address Photo Finger print and Signature			
1	NAME Mr SADANANDA SARKAR (Presentant) Son of Late NAGENDRA NATH SARKAR Date of Execution - 02/02/2023, , Admitted by: Self, Date of Admission: 02/02/2023, Place of Admission of Execution: Office	Photo  Feb 2 2023 1:48PM	Finger Print  LTI 02/02/2023	Signature  02/02/2023
GOURANGANAGAR, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMxxxxxx3R, Aadhaar No: 94xxxxxxxx0741 Status : Representative, Representative of : S R CONSTRUCTION (as PARTNER)				
2	Name Mr PRAMOD ROUT Son of Late BASANTA ROUT Date of Execution - 02/02/2023, , Admitted by: Self, Date of Admission: 02/02/2023, Place of Admission of Execution: Office	Photo  Feb 2 2023 1:48PM	Finger Print  LTI 02/02/2023	Signature  02/02/2023
KD-1, ASWININAGAR, City:- , P.O:- ASWININAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx8C, Aadhaar No: 75xxxxxxxx8261 Status : Representative, Representative of : S R CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIDHAN HALDER Son of Late S HALDER PRAMODGARH, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159			
	02/02/2023	02/02/2023	02/02/2023
Identifier Of Mr ASWINI KUMAR DUTTA, Mr RAJU KUMAR DUTTA, Mr SADANANDA SARKAR, Mr PRAMOD ROUT			

Transfer of property for L1

No	From	To. with area (Name-Area)
	Mr ASWINI KUMAR DUTTA	S R CONSTRUCTION-0.845625 Dec
2	Mr RAJU KUMAR DUTTA	S R CONSTRUCTION-0.845625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr ASWINI KUMAR DUTTA	S R CONSTRUCTION-0.845625 Dec
2	Mr RAJU KUMAR DUTTA	S R CONSTRUCTION-0.845625 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3050, LR Khatian No:- 7920	Owner:অস্থিী কুমার দত্ত, Gurdian:বনমালি চরন দত্ত, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Mr ASWINI KUMAR DUTTA
L2	LR Plot No:- 3050, LR Khatian No:- 7919	Owner:রাজেন্দ্রনাথ দত্ত, Gurdian:বনমালি চরন দত্ত, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Mr RAJU KUMAR DUTTA

Endorsement For Deed Number : I - 152301543 / 2023

On 18-01-2023

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 16,43,894/-

Sanjoy Basak

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

On 02-02-2023

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 13:17 hrs on 02-02-2023, at the Office of the A.D.S.R. RAJARHAT by Mr SADANANDA SARKAR ..

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

Execution is admitted on 02/02/2023 by 1. Mr ASWINI KUMAR DUTTA, Son of Late BANAMALI CHANDRA DUTTA, , 8C/H/14, JOGODYAN LANE, NEAR RAMKRISHNA MOTH, P.O: KANKURGACHI, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business, 2. Mr RAJU KUMAR DUTTA, Alias Mr RAJENDRA NATH DUTTA, Son of Late BANAMALI CHANDRA DUTTA, , 8C/H/14, JOGODYAN LANE, NEAR RAMKRISHNA MOTH, P.O: KANKURGACHI, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business

Indetified by Mr BIDHAN HALDER, , , Son of Late S HALDER, PRAMODGARH, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others

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

Execution is admitted on 02-02-2023 by Mr PRAMOD ROUT, PARTNER, S R CONSTRUCTION, GOURANGANAGAR, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by Mr BIDHAN HALDER, , , Son of Late S HALDER, PRAMODGARH, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others

Execution is admitted on 02-02-2023 by Mr SADANANDA SARKAR, PARTNER, S R CONSTRUCTION, GOURANGANAGAR, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by Mr BIDHAN HALDER, , , Son of Late S HALDER, PRAMODGARH, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/02/2023 9:50AM with Govt. Ref. No: 192022230277106708 on 02-02-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 3215915777613 on 02-02-2023, Head of Account 0030-03-104-001-16

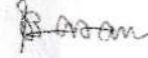
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 4,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 69, Amount: Rs.1,000.00/-, Date of Purchase: 01/02/2023, Vendor name: Mita Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/02/2023 9:50AM with Govt. Ref. No: 192022230277106708 on 02-02-2023, Amount Rs: 4,020/-, Bank: SBI EPay (SBlePay), Ref. No. 3215915777613 on 02-02-2023, Head of Account 0030-02-103-003-02



Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2023, Page from 64400 to 64433
being No 152301543 for the year 2023.



Basak

Digitally signed by SANJOY BASAK
Date: 2023.02.08 20:13:58 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak) 2023/02/08 08:13:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)