

6920/2025

D-6360/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 256621

29/8/25

2450694/25

2 P.M

... that the document is admitted for registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Add. District Sub-Registrar
Rahain, South 24 Parganas

29 AUG 2025

CANCELLATION OF THE DEVELOPMENT AGREEMENT

THIS CANCELLATION OF THE DEVELOPMENT AGREEMENT is made on this the 29th day of August Two Thousand and Twenty Five (2025) A.D.

BETWEEN

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director

14 MAY 2025

Sl. No. 1980 - 50/ - 2025

Name.....

Address.....

Vendor Sign: *A. D. S. R. Behala*

Binay Kumar Seth
Advocate
Alipore Judges' Court
Sherista No. D-11
(Opp. to District Record Room)
Kolkata-700 027

S. G. Halder
Licensed Stamp Vendor
Alipore Judges Court
Kolkata-700 027



A.D.S.R Behala
~~28 AUG 2025~~
29 AUG 2025
Dist.-South 24 Pgs.

RECEIVED BY DISTRICT RECORD ROOM
KOLKATA

Director

Goutam Jana
Alipore Judges Court
K01-27

Major Information of the Deed

Deed No :	I-1607-06960/2025	Date of Registration	29/08/2025
Query No / Year	1607-2002450694/2025	Office where deed is registered	
Query Date	27/08/2025 3:57:52 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhankar Sarkar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8276936406, Status : Advocate		
Transaction	Additional Transaction		
[0903] Declaration, Cancellation of Agreement / Declaration	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 13,75,000/-]		
Set Forth value	Market Value		
	Rs. 1,28,87,863/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:17)	Rs. 14,350/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakrahat Road, Road Zone : (D H Road – Bachhapara Road Premises Located On Road) . . Premises No: 131/2B, , Ward No: 144 Pin Code : 700104

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		7 Katha 1 Chatak 8 Sq Ft		1,27,67,863/-	Width of Approach Road: 23 Ft.,
Grand Total :					11.6715Dec	0/-	127,67,863/-	

Structure Details :



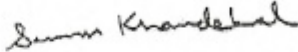
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: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

**S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED**




(Signature)

Director




Executant Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SAURAV KHANDLWAL Son of Mr Prem Narayan Khandelwal Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office	 <small>29/08/2025</small>	 Captured <small>LTI 29/08/2025</small>	 <small>29/08/2025</small>
10/16A, Siddhinath Chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , Aadhaar No: 97xxxxxxxx9718, Status :Individual, Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office				
2	SANGITAA CONSTRUCTION Sangitaa Residency, 1st Floor, 309F, Ho-Chi-Minh Sarani, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

Representative Details :

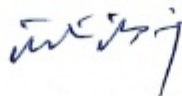
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BAPI CHATTERJEE (Presentant) Son of Mr Madhusudhan Chatterjee Date of Execution - 29/08/2025, , Admitted by: Self, Date of Admission: 29/08/2025, Place of Admission of Execution: Office	 <small>Aug 29 2025 3:31PM</small>	 Captured <small>LTI 29/08/2025</small>	 <small>29/08/2025</small>
309E, Ho-chi-minh Sarani, Sangitaa Residency, Block -b, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , Aadhaar No: 46xxxxxxxx5154 Status : Representative, Representative of : SANGITAA CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Goutam Jana Son of Mr Mahitosh Jana Alipore Judges Court, City:- , P.O:- Alipore, P S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	

	29/08/2025	29/08/2025	29/08/2025
Identifier Of Mr SAURAV KHANDLWAL, Mr BAPI CHATTERJEE			

M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director

Endorsement For Deed Number : I - 160706960 / 2025

On 29-08-2025

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 : 17 of Indian Stamp Act 1899.

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

Presented for registration at 14:00 hrs on 29-08-2025, at the Office of the A.D.S.R. BEHALA by Mr BAPI CHATTERJEE ..

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

Execution is admitted on 29/08/2025 by Mr SAURAV KHANDELWAL, Son of Mr Prem Narayan Khandelwal, 10/16A, Siddhinath Chatterjee Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

Identified by Mr Goutam Jana, , Son of Mr Mahitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-08-2025 by Mr BAPI CHATTERJEE, Proprietor, SANGITAA CONSTRUCTION (Sole Proprietorship), Sangitaa Residency, 1st Floor, 309F, Ho-Chi-Minh Sarani, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Identified by Mr Goutam Jana, , Son of Mr Mahitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,350.00/- (B = Rs 13,750.00/- ,E = Rs 600.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 14,350/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/08/2025 9:20PM with Govt. Ref. No: 192025260238931388 on 28-08-2025, Amount Rs: 14,350/-, Bank: SBI EPay (SBIEPay), Ref. No. 0799695463825 on 28-08-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 46/- and Stamp Duty paid by , by Stamp Rs 50.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 256621, Amount: Rs.50.00/-, Date of Purchase: 14/05/2025, Vendor name: S C Halder

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/08/2025 9:20PM with Govt. Ref. No: 192025260238931388 on 28-08-2025, Amount Rs: 0/-, Bank: SBI EPay (SBIEPay), Ref. No. 0799695463825 on 28-08-2025, Head of Account



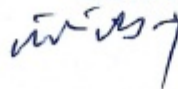
Santanu Basak

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

**S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED**



Director

ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1607-2025, Page from 181509 to 181524
being No 160706960 for the year 2025.



Digitally signed by Santanu Basak
Date: 2025.09.02 14:51:04 +05:30
Reason: Digital Signing of Deed.

(Santanu Basak) 02/09/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director

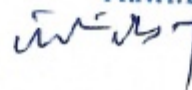
SRI SAURAV KHANDELWAL, (PAN : **BGXPK5911N**, AADHAAR NO. **972010219718**), son of Sri Prem Narayan Khandelwal, by faith-Hindu, by occupation-Business, Nationality-Indian, residing at 10/16A, Siddhinath Chatterjee Road, Post Office - Behala, Police Station - Parnasree, Kolkata, West Bengal -700034; 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 mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SANGITAA CONSTRUCTION, a proprietorship firm, having its registered office at 309F, Ho-Chi-Minh-Sarani, "Sangitaa Residency", 1st Floor, Post Office - Sarsuna, Police Station - Sarsuna, Kolkata-700061, represented by its sole Proprietor - **SRI BAPI CHATTERJEE**, (PAN: **ACHPC8691G**, AADHAAR NO. **4623 0733 5154**), son of Sri Madhusudan Chatterjee, by faith-Hindu, by occupation-Business, Nationality-Indian, residing at 309E, Ho-Chi-Minh-Sarani, "Sangitaa Residency", Block-"B", Post Office -Sarsuna, Police Station - Sarsuna, Kolkata-700061, hereinafter called and referred to as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART**.

WHEREAS the First Part as Owner in respect of **ALL THAT** piece and parcel of land measuring about 7 (seven) Cottahs 1 (one) Chittacks 8 (eight) square feet, be the same or a little more or less, whereupon tile shed structure measuring 400 square feet standing thereon, lying and situated in R.S. Dag Nos. 273, 274, 275 & 276 corresponding to L.R. Dag Nos. 325, 326, 327 & 328, under R.S. Khatian No.217 corresponding to L.R. Khatian No.9193 of Mouza : Hanspukuria, J.L. No.20, R.S. No.36, Touzi No.15, at and being KMC Premises No. 131/2B, Bakra Hat Road, Police Station : Thakurpukur, Kolkata : 700104 within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.144, under Assessee No. 71-144-02-0438-0, together with right to use common passage for egress and ingress on the Southern side of the Plot including all right and easements, facilities and amenities annexed thereto which has been specifically described in the **SCHEDULE** hereunder and hereinafter referred to as the "**Said Premises**".

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director



A.D.S.R Behala
~~28 AUG 2025~~
29 AUG 2025
Dist.-South 24 Pgs.

Director
KARNATAKA STATE ELECTRICITY BOARD
MYSURU
[Handwritten signature]

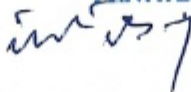
AND WHEREAS the One Part as owner and the other party as Developer executed and registered a Development Agreement dated 14.06.2023 in respect of the said premises as also mentioned in the Development Agreement for its Development, the terms and conditions mentioned therein. The Development Agreement was registered in the office of Additional District Sub-Registrar at Behala and entered in Book No. I, Volume No.1607-2023, Page Nos. 224242 to 224288, Being No.160707499, for the year 2023 (hereinafter referred to as the "Development Agreement").

AND WHEREAS by virtue of the Development Agreement dated 14.06.2023, the Developer paid a sum of Rs.20,00,000/- (Rupees Twenty Lac) only to the Owner out of which a sum of Rs.6,25,000/- (Rupees Six Lac Twenty Five Thousand only) as non-refundable amount and a sum of Rs.13,75,000/- was refundable security. There were several conditions to be fulfilled by the Developer but due to ill health, the developer could not be able to fulfill the said terms and conditions as prescribed in the said Development Agreement.

AND WHEREAS after execution of the Development Agreement, it is incumbent on the part of the Developer to complete the construction of the building but due to his illness the Developer has failed to fulfill the terms and conditions as mentioned in the Development Agreement and as a result whereof, the Owner and the Developer have mutually decided to cancel the Development Agreement. It has been agreed between the parties that the Registered Development Agreement would be cancelled by executing and registering a Cancellation of the Development Agreement in respect of the said property. The Owner undertakes to refund a sum of Rs.13,75,000/- (Rupees Thirteen Lac Seventy Five Thousand) only to the Developer which was received by the owner as refundable security at the time of execution of the Development Agreement.

AND WHEREAS as the Developer is relinquishing and/or abandoning the development project by executing this Cancellation of this Development Agreement and Supplementary Agreement with the Owner, the Owner has decided to execute a fresh Development Agreement with **M/S. S M D JOKA METRO CITY DEVELOPER PRIVATE LIMITED** a Private Limited Company, having its registered office at 57/24/1, Kalagachia Main Road, Post Office - Joka, Police Station - Thakurpukur, Kolkata-700104, (hereinafter referred to as "New Developer") in respect of the said premises with the consent and approval of the Developer and the new Developer **M/S. S M D JOKA METRO**

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director

CITY DEVELOPER PRIVATE LIMITED is directly making payment of the amount of Rs.13,75,000/- (Rupees Thirteen Lac Seventy Five Thousand) only to the Developer and the Developer acknowledged the receipt of the same as Memorandum of Consideration as appended hereunder.

AND WHEREAS to set at rest all the disputes between the parties, the parties hereto have executed this cancellation of Development Agreement on the basis of terms and conditions mentioned herein.

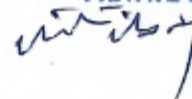
TERMS AND CONDITIONS

1. The Parties hereby agreed that the said Development Agreement dated 14.06.2023, which was registered in the office of Additional District Sub-Registrar at Behala and entered in Book No. I, Volume No.1607-2023, Page Nos. 224242 to 224288, Being No.160707499, for the year 2023 in respect of the said premises is absolutely and completely revoked and/or cancelled in all respects on the basis of the terms of this agreement.
2. After Cancellation of the Development Agreement, the Developer shall not claim any right, title or interest in respect of the said property on the basis of the said registered Development Agreement dated 14.06.2023 in future. The Owner has every liberty to execute Development Agreement with any Developer/Third Party.
3. By virtue of this Agreement, the new Developer **M/S. S M D JOKA METRO CITY DEVELOPER PRIVATE LIMITED** for and on behalf of the Owner refunded a sum of Rs.13,75,000/- (Rupees Thirteen Lac Seventy Five Thousand) only to the Developer which was received by the Owner as refundable security in terms of the Development Agreement as per memorandum of Consideration appended hereunder.
4. The Developer shall not claim the amount of Rs.6,25,000/- from the Owner which was paid by the Developer to the owner as non-refundable amount in terms of the Development Agreement dated 14.06.2023.

THE SCHEDULE ABOVE REFERRED TO
(Description of the said premises)

ALL THAT piece and parcel of Bastu land measuring 07(seven) Cottahs, 01(one) Chittack, 08(eight) Square Feet, be the same a more or less, whereupon tile shed structure measuring 400 square feet standing thereon, lying and situated

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director

in R.S. Dag Nos.273, 274, 275 & 276, corresponding to L.R. Dag Nos.325, 326, 327, & 328, under R.S. Khatian No.217, corresponding to L.R. Khatian No.9193 of Mouza - Hanspukur, J.L. No. 20, R.S. No. 36, Pargana - Magura, at and being K.M.C Premises No. 131/2B, Bakhrahat Road Police Station: Thakurpukur, Kolkata-700104, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.144, under Assessee No.71-144-02-0438-0, District Sub-Registration Office at Alipore and Additional District Sub-Registration at Behala, District: South 24-Parganas, together with right to use common passage for egress and ingress on the Southern side of the Plot including all right and easements, facilities and amenities annexed thereto, which is butted and bounded as follows :-

- ON THE NORTH** :- By Land of Chanda Mohan;
ON THE SOUTH :- By 23' feet wide Common Passage;
ON THE EAST :- By Premises No.131/2A, Bakhra Hat Road;
ON THE WEST :- By Tulika Ice Cream Pvt. Ltd.;

IN WITNESS WHEREOF the **PARTIES** have put their respective signature on this the day, month and year first above written.

SIGNED SEALED & DELIVERED by the **PARTIES** at Kolkata in the Presence of :-

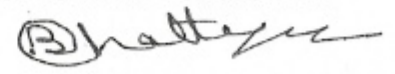
WITNESSES :-

1.
Sintu Chatterjee
309F, Ho-Chi-Minh Sarani
Kolkata - 700061

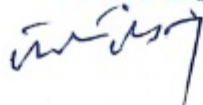
Saurav Khundelwal
Signature of the **OWNER**

2. Suvankor Boy
Kona Purba Para
Howrah - 711114

For SANGITAA CONSTRUCTION


Proprietor

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director

Signature of the **DEVELOPER**

MEMORANDUM OF CONSIDERATION

RECEIVED a sum of Rs.13,75,000/- (Rupees Thirteen Lac Seventy Five Thousand) only towards cancellation of the Development Agreement as per memo below:

Particulars of the Consideration	Amount (Rs.)
By Demand Draft No. 080801 dated 27.08.2025, drawn on State Bank of India.	13,75,000/-
TOTAL AMOUNT	Rs. 13,75,000/-

(Rupees Thirteen Lac Seventy Five Thousand) only

WITNESSES:

1. *Sinter Chatterjee*

2. *Suvankor Boy*

For SANGITAA CONSTRUCTION

(Signature)
Proprietor

Signature of the **DEVELOPER**

M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

(Signature)

Director

**Drafted by and Prepared
in my office :-**

Binay Kumar Seth

Binay Kumar Seth

Advocate

Enrolment No.F/32/13/2017 of
Bar Council of West Bengal,
Alipore Judges' Court, Kolkata : 27.



Left Hand

	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME: SRI SAURAV KHANDELWAL

Signature: *Saurav Khandelwal*

Photo



Left Hand

	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME: SRI BAPI CHATTERJEE

Signature: *B Chatterjee*

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

in 57

Director

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



280820252023893137

GRIPS Payment Detail

GRIPS Payment ID:	280820252023893137	Payment Init. Date:	28/08/2025 21:19:50
Total Amount:	14350	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0799695463825	BRN Date:	28/08/2025 21:20:03
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr DIPAK KR DAS
Mobile: 9831877898

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260238931388	Directorate of Registration & Stamp Revenue	14350
Total			14350

IN WORDS: FOURTEEN THOUSAND THREE HUNDRED FIFTY ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director

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



192025260238931388

GRN Details

GRN: 192025260238931388 Payment Mode: SBI Epay
GRN Date: 28/08/2025 21:19:50 Bank/Gateway: SBIEpay Payment Gateway
BRN : 0799695463825 BRN Date: 28/08/2025 21:20:03
Gateway Ref ID: 252404369948 Method: HDFC Bank - Retail NB
GRIPS Payment ID: 280820252023893137 Payment Init. Date: 28/08/2025 21:19:50
Payment Status: Successful Payment Ref. No: 2002450694/2/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr DIPAK KR DAS
Address: SARSUNA KOL 61
Mobile: 9831877898
Period From (dd/mm/yyyy): 28/08/2025
Period To (dd/mm/yyyy): 28/08/2025
Payment Ref ID: 2002450694/2/2025
Dept Ref ID/DRN: 2002450694/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002450694/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	14350
Total				14350

IN WORDS: FOURTEEN THOUSAND THREE HUNDRED FIFTY ONLY.

PAID

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2002450694/2025	Office where deed will be registered
Query Date	27/08/2025 3:57:52 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Subhankar Sarkar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8276936406, Status : Advocate	
Transaction	Additional Transaction	
[0903] Declaration, Cancellation of Agreement / Declaration	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 13,75,000/-]	
Set Forth value	Market Value	
	Rs. 1,28,87,863/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 46/- (Article:17)	Rs. 14,350/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakrahat Road, Road Zone : (D H Road -- Bachhapara Road Premises Located On Road) , , Premises No: 131/2B. , Ward No: 144, Pin Code : 700104

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		7 Katha 1 Chatak 8 Sq Ft		1,27,67,863/-	Width of Approach Road: 23 Ft.,
Grand Total :					11.6715Dec	0/-	127,67,863 /-	

Structure Details :

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

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director



Details :

Name & address		Status	Execution Admission Details :
1	Mr SAURAV KHANDELWAL Son of Mr Prem Narayan Khandelwal,10/16A, Siddhinath Chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No.: 97xxxxxxxx9718,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	SANGITAA CONSTRUCTION (Sole Proprietoship) ,Sangitaa Residency, 1st Floor, 309F, Ho-Chi-Minh Sarani, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr BAPI CHATTERJEE Son of Mr Madhusudhan Chatterjee309E, Ho-chi-minh Sarani, Sangitaa Residency, Block -b, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , Aadhaar No.: 46xxxxxxxx5154	SANGITAA CONSTRUCTION (as Proprietor)

Identifier Details :

Name & address
Mr Goutam Jana Son of Mr Mahitosh Jana Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr SAURAV KHANDELWAL, Mr BAPI CHATTERJEE

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 711440204380 Premises No. : 131/2B Ward No. : 144 Street Name : BAKRA HAT ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SOURAV KHANDELWAL Owner Address : 131/2B, BAKRA HAT ROAD , PLOT-D , P.O.- JOKA,KOLKATA Pin No. : 700104	Character of Premises: Constructed Building Total Area of Land: 07 Cottah, 01 Chatak, 08 SqFeet,

M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 26-09-2025) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 26-09-2025)



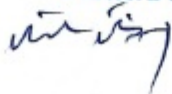
Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.

e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director





भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2992/58021/00834

To

Bapi Chatterjee
S/O Madhu Sudan Chatterjee,
309E,
HO-CHI-MINH SARANI,
VTC: Sarsuna,
PO: Sarsuna,
Sub District: Thakurpukur Mahesola,
District: South 24 Parganas,
State: West Bengal,
PIN Code: 700061,
Mobile: 9831809596

Signature Not Verified
Digitally signed by Bapi Chatterjee
DN: cn=Bapi Chatterjee, o=Unique
Identification Authority of India,
c=IN, email=B.C@uidai.gov.in



आपका आधार क्रमांक / Your Aadhaar No. :

XXXX XXXX 5154
VID : 9126 8360 4084 9010

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Aadhaar no. issued: 28/08/2015



Bapi Chatterjee
Date of Birth/DOB: 02/11/1968
Male/MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसके जारन अवलोकन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड,
ऑफलाइन प्रमाणीकरण की रजिस्ट्रार) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication or scanning of QR code / offline XML).

XXXX XXXX 5154

मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार नंबर धारक द्वारा प्रस्तुत सूचना और विनियमों में विनिर्दिष्ट जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पर को यूआईडीएआई द्वारा नियुक्त प्रमाणीकरण एजेंसी के जरिए ऑनलाइन प्रमाणीकरण के द्वारा सत्यापित किया जाना चाहिए या ऐप स्टोर में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैनर ऐप से क्यूआर कोड को स्कैन करके या www.uidai.gov.in पर उपलब्ध सुरक्षित क्यूआर कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए नामांकन की तारीख से प्रत्येक 10 वर्षों में कम से कम एक बार आधार में अपडेट करना चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी फायदों/सेवाओं का लाभ लेने में सहायता करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स का उपयोग न करने के समय सुरक्षा सुनिश्चित करने के लिए आधार/बायोमेट्रिक्स लॉक/अनलॉक सुविधा का उपयोग करें।
- आधार की प्राप्ति करने वाले सहमति लेने के लिए बाध्य हैं।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Details as on: 18/04/2025

Address:
S/O Madhu Sudan Chatterjee, 309E, HO-CHI-MINH
SARANI, Sarsuna, PO: Sarsuna, DIST: South 24
Parganas,
West Bengal - 700061



XXXX XXXX 5154
VID : 9126 8360 4084 9010

1947

help@uidai.gov.in

www.uidai.gov.in

(Signature)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BAPI CHATTERJEE
MADHUSUDAN CHATTERJEE
02/11/1968

Permanent Account Number

ACHPC8691G

B Chatterjee

Signature



B Chatterjee



भारत सरकार
भारत सरकार



सीरय खंडेलवाल

Saurav Khandelwal

जन्म तिथि/ DOB: 24/02/1992

पुरुष / MALE



9720 1021 9718

मेरा आधार, मेरी पहचान



भारतीय विधि विभाग पहचान प्राधिकरण
INDIAN LEGAL AUTHORITY AUTHORITY OF INDIA

पता:

आत्मज: प्रेम नारायण खंडेलवाल,
10/16ए, सिद्धिनाथ चर्चर्जी रोड,
मंटों स्टॉप, बेहाला, बेहाला,
कोल्कता,
वेस्ट बंगाल - 700034

Address

S/O: Prem Narayan
Khandelwal, 10/16A,
Siddhinath Chatterjee Road,
Manton Stop, Behala, Behala,
Kolkata,
West Bengal - 700034



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT
SAURAV KHANDELWAL



भारत सरकार
GOVT. OF INDIA

PREM NARAYAN KHANDELWAL

24/02/1991

Permanent Account Number

BGXPK5911N

*Saurav
Khandelwal*

Signature



07032009

इस कार्ड के खाने / पाने पर कृपया सुरक्षित करें / लौटाएं
आयकर पेय सेवा इकाई, एन एस डी एल
तीसरी मंजरीला, सफायर चैंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

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please inform / return to :*

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in