



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

65AB 677868

13/06/2022

65-2001805659/2022

District Sub-Registrar-IV
Registrar (S) (2)
Registration
Allpore, South 24 Parganas
13/06/2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 13th day of June 2022
BETWEEN SRI BIBEK BOSE (PAN- AKBPB7290E) (AADHAAR No. 6012 5619
707) son of Late Brahmapada Bose , by faith Hindu, by occupation retired, by nationality
Indian , residing at 6, Haltu School Road, South Park, P.O Haltu, P.S.- Kasba, Kolkata -
700 078 hereinafter called and referred to as the 'OWNER' (which expression shall
unless and excluded by or repugnant to the context shall mean and include his legal heirs,
executors, administrators , representatives and assigns) of the ONE PART.

A N D

SL. NO. 22888 Dt. 25/3/2022

NAME Samir Deb Ray.

ADDRESS Alipore Judges Court
KOL-27

RS. 10+

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



Darptem Bhownick.

5/0 Ratan Bhownick.

12/26 Padma Pukun Road.
KOL-92

P.S. Jadavpur.

P.O. Regent Estate.

Service.



SHILPA KALIA (PAN- AFIN1813711) a partnership firm, having its office at D/56, Arubinda Park, P.O. Bansdroni, P.S. Regent Park, Kolkata- 700070 , represented by its partners namely 1. SRI SOUMEN ROY KARMAKAR (PAN- AGAPR3804D) (AADHAAR No. 5094 0294 3936.) son of Sri Manik Roy Karmakar, by faith Hindu, by occupation business, by nationality Indian, residing at D/56, Arubinda Park, P.O. Bansdroni, P.S. Regent Park, Kolkata- 700070 and 2. SRI SUBIR CHAKRABORTY (PAN- AECPC2763G) (AADHAAR No. 8044 2856 4025) son of Late Subhas Chakraborty, by faith Hindu, by occupation business, by nationality Indian, residing at address 2/79, Azadgarh Colony, P.O. Regent Park, P.S. Jadavpur, Kolkata-700040 hereinafter called and referred to as the 'DEVELOPER' (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS one Smt. Kalyani Bose was the rightful absolute owner of all that piece and parcel of land measuring about 2 cottahs 14 chittacks 18 sq. ft. more or less being scheme Plot No. 13 together with a one storied, cemented flooring, pacca building measuring about 900 sq.ft. more or less standing thereon, lying and situated at District 24 Parganas now South 24 Parganas, Sub Registry office – previously Alipore, now Sealdah, P.S.- previously Tollygunge, then Jadavpur now Kasba. Mouza – Kasba, J.L. No. 13, Touzi No.145, R.S. No. 233, C.S. Khalian No. 1113, R.S. Khalian No. 2106, 2387 & 2388, C.S. & R.S. Dag No. 3498, now within the limits of Kolkata Municipal Corporation, Ward No. 105, being premises No. 6, Haltu School Road, Kolkata – 700 078 which is butted and bounded as follows:- on the North :- Property under Dag No. 3498 (Part) scheme Plot No. 9, on the South :- Property under Dag No. 3498 (Part) scheme Plot Nos. 17 & 18, on the East :-



Disinfectant Sub-Registration
Registrar U.S. (2) of
Alameda, March 24, 1908

13 JUN 1908

... which is more fully described in the schedule 'A' hereunder written and hereunder referred to as the 'said property' by way of purchase for valuable consideration from the rightful owners Sri Kalidas Basu and Sri Jiban Kumar Basu by 2 registered Deed of Sale . On 4/5/1965 a Deed of Sale was made between Smt. Kalyani Bose as Bikray Kobala Grahita (Purchaser) and Sri Kalidas Basu and Sri Jiban Kumar Basu Bikray Kobala Data (Vendors) which was registered at the office of Sub-Registrar Alipore . recorded in Book No. I. Volume No. 70, Pages 233 to 244, Being No. 3600 for the year 1965 and on 22/9/1965 another Deed of Sale was made between Smt. Kalyani Bose as Bikray Kobala Grahita (Purchaser) and Sri Kalidas Basu and Sri Jiban Kumar Basu Bikray Kobala Data (Vendors) which was registered at the office of Sub-Registrar Alipore at Behal. recorded in Book No. I. Volume No. 71, Pages 278 to 283, Being No. 4722 for the year 1965 .

AND WHEREAS after becoming the owner of the 'said property' which is more fully described in the schedule 'A' hereunder written . Smt. Kalyani Bose recorded her name with Calcutta Municipal Corporation and said property has been numbered as premises No. 6, Hattu School Road , Calcutta-700078. And she had been occupying and enjoying the same with her family members by constructing a dwelling house thereon. free from all encumbrances on payment of taxes.

AND WHEREAS Smt. Kalyani Bose died intestate on 6/10/1996 leaving behind her husband Sri Brahmnapada Bose and one son namely Sri Bibek Bose as her only legal heirs and after demise of ^{V. V.} Smt. Kalyani Bose , her husband and son namely Sri Brahmnapada Bose

and Sri Bibek Bose being only legal heirs have /had become the owners of the 'said property' being premises No. 6, Haltu School Road , Calcutta-700078 which is more fully described in the schedule 'A' hereunder written by way of inheritance. having undivided ½ share each .

AND WHEREAS after becoming the owners of the 'said property' which is more fully described in the schedule 'A' hereunder written , Sri Brahmapada Bose and Sri Bibek Bose recorded their names with Calcutta Municipal Corporation on payment of taxes . And they have / had been occupying and enjoying the same free from all encumbrances .

AND WHEREAS Sri Brahmapada Bose died intestate on 9/12/2006 leaving behind his only son namely Sri Bibek Bose as his only legal heirs and after demise of Smt. Kalyani Bose and her husband Sri Brahmapada Bose, their only son Sri Bibek has become the absolute owner of the 'said property' being premises No. 6, Haltu School Road , Kolkata-700078 which is more fully described in the schedule 'A' hereunder written by way of inheritance.

AND WHEREAS Sri Bibek Bose , the Owner herein has decided to develop the said property by constructing a multistoried thereon but he is not equipped with funds and manpower to implement the said Scheme of development on the said property being premises No. 6, Haltu School Road , Kolkata -700078 which is more fully described in the schedule 'A' hereunder written, so, he has decided to appoint a Developer who will be in a position to develop the said property more-fully described in the schedule " A" hereunder written by constructing a multistoried building thereon with his men, materials and resources.

AND WHEREAS the developer herein is a well-established and reputed building contractor having practical knowledge and experience of construction of multi-storied building, and sound financial position to build multi-storied building having self-sufficient and/or self-contained residential flats/apartments.

AND WHEREAS having come to know such intention of the Owner herein, the Developer herein approached the Owner to engage their firm as the Developer for constructing a G + 3 storied residential building on the said property being premises No. 6, Haltu School Road, Kolkata -700078 which is more fully described in the schedule 'A' hereunder written. The Owner will get the entire 2nd floor and 1 flat on the back side of the 3rd floor and 1 car parking space measuring about 135 sq.ft. of the proposed G + 3 storied residential building which will be called as Owner's share or Owner's allocation. And the rest portion of the building will be treated as Developer's share or Developer's allocation and the Developer will be entitled to deal with the developer's share or Developer's allocation in the proposed building in any manner he likes. The Owner herein have accepted the proposal.

NOW THIS AGREEMENT/ INDENTURE WITNESSETH as follows :-

1. The Developer will construct a G + 3 storied residential building on the said property which is more fully described in the Schedule 'A' hereunder written as per sanctioned building plan approved by Kolkata Municipal Corporation.
2. The Owner has agreed to appoint the party of the other part as Developer for execution of the work of development on the said property which is more fully described in the Schedule 'A' hereunder written with his men and materials and resources and the costs

and expenses of all the related work in connection with the construction of the said proposed building including the portion allocable to owner shall be borne by the Developer exclusively and the Owner shall not have any responsibility whatsoever in this respect.

3. The Owner's Allocation:- The Owner will get the entire 2nd floor and 1 flat on the back side of the 3rd floor and 1 car parking space measuring about 135 sq.ft. on the ground floor of the proposed G + 3 storied residential building along with all common facilities attached therein which will be called as Owners' share or Owners' allocation.

4. The Developer's Allocation:- The Developer will get the rest portion of the building except the owners' allocation as mentioned in clause No. 3 in the proposed building together with undivided proportionate share of land of the premises along with all common facilities attached therein and the Developer will be entitled to deal with the developer's share or Developer's allocation in the proposed building in any manner it likes.

5. That the Developer will construct a G + 3 storied residential building on the said property which is more fully described in the Schedule 'A' hereunder written as per sanctioned building plan duly approved by Kolkata Municipal Corporation .

6. The Developer will construct a G + 3 storied residential building on the said property which is more fully described in the Schedule 'A' hereunder written as per

sanctioned building plan and building specification more fully described in the Schedule "B" hereunder written.

7. The Developer shall at its own cost and expenses complete the construction of the said proposed G + 3 storied residential building as per specification of material as contained in the Schedule "B" hereunder written within 30 months from the date of obtaining the sanctioned building plan and another 6 months may be required for obtaining "Completion Certificate" from the Kolkata Municipal Corporation . The developer herein shall construct the building as per Municipal building rules .

8. It is clearly understood that the Owner will not be liable for any deviation from the sanctioned building plan or defective workmanship or the measuring (regarding owner's allocation) committed by the Developer. The Developer shall be solely responsible to the Kolkata Municipal Corporation and other authorities and/ or to the purchasers affected by such construction.

9. The Developer shall be entitled to enter into agreement with the intending purchaser or purchasers in respect of flats , car parking spaces and other saleable spaces of said building belonging to the developer's share or allocation and shall settle the terms with the prospective buyers of the flats , car parking spaces and other saleable spaces etc. and the Owner will join in the said agreement as confirming party agreeing to transfer the same flats, car parking spaces and other spaces together with proportionate share of land of the premises to the said purchaser/s .

10. The Land Owner will execute and register a Development Power of Attorney in favour of the Developer for performing all the works and other deeds and things for constructing the proposed building and selling Developer's share and /or allocation to the intending purchaser or purchasers and to facilitate the formalities of construction, as well as, to raise funds by way of booking flats, car parking spaces and other saleable spaces, loan from financial institutions with respect to developer's allocation only without making any liability on the owners, to execute and register the requisite Deed of Conveyance in favour of the intending flats, car parking spaces and other saleable spaces purchaser/s in respect of the Developer's share and/or allocation. The Developer will bear all the cost and expenses for registration of the Development Power of Attorney.

11. The Developer on completion of construction of the building will deliver up undisputed, undisturbed, peaceful and habitable possession of the Owner's allocation to the owner herein together with all rights to use and enjoy in common, the common areas and facilities of the said building.

12. Any expenses in relating to the premises in question by way of applying for and to obtain the permanent connection of Electricity and Meter (excluding any personal meter), Water, Drainage, Sewerage and/or other facilities charges, if any, required and any other statutory charges including Municipal taxes and other taxes and rents (if any) from the date of handing over the vacant possession of the said property by the Owner till the date of completion of the proposed building and handing over the allotted portion to the owner will be borne by the Developer.

13. That the legal heirs and successors of the present owner will remain bound and shall abide by all the terms and conditions mentioned in this agreement in absence of the present Owner during this stipulated period. Be it specifically mentioned herein that in the absence of the present Owner during construction, the legal heirs of the said owner including the other owners shall be bound to execute a fresh Supplementary Development Agreement and Development Power of Attorney under the same terms and conditions and in the absence of the Developer during the construction period, the owner shall be bound to execute a fresh Supplementary Development Agreement and Development Power of Attorney under the same terms and conditions in favour of the legal heirs of the developer, without demanding anything whatsoever.

14. That the developer will obtain the 'Completion Certificate' from Kolkata Municipal Corporation in respect of the building to be constructed at its own cost and one extract copy of the same will be supplied to the owner free of cost by the developer and also issue Possession Letter in respect of the owners' allocation in the building at the time of delivery of possession to the owner.

15. That the owner will hand over all the original documents relating to the property to the developer at the time of execution of this agreement. After completion of the building and handing over peaceful possession of the owners' allocation to the Owner as well as the Developer's allocation in the building to the intending purchasers, all the original documents relating to the property will be given back to the owner by the Developer. And for this the developer may issue a acknowledge letter of the same.

16. The developer shall abide by all laws, bye laws, rules and regulations of the government, statutory bodies and/or Local bodies as the case may be and shall attend to and answer and assume responsibility for any deviation violation and/or breach of said laws, bye laws and regulations.

17. The Developer herein shall give the name of the building to be constructed and the Developer shall be entitled to frame scheme for management, maintenance and administration of the building upon completion or construction thereof. The Owner hereby agrees to abide by all such rules or regulations of such Schemes, which shall in no way, be unjust or contrary to the interest of the Owner.

18. That the Owner within 1 month from the date of sanctioned building plan will deliver up peaceful vacant possession of the said property to the Developer and the Developer will demolish the existing structure at the premises and will realize the money by selling all materials.

19. That the Developer will arrange alternative accommodation for the Owner and for which the Developer will pay Rs.5000/- per month to the Owner as rent till the Owner's allocation in the proposed building being delivered up by the Developer.

20. That the Developer shall be entitled to prepare a building plan through its architect on behalf of the owner and the partners being the constituted attorneys of the owner put their signatures on the said plan.

21. Force measure reason which are govt. declared riot, war , natural calamity , etc. and non-availability of building materials shall also be the reason not to complete the building within the stipulated period as mentioned before and for those reasons the time for completion of the building may be extended and for which no supplementary development agreement will be required.

22. That all disputes and differences between the parties shall be adjudicated by the arbitrator mutually appointed by the parties herein in accordance with the Arbitration and Conciliation Act, 1996 and in case of their disagreement, same shall be referred to an umpire to be appointed by the said arbitrators of both the parties or both the parties will have liberty to move before the competent court of law.

THE SCHEDULE -A - ABOVE REFERRED TO :

(‘said property’)

ALL THAT piece and parcel of land measuring about 2 cottahs 14 chittacks 18 sq. ft. more or less being scheme Plot No. 13 together with a one storied, cemented flooring, pacca building measuring about 900 sq.ft. more or less standing thereon , lying and situated at District South 24 Parganas , A.D.S.R.O. Sealdah, P.S.- previously Tollygunge , then Jadavpur now Kasba, Mouza – Kasba, J.L. No. 13, Touzi No.145, R.S. No. 233, C.S. Khatian No. 1113 , R.S. Khatian No. 2106, 2387 & 2388 , C.S. & R.S. Dag No. 3498 , within the limits of Kolkata Municipal Corporation , Ward No. 105, being premises No. 6. Haltu School Road, Kolkata – 700 078 which is butted and bounded as follows:-

On the North :- Property under Dag No. 3498 (Part) - scheme Plot No. 9.

On the South :- Property under Dag No. 3498 (Part) - scheme Plot Nos. 17 & 18.

On the East :- Property under Dag No. 3498 (Part) - scheme Plot No. 19

On the West :- 16 ft. wide K.M.C. Road.

SCHEDULE " B " ABOVE REFERRED TO :

(The Schedule of detailed specification of the building)

1. G + 3 storied building.
2. R.C.C. Framed structure .
3. Outside wall & Ceiling finished with cement plaster.
4. All the floors should be finished with vitrified floor tiles.
5. Doors, wooden frame with flush door shutter.
6. Windows fully glazed aluminium window with grills
7. Inside wall and ceiling finished with Plaster of Paris .
8. Outside wall finished with cement based paint (weather coat).
9. Toilet floor should be finished with vitrified / anti screed floor tiles and the side wall upto 6'-6" - 0 "height finished with glaze tiles .
10. Electrification – Concealed wiring with copper wire, with standard brand switches .(ISI Brand)
11. Connection including supplying of common meter and exclusive fittings like tube light point, 1 No. fan point and 1 No. plug point.
12. Bed Room – 2 Nos. light point, 1 No. fan point ,2 No. plug point and 1No.

13. Drawing / Dining – 3 Nos. light point, 2 Nos. fan point, 1 No. AC Point.
Plug point along with concealed cable connection.
14. Toilet – 1 No. light point with 15 amp geyser connection & 1 plug point, 1 No. Exhaust fan point.(with a proper Exhaust Fan hole)
- Verandah – 1 No. light point, 1 No. plug point.
- Kitchen – 1 No. light point and 1 No. Exhaust fan point with 15 AMP Plug point, 1 No. plug point for Aquaguard.
- Stair Room – 1 No. light point for every landing .
15. Plumbing works :
- a. Municipal water connection with underground reservoir and pump- - motor-pump for lifting water on the over head tank.
 - b. P.V.C. Overhead tank .
 - c. toilet – 2 Nos. CP.P Tap toilet (ISI brand) and 1 No. shower point.
 - d. Kitchen – 1 No. C.P. (ISI brand) tap point.
16. Separate Electric meter connection is to be provided for each flat owner and each flat owner will pay the expenses for the same .
17. Sanitary works :
- a) Septic tank .
 - b) Toilet – 2 Nos. commode, with low level P.V.C. cistern (ISI brand) in both bathrooms.

c) Waste water connection to surface drain.

18. Stair- room (ground floor) opening covered with M.S. Steel gate .
19. Kitchen : Granite stone cooking slab, steel sink and 2'- 0" height glazed tiles over the cooking slab fitting.
20. Stair case with landing would be marble / vitrified floor tiles.

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hand and seals on the day month and year first above written .

SIGNED , SEALED & DELIVERED

In presence of :-

WITNESSES

1. Deepen Bhattacharya
B 12/76 Padma Pukur
Road. Kolkata-92,

Bibek Bose
SIG. OF THE OWNER

2. Samir Dey Adv
Alipore Judges' Court
Kolkata - 700027

M/s. SITI DAKALA
Soumen Roy Karimakar
Subir Chakrabarty
Partner

SIG. OF THE DEVELOPER.

Drafted and prepared by me

Samir Dey Adv

Samir Dey, Advocate, WB-942/1993
Alipore Judges' Court.
Kolkata -700027

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name Bibek Bose

Signature Bibek Bose



		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name Joyanta Roy KARMAKAR

Signature Joyanta Roy Karmakar



		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name SUBIR CHATTERBORTY

Signature Subir Chatterborty



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

GRN Details

GRN:	192022230042313882	Payment Mode:	Counter Payment
GRN Date:	03/06/2022 14:45:17	Bank/Gateway:	Indian Overseas Bank
BRN :	2206042986036550	BRN Date:	04/06/2022 00:00:00
Payment Status:	Successful	Payment Ref. No:	2001605659/2/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	SOUMEN ROY KARMAKAR
Address:	D/56, ARABINDA PARK PIN 700070
Mobile:	9836509674
Depositor Status:	Others
Query No:	2001605659
Applicant's Name:	Mr AVIJIT RAHA
Identification No:	2001605659/2/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001605659/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	20020
2	2001605659/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				20041

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.



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

Query No / Year	2001605659/2022	Office where deed will be registered
Query Date	30/05/2022 2:58:20 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	AVIJIT RAHA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836509674, 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. 1,20,91,502/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
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, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Haltu School Lane & Road, , Premises No: 6, , Ward No: 105 Pin Code : 700078

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	2 Katha 14 Chatak 18 Sq Ft	1/-	1,14,84,002/-	Width of Approach Road: 161 Ft.,
Grand Total :				4.785Dec	1 /-	114,84,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft.	1/-	6,07,500/-	Structure Type: Structure

Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure. 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	900 sq ft	1 /-	6,07,500 /-	
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Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Shri BIBEK BASU Son of Late BRAHMAPADA BOSE6, HALTU SCHOOL ROAD, SOUTH PARK, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AKxxxxxx0E, Aadhaar No: 60xxxxxxx6707, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	SHILPA KALA D/56, ARABINDA PARK, City:- , P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 PAN No.: AExxxxxx7H, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri SOUMEN ROY KARMAKAR Son of Shri MANIK ROY KARMAKARD/56, ARABINDA PARK, City:- , P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx4D, Aadhaar No: 50xxxxxxx3936	SHILPA KALA
2	Shri SUBIR CHAKRABORTY Son of Late SUBHAS CHAKRABORTY2/79, AZADGARH COLONY, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx3G, Aadhaar No: 80xxxxxxx4025	SHILPA KALA

Identifier Details :

Name & address

Mr DEEPTEN BHOWMICK

Son of Mr RATAN BHOWMICK

12/26, PADMA PUKUR ROAD, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Shri BIBEK BASU, Shri SOUMEN ROY KARMAKAR, Shri SUBIR CHAKRABORTY

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri BIBEK BASU	SHILPA KALA-4.785 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri BIBEK BASU	SHILPA KALA-900.00000000 Sq Ft

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 29-06-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 29-06-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. 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 B.L.LRO 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. - I I SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. SEALDAH,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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

BIBEK BASU

BRAMHA PADA BASU

09/07/1965

Permanent Account Number

AKBPB7290E

Bibek Basu
Signature



13/07/2006

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कमला मिल्स कंपाउंड
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013

Tel: 91-22-2499 4650; Fax: 91-22-2495 0664
email: tininfo@nsdl.co.in

Bibek Bose

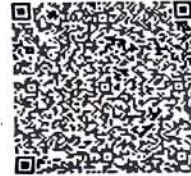


ভারতীয় বিসিটি পরিচয় প্রাধিকার
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1215/80004/00053

To
 বিবেক বোস
 Bibek Bose
 6 HALTU SCHOOL ROAD, SOUTH PARK
 Haltu
 Haltu
 Circus Avenue Kolkata
 West Bengal 700078
 9007341874

245994221
 MP459942212FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6012 5619 6707

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



বিবেক বোস
 Bibek Bose
 পিতা : ব্রহ্মপদ বোস
 Father : Brahmapada Bose
 জন্মতারিখ / DOB : 09/07/1965
 পুরুষ / Male



6012 5619 6707

আধার - সাধারণ মানুষের অধিকার

Bibek Bose

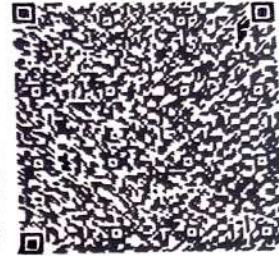
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AENFS8137H



नाम/Name
SHILPAKALA

08102021

सिद्धान्त / डेटा की तिथि
Date of Incorporation / Registration
26/09/2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SOUMEN ROY KARMAKAR
MANIK ROY KARMAKAR

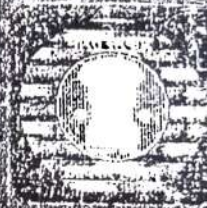
04/08/1978

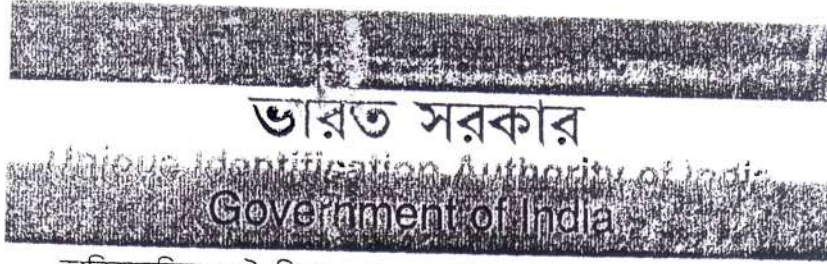
Permanent Account Number

AGGPR3804D

Soumen Roy Karma

Signature





তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19628/01470

To
11/10/2012 সৌমেন রায় কর্মকার
SOUMEN ROY KARMAKAR
2/49 AZADGARH
REGENT PARK Regent Park S.O
Regent Park Kolkata
West Bengal 700040
9143051363

15820777



MN158207770DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

5094 0294 3936

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সৌমেন রায় কর্মকার
SOUMEN ROY KARMAKAR
পিতা : মানিক রায় কর্মকার
Father : MANIK ROY KARMAKAR
জন্ম সাল / Year of Birth : 1978
পুরুষ / Male



5094 0294 3936

আধার - সাধারণ মানুষের অধিকার

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AECPC2763G



नाम / NAME

SUBIR CHAKRABORTY

पिता का नाम / FATHER'S NAME

SUBHAS CHAKRABORTY

जन्म तिथि / DATE OF BIRTH

20-10-1966

हस्ताक्षर / SIGNATURE

Subir Chakraborty

Subir

आयकर आयुक्त (कम्प्यूटर विभाग), कोल.

COMMISSIONER OF INCOME TAX (C.O.), KOLKATA

Subir Chakraborty

इस कार्ड के खो / भिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / यापस कर दें
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.



भारत सरकार
GOVERNMENT OF INDIA



সুবীর চক্রবর্তী

Subir Chakraborty

জন্মতারিখ/ DOB: 20/10/1966

পুরুষ / MALE



8044 2856 4025

Aadhaar - Aam Admi ka Adhikar

Subir Chakraborty



भारतीय प्रामाणिकता अधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

২-৭৯, আজাদগড়, রিজেন্ট
পার্ক, রিজেন্ট পার্ক, কোলকাতা,
পশ্চিমবঙ্গ - ৭০০০৪০

Address

2/79, AZADGARH,
REGENT PARK, Regent
Park S.O, Kolkata,
West Bengal - 700040



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-500 001

भारत सरकार
GOVERNMENT OF INDIA

निरुद्ध डेबिक

Deepten Bhowmick

जन्म तिथि/DOB: 09/11/1984

पुरुष/MALE



5660 9302 4500

मेरा आधर, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

ठिकाना

12/26, पद्मपुर्न रोड, रिजेंट एस्टेट,
कोलकाता,
पश्चिम बंगाल - 700092

12/26, PADMAPUR
ROAD, Regent Estate,
Kolkata,
West Bengal - 700092



gov.in

1922771

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 003

Major Information of the Deed			
Deed No :	I-1604-06244/2022		
Query No / Year	1604-2001605659/2022	Date of Registration	13/06/2022
Query Date	30/05/2022 2:58:20 PM	Office where deed is registered	
Applicant Name, Address & Other Details	D.S.R. - IV SOUTH 24-PARGANAS, District South 24-Parganas		
	AVIJIT RAHA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836509674, 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. 1,20,91,502/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,030/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (area)		

Land Details :



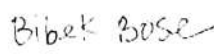
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Haltu Sch Lane & Road, , Premises No: 6, , Ward No: 105 Pin Code : 700078

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	2 Katha 14 Chatak 18 Sq Ft	1/-	1,14,84,002/-	Width of Appr Road: 161 Ft
Grand Total :				4.785Dec	1 /-	114,84,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft.	1/-	6,07,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type Pucca, Extent of Completion: Complete					
Total :		900 sq ft	1 /-	6,07,500 /-	



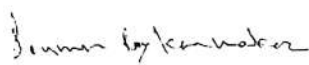
Land Lord Details :



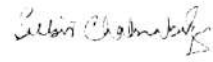
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri BIBEK BASU Son of Late BRAHMAPADA BOSE Executed by: Self, Date of Execution: 13/06/2022 , Admitted by: Self, Date of Admission: 13/06/2022 ,Place : Office	Photo  13/06/2022	Finger Print  LTI 13/06/2022	Signature  13/06/2022
6, HALTU SCHOOL ROAD, SOUTH PARK, City:- , P.O:- HALTU, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AKxxxxxx0E, Aadhaar No: 60xxxxxxxx6707, Status :Individual, Executed by: Self, Date of Execution: 13/06/2022 , Admitted by: Self, Date of Admission: 13/06/2022 ,Place : Office				

Developer Details :



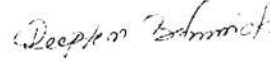
SI No	Name,Address,Photo,Finger print and Signature
1	SHILPA KALA D/56, ARABINDA PARK, City:- , P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.: AExxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SOUMEN ROY KARMAKAR (Presentant) Son of Shri MANIK ROY KARMAKAR Date of Execution - 13/06/2022, , Admitted by: Self, Date of Admission: 13/06/2022, Place of Admission of Execution: Office	Photo  Jun 13 2022 12:50PM	Finger Print  LTI 13/06/2022	Signature  13/06/2022
D/56, ARABINDA PARK, City:- , P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx4D, Aadhaar No: 50xxxxxxxx3936 Status : Representative, Representative of SHILPA KALA				

Name	Photo	Finger Print	Signature
Shri SUBIR CHAKRABORTY Son of Late SUBHAS CHAKRABORTY Date of Execution - 13/06/2022, , Admitted by: Self, Date of Admission: 13/06/2022, Place of Admission of Execution: Office	 Jun 13 2022 12:51PM	 LTI 13/06/2022	 13/06/2022
2/79, AZADGARH COLONY, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx3G, Aadhaar No: 80xxxxxxxx4025 Status : Representative, Representative of : SHILPA KALA			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEEPTEN BHOWMICK Son of Mr RATAK BHOWMICK 12/26, PADMA PUKUR ROAD, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092	 13/06/2022	 13/06/2022	 13/06/2022
Identifier Of Shri BIBEK BASU, Shri SOUMEN ROY KARMAKAR, Shri SUBIR CHAKRABORTY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri BIBEK BASU	SHILPA KALA-4.785 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri BIBEK BASU	SHILPA KALA-900.00000000 Sq Ft

On 13-06-2022

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

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

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

Presented for registration at 11:40 hrs on 13-06-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri SOUMEN ROY KARMAKAR .

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 1,20,91,502/-

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

Execution is admitted on 13/06/2022 by Shri BIBEK BASU, Son of Late BRAHMAPADA BOSE, 6, HALTU SCHOOL ROAD, SOUTH PARK, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078. by caste Hindu, by Profession Others

Indetified by Mr DEEPTEN BHOWMICK, , Son of Mr RATAN BHOWMICK, 12/26, PADMA PUKUR ROAD, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Service

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

Execution is admitted on 13-06-2022 by Shri SOUMEN ROY KARMAKAR,

Indetified by Mr DEEPTEN BHOWMICK, , Son of Mr RATAN BHOWMICK, 12/26, PADMA PUKUR ROAD, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Service

Execution is admitted on 13-06-2022 by Shri SUBIR CHAKRABORTY,

Indetified by Mr DEEPTEN BHOWMICK, , Son of Mr RATAN BHOWMICK, 12/26, PADMA PUKUR ROAD, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/06/2022 12:00AM with Govt. Ref. No: 192022230042313882 on 03-06-2022, Amount Rs: 21/-, Bank Indian Overseas Bank (IOBA0000015), Ref. No. 2206042986036550 on 04-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 20,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 22888, Amount: Rs.10/-, Date of Purchase: 25/03/2022, Vendor name: T K Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 04/06/2022 12:00AM with Govt. Ref. No: 192022230042313882 on 03-06-2022, Amount Rs: 20,020/-, Bank Indian Overseas Bank (IOBA0000015), Ref. No. 2206042986036550 on 04-06-2022, Head of Account 0030-02-103-003-02

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 204970 to 204992
being No 160406244 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.06.16 10:45:14 +05:30
Reason: Digital Signing of Deed.

Anupam Halder

(Anupam Halder) 2022/06/16 10:45:14 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)