

- e] Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said premises.
- f] Cost of supervision of construction of the owners' allocation of the said premises.

ARTICLE - V : DEALING OF SPACE IN THE BUILDING

5.1. The Developer shall on completion of the building put the land owners in undisputed possession of the owners' allocation **TOGETHERWITH** all rights of the common facilities and amenities and proportionate share of land.

5.2. The owners shall be entitled to transfer or otherwise deal with owners' allocation in the building. The Developer shall not put in any interference by any means with or disturb the quiet and peaceful possession of the Owners' allocation.

5.3. The developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to transfer the same subject to the provisions hereof and the owners shall not put in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.

Contd.

K. Sahu
(10/11/20)

9



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
14 AUG 2004

5.4. In so far as necessary all dealing by the developer in respect of the building including agreement for sale or any kind of transfer receiving advance money concerning developer's allocation shall be in the name of the owner for which purpose the owners undertake to give the developer a Registered Development Power of Attotrney. It being understood that such dealing shall not in any manner bind or create any financial liability upon the land owners.

5.5. The land owners has agreed to join and execute all such Conveyance or Conveyances which shall be require from time to time in respect of Developer's allocation in favour of the nominees/agents of the Developer without claiming anything and the owners' allocation have referred herein above is the full and final consideration in respect of the Development Agreement.

ARTICLE - VI : POWER AND PROCEDURE

6.1. The owners shall execute and register a Power of Attorney and/or give necessary authority in writing in favour of the Developer/Builder including power of preparing and executing and signing and also presenting for registration of Deed of Conveyance only for Developer's allocation.

K. S. S. (RDV)

Contd.

1



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
14 AUG 2020

ARTICLE - VII : TIME

7.1. That the Developer shall be bound to complete the owner's allocation within 36 (Thirty Six) months from the date of sanction building plan by the local authority. In case of any unnatural hardens situation arises in construction of the building another 6 (Six) months will be extended. This Agreement shall be valid till completion of the said project and the owners shall have no right to cancel the said Agreement in any way or in any manner.

ARTICLE -VIII : NEW BUILDING

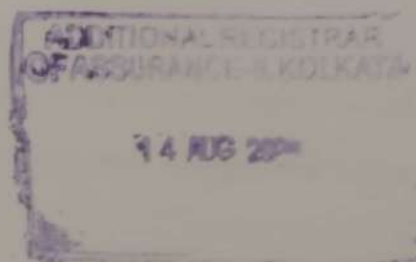
8.1. The Developer shall at its own costs construct, and complete the new building at the said premises in accordance with the sanctioned plan with good and standard materials as may be specified by the Architect and approved by the Developer and the Owners from time to time.

8.2. The Developer shall install, erect in the building at Promoter's own cost expenses pump, water storage tank, over head reservoir, electrification, permanent electric connection from the W.B.S.E.D.C.L. and until permanent electric connection is obtained temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein on ownership basis. It is mentioned that the developer shall obtain the electricity connection of the entire building from W.B.S.E.D.C.L.

Contd.

K. P. S.
(10/11)

1

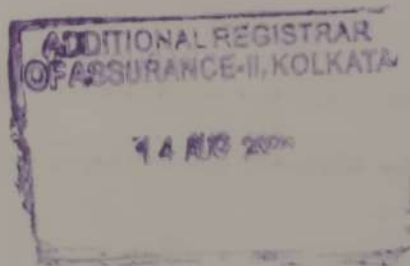


8.4. The owners shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said premises upto the date of this agreement. It is further agreed by and between the parties that the owner shall not pay any taxes as Municipal taxes and other taxes in respect of the said property from the date of execution of these presents. All such taxes outgoing and electricity charges in respect of the said properties would be borne by the promoter from the date of execution of these presents upto the date of handing over owners' allocation. From the date of completion and handing over the possession of the owners' allocation and the promoter, shall be borne in proportionate share all Municipal and other taxes respectively.

ARTICLE - IX : OWNER'S RIGHT & REPRESENTATIONS

Contd.

9



9.2 The said premises is free from all encumbrances and the owners have a good and lawful marketable title in respect of the said premises including above.

9.3 That the owners shall hand over all the necessary photo copies alongwith original documents to the Developer for obtaining the sanctioned plan and other necessary formalities for the completion of the proposed multi storied building as and when required.

ARTICLE - X : COMMON FACILITIES

10.1. The Developer shall pay and bear all property taxes and other dues and outgoing in respect of the said premises accordingly due as and from the date of execution this agreement.

10.2. The owners and the developer shall punctually and regularly pay taxes etc. for their respective allocations. The said rates and taxes to the concern authority or otherwise as may be mutually agreed upon between the owners and the developer after completion of the building and after getting the possession in favour of the Owners.

10.3. As and from date of service of notice of possession the owner shall also be responsible to pay and bear and shall pay to the Owners Association of this building, the

Contd.

1



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

14 AUG 2024

service charges for the common facilities in the new building payable in respect of the owners' allocation such charges are to include proportionate share of premium for the insurance of the building water, fire and damaging charges and taxes light sanction and maintenance occasional repair and renewal charges, for all connection and management of common facilities, renovation, replacement, repair and maintenance chargeable expenses for the building and for all common wiring pipes electrical and mechanical equipments, pumps motors and other electrical and mechanical installation, appliances, stairways and other facilities whatsoever as may be mutually agreed from time to time.

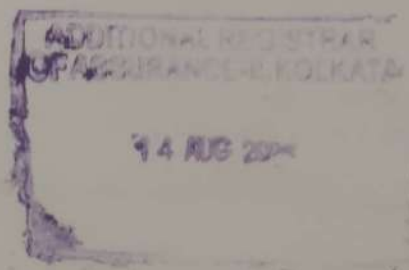
ARTICLE - XI : OWNERS' OBLIGATION

11.1. The owners' allocation in the building shall be subject to the same restrictions and use as applicable to the developer's allocation in the building intended for common floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the others and/or the occupants of the building indemnified from and against the consequence of any breach.

11.2. The owners shall permit the developer and its servants and agents with or without workman and other at all reasonable time to enter into and upon their owners' allocation

Contd.

1



and every part thereof for the purpose of maintenance or remaining any part of the building and/or for the purpose of repairing maintaining cleaning lighting and keep in order the purpose of building down maintaining repairing and testing drainage and pipes electric wires and for the purpose of repairing maintaining cleaning lighting and keep in order the purpose of pulling down maintaining repairing and testing drainage and pipes electric wires and or for the similar purpose.

ARTICLE - XII : COMMON RESTRICTIONS

12.1. The owners hereby agree and covenant with the developer not to cause any interference or hindrance in the construction of the proposed building for the benefits of all occupiers of the building which shall include subject to the quality of construction is to be complete according to discussion and written conditions between both the parties as following :-

12.2. Neither party shall use or permit to be used the respective allocation in the said building or any portion thereof for trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

Contd.

1



12.3. Neither party shall demolish any wall or other structure in his respective allocation or any portion thereof or make any structural alteration thereon without the previous consent of others in this behalf.

12.4. Neither party shall transfer or permit to transfer of their respective allocation or any portion unless such party shall have observed and performed all the condition on their respective part to be observed and/or performed the proposed transferred shall have given written undertaking to the terms and conditions hereof and of these presents and further that such transferred shall pay all and whatsoever shall be payable in relation to the area in their possession.

12.5. Both the parties 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 answer and be responsible for any deviations, violations and/or breach of any of the said laws bye laws and regulations.

12.6. The respective allocation shall keep the interior walls, sewerages, drains, pipes and other fittings and fixtures and appurtenances building at the said premises by the Developer.

Contd.

8



12.7. The owners hereby agree and covenant with the developer not to do any act, deed or things whereby the developer may be prevented from selling assigning and/or disposing of any of the developer's allocated portion of the building at the said premises after getting the possession of the owners' allocation as mentioned in the Second Schedule.

ARTICLE - XIII : DEVELOPER'S OBLIGATION

13.1. The developer hereby agree and covenants with the owners not to violate or contravenes any of the provisions of the rules applicable to construction of the said building.

13.2. The developer hereby agrees and covenants with the owner not to do any act, deed or things whereby the owners are prevented from enjoying, selling assigning and/or disposing of any owners' allocation in the building at the said premises.

13.3. The Developer shall not take any loan from Bank or Banks or any financial institution against the property as mentioned in the First Schedule written hereunder but if any intending purchaser or purchasers shall proceed for taking loan in respect of any flat/flats or shop/shops or garage/garages in the First Schedule written hereunder, the Developer shall help to the said Purchaser or purchasers for sanctioning loan and in this regard the owner have no responsibility against the said loan.

K. Saha
(MNV)

Contd.

1



ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
14 AUG 2014

ARTICLE - XIV : OWNERS' INDEMNITY

14.1. The owners hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbance provided the developer performs and fulfils the terms and conditions herein contained and/or its part to be observed and performed.

14.2. The owners herein shall execute a Registered Development Power of Attorney in favour of the Developer herein in respect of the land mentioned in the First Schedule written hereunder.

ARTICLE - XV : DEVELOPER'S INDEMNITY

15.1. The developer hereby undertakes to keep the owners indemnified against all third party claim and actions arising out of the any sorts of act or occupation commission of the developer in relation to the construction of the said building.

15.2. The developer hereby undertakes to keep the owners indemnified against all actions, suits, costs proceedings and claims that may arise out of the developer's allocation with regard to the development of the said premises and/or for any defect therein.

Contd.

1



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
14 AUG 2014

ARTICLE - XVI : MISCELLANEOUS

16.1. Immediately upon the developer obtaining vacant possessions of the premises for the development shall fix its hoardings and banners and be entitled to start construction if law of the land so permit otherwise shall construct on obtaining sanction of the building plan from the competent authority.

16.2. It is understood that from time to time to facilitate the construction of the said building by the developer various act, deeds, matters and things not hereby specified may be required to be done by the developer for which the developer may need the authority of the owners and various applications and other documents may be required to be signed or made by the owners related to which specific provisions may not have been mentioned herein. The owners hereby undertake to do all such acts, deeds, matters and things and when required and the owners shall execute any such additional power of attorney or authorisation as may be required by the developer for any such purposes and the owner also undertake to sign and execute all such additional application and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the owners and/or against the spirit of these presents.

16.3. The owners shall not be liable for 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

Contd.

K. S. S. (R.M.)

1



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
14 AUG 2024

the same and keep the owners indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.

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

16.5. The developer and the owners shall mutually decided for the management and the administration of the said building and/or common parts thereof after the completion of the said building.

16.6. That the Developer shall bear cost of completion certificate for obtaining the same from the New Barrackpore Municipality and hand over the copy of the said completion certificate unto the Land Owners.

ARTICLE - XVII : SHIFTING

17.1. That the developer shall pay the monthly rent a sum of Rs. 5,000/- (Rupees Five Thousand) only to the land owners and the land owner also receipt the same with issuing

Contd.

1



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
19 AUG 2024

a receiving slip in respect of the same month by month for the rental house till the date of possession of owners' allocation in desired manner and after serving of notice to the owners if the owners shall fails and neglect to take possession after expiry of the stipulation in the said letter of possession the developer shall not bound to pay any rental charges for the owners.

ARTICLE - XVIII : LEGAL ACTION

18.1. That if any dispute and differences shall arise between the parties hereto regarding the construction or interruption of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitrator under Arbitration and Conciliation Act, 1996. On the other hand both parties shall have every right to take shelter of law against each and other for violating the terms and conditions of this Agreement.

ARTICLE - XIX : FORCE MAJEURE

19.1. The parties shall not be considered to be liable for any obligations hereunder to the extent that performance of relating obligations prevented by the existence

Contd.

P



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
14 AUG 2004

of the force majeure and shall be suspended for the obligation during the duration of the force majeure.

19.2. FORCE MAJEURE shall mean flood, earthquake, riot, war, storm, tempest civil commotion, strike and/or any other act of commission beyond the control of the parties hereto.

FIRST SCHEDULE REFERRED TO ABOVE

(Description of land)

ALL THAT piece and parcel of 'BASTU' land measuring about 8 decimals in L.R. Dag No: 1967 and land measuring about 1 decimal in L.R. Dag No: 1968 i.e. total land measuring about 9 decimals equivalent to 06 (Six) Cotthas 14 (Fourteen) Chittaks 10 (Ten) Square Feet be the same a little more or less togetherwith Structure lying and situated at Mouza- Aharampur, J.L. No: 35, Re-Sa No: 93, Touzi No: 178, comprised in R.S. & L.R. Khatian No: 1247, C.S. & R.S. Dag No: 431, under Police Station- Khardah thereafter Ghola at present New Barrackpore, A.D.S.R.O. Barrackpore now Sodepur, District North 24 Parganas, within the local limits of New Barrackpore Municipality, under Ward No: 15, being Holding No: 125, H.N. Mukherjee Road, with all sorts of rights of easement and hereditaments annexed thereto, the plot of land to be developed has been shown and delineated in the Map or Plan annexed hereto with "RED" border and the said Map or Plan is to be treated as a part of this Development Agreement, butted and bounded in the manner following :-

Contd.

1



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

14 AUG 2024

On the North : By 14 feet 6 inch wide Municipal Road.

On the South : By Others property.

On the East : By Others Property.

On the West : By 24 feet 2 inch wide H.N. Mukherjee Road.

SECOND SCHEDULE REFERRED TO ABOVE

(Owners' Allocation)

LAND OWNERS' ALLOCATION Shall mean the 40% sanction plan against the development of said landed property of the proposed (G+4) multi-storied building in the following manner :

[A] Out of which one Tiles flooring residential Flat being No: "3B", (South-West side) measuring an area 1100 Square Feet (Covered area) more or less on the **THIRD FLOOR** another Tiles flooring residential Flat being No: "2A ", measuring an area 600 Square feet (South-East side) (Covered area) more or less on the **SECOND FLOOR** and Tiles/Cement flooring Covered Shop measuring 200 Sq.ft. located in front side of H.N. Mukherjee Road of the proposed (G+4) multi-storied building against the development of said landed property in favour of the Owner No: 1 namely Sri Subrata Chowdhury.

Contd.

1



ADDITIONAL REG. STAMP
OF ASSURANCE CORPORATION
24 AUG 2024

[B] Out of which one Tiles/Cemented flooring Shop Room measuring an area 221.75 Square Feet (Covered area) more or less on the GROUND FLOOR located in front side of H.N. Mukherjee Road, alongwith Electric Line and Electric Wiring of the proposed (G+4) multi-storied building against the development of said landed property in favour of the Owner No: 2 namely **Samaj Kalyan Consumers Co-operative Stories Ltd.**

[C] Out of which one Tiles/Cemented flooring Shop Room measuring an area 93.3 Square Feet (Covered area) more or less on the GROUND FLOOR located in front side of H.N. Mukherjee Road, alongwith Electric Line and Electric Wiring of the proposed (G+4) multi-storied building against the development of said landed property in favour of the Owner No: 3 & 4 namely **Pasupati Dutta & Kamala Dutta.**

[D] Out of which one Tiles flooring residential Flat being No: "2F", (East side) measuring an area 500 Square Feet (Super built up area) more or less consisting of One Bed Room, One Kitchen, One Toilet & One Balcony, on the SECOND FLOOR of the proposed (G+4) multi-storied building against the development of said landed property in favour of the Owner No: 5 namely **Dilip Kumar Sarkar.**

[E] Out of which one self contained Vitrified Tiles flooring residential Flat being No: "1C", (West side) measuring an area 725 Square Feet (Super built up area)

Contd.

K. Sub
(P.W.)

9



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA

14 AUG 2014

more or less consisting of Two Bed Rooms, One Kitchen, One Dining, One Toilets & One Balcony, on the FIRST FLOOR of the proposed (G+4) multi-storied building against the development of said landed property in favour of the Owner No: 6 namely Asima Das.

[F] Out of which the Owner Nos: 7, 9, 10, 11 namely Amita Ganguly, Aloka Dey Sarkar, Lipika Das & Sharmila Dey shall jointly get a total sum of Rs. 16,00,000.00 (Rupees Sixteen Lakhs) only (Rs. 5,00,000.00 at the time of execution of this Agreement and rest Rs. 11,00,000.00 shall get within 3 (three) years as part by part.

[G] Out of which one Tiles flooring residential Flat being No: "2D", (North-West side) measuring an area 775 Square Feet (Super built up area) more or less consisting of Two Bed Rooms, One Kitchen, One Dining, One Toilets & One Balcony, on the SECOND FLOOR alongwith Tiles flooring Shop Room, measuring an area 150 Square feet (Sufer built up area) more or less on the GROUND FLOOR located in front of H.N. Mukherjee Road of the proposed (G+4) multi-storied building against the development of said landed property in favour of the Owner No: 8 namely Sisir Sarkar.

[H] Out of which one self contained Vitrified Tiles flooring residential Flat being No: "2B", measuring an area 1000 Square Feet (Covered area) more or less consisting of Two Bed Rooms, One Kitchen, One Dining, One Toilet & One Balcony, on the SECOND FLOOR and another Tiles flooring residential Flat being No: "1E", measuring an area 800 Square Feet (Covered area) more or less consisting of Two

Contd.

1



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
14 AUG 2024

Bed Rooms, One Kitchen, One Toilet & One Balcony, on the FIRST FLOOR alongwith Shop Room measuring an area **200** Square Feet (Covered area) more or less on the GROUND FLOOR located in front side of H.N. Mukherjee Road of the proposed (G+4) multi-storied building against the development of said landed property in favour of the Owner No: **12** namely **Biswarup Dutta**.

[i] Out of which one self contained Vitrified Tiles flooring residential Flat being No: "3E", measuring an area **700** Square Feet (Covered area) more or less consisting of One Bed Room, One Kitchen, One Dining, One Toilet & One Balcony, on the FIRST FLOOR of the proposed (G+4) multi-storied building against the development of said landed property in favour of the Owner No: **13** namely **Goutam Biswas**.

[j] Out of which one Cemented flooring Shop Room measuring an area **100** Square Feet (Covered area) more or less on the GROUND FLOOR located in front of H.N. Mukherjee Road of the proposed (G+4) multi-storied building in addition to pay a sum of **Rs. 4,00,000/-** (Rupees Four Lakhs) only part by part against the development of said landed property in favour of the Owner No: **14** namely **Durga Rani Dey**.

THIRD SCHEDULE REFERRED TO ABOVE

(Developer's Allocation)

DEVELOPER'S ALLOCATION shall mean and include all other remaining portion i.e. 60% of the constructed areas of the said proposed building apart from aforesaid such Owners' allocation mentioned above shall be treated as Developer's

Contd.

1



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
14 AUG 2024

Allocation and all the aforesaid Developer's allocation will include and/or together with undivided proportionate share of the underneath land morefully mentioned in the First Schedule hereunder above written alongwith all common areas and facilities relating to the said proposed Multi storied building.

THE FOURTH SCHEDULE REFERRED TO ABOVE

[Specification]

CONSTRUCTION :

R.C.C. Pillar along with brick built structure will be provided.

WATER SUPPLY :

24 hours water supply will be provided.

FLOORING :

Vitrified Tiles flooring will be provided in rooms, kitchen, Verandah etc. and Toilet will be flooring by Marble/Tiles.

KITCHEN :

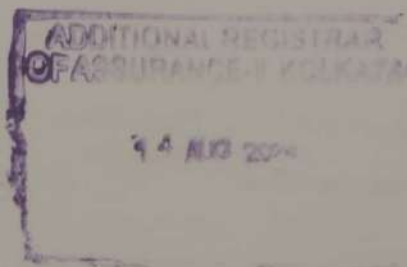
Black stone platform Steel, sink, glazed tiles dado upto 2' on platform will be provided.

TOILET :

4. 5/10 (Rev)
- a) Overhead P.V.C. Flash, White Comode, One Shower & Two Taps in every common toilet.

Contd.

9



- b) White Comode, Two Taps, in every attached toilet.
- c) P.V.C. Door, Marble/Vitrified Floor, Glazed Tiles dado upto 5'-6" height in every Toilet.

DOORS :

Wooden frame in all doors, Main Door will be skin flash and all doors will be flash door of ply wood and PVC Doors in Bath Room.

WINDOWS :

Aluminium sliding windows with glass and grill.

ELECTRIC :

Concealed wiring (with copper wire) with ISI mark of approved quality.

- a) One Fan Point, Two Light Points, One Plug Point, in every Bed Room.
- b) One A.C. Point in any one Bed Room.
- c) Three light point, Two fan point, one 15 Amp. plug point and one T.V. point in Dining/Living Room, One washing machine & one acquaguard and one Inverter point.
- d) One light point, One plug point, one exhaust Fan point, One 15 Amp Plug point in Kitchen.
- e) One light point and one exhaust point in Toilet with one number of water Heater/Geasors point in common toilet.

Contd.

l



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
14 AUG 2004

- f] One light point and one 5 Amp plug point in Balcony.
- g] One Bell point at the main gate of the allotted Flat.
- h] Earthing arrangement as par I.E. Rules.

WALL :

8" thick brick work for out side wall and 5" thick brick work for all inside wall. Ceiling height from Floor to ceiling.

PLUMBING & SANITATION :

Blue PVC pipe to be used for outer and inner water connection as concealed work and PVC HI density sanitary pipes and fittings will be provided.

COLOUR :

Putty inside of room/Liv./Dining, without any primer or painting. Outside of the building will be of standard coloured finishing.

BALCONY :

Balcony shall be kept half covered by M.S. Grill and remaining part open.

Contd.

M-9/2
(10/11)

1



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
14 AUG 2024

EXTRA :

Any extra work other than our standard schedule shall be charged extra as decided by our authorised Engineer and such amounts shall be deposited before the execution of such work.

LIFT :

One Four Passangers standard quality Lift

THE FIFTH SCHEDULE REFERRED TO ABOVE

[COMMON AREAS, COMMON FACILITIES AND COMMON AMINITIES]

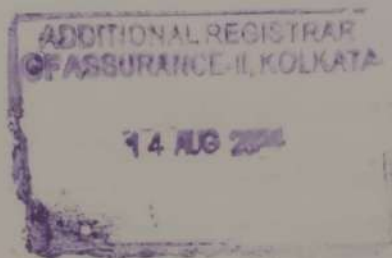
The owners of the Land alongwith other co-owners, occupiers, society or syndicate or association shall allow each other the following easement and quasi-easements right, privileges etc.

- i] Land under the said building described in the "First Schedule".
- ii] All sides spaces, back spaces, paths, passages, drains ways in the said building.
- iii] General lighting of the common portions and spaces for installations of electric meter in General.

K. S. (R)

Contd.

8



- iv] Drains and sewers from the building in the Municipal connection drains and or sewerage.
- v] Stair and stair-case landings and Lift with landings.
- vi] Lobbies in each floor.
- vii] Common septic Tank.
- viii] Common water Pump.
- ix] Common Water Tank.
- x] Common Electric Line.
- xi] After delivery of possession maintenance cost will be borne by the Flat owners.
- xii] Common garage for by-cycle and two wheelers in the Ground Floor.

IN WITNESS WHEREOF both the parties hereto (i.e. Owners & Developer herein) have gone through the subject matter of this **Development Agreement** and after having clearly understood all the recitals and terms and conditions contained herein and put their respective hands and seal on the day month and year first above written.

H. Subh
(Adv)

Contd.

9



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
14 AUG 2024

SIGNED, SEALED AND

DELIVERED in the presence of

WITNESSES:

1. Pradip Debnath
Barasat Court
P.O. & S. - Barasat
Kal - 700124
2. Sonnen Roy
Barasat Court
North - 24 P.S.

Drafted by :

Kuntala Saha
(Adv.)

{ Kuntala Saha }
ADVOCATE,
Barasat Judges' Court,
District North 24 Parganas.
Enrolment No: F/74/60/93.

Printed by :

Bipul Ghosh
{ Bipul Ghosh }
BARASAT COURT.

1. Sukanta Chowdhury

2. Mamas Kumar Ghosh

3. Parulata Jait

4. Kamala Dutta

5. Dilip Kumar Sarkar

6. Asima Das

7. Amita Ganguly

8. Lis Sarkar

9. Aloka Dey Sarkar

10. Lipika Das

11. Sharmila Dey

12. Biswanup Datta

13. Goutam Biswas

14. গুস্তাভ বসু

SIGNATURE OF THE OWNERS.

M/S. SHREE DEVELOPER

Biswanup Datta

Partner

Goutam Biswas

SIGNATURE OF THE DEVELOPER.

UNDE
(1) Name
Sta

9



M/S. SHREE DEVELOPER

Partner

ADDITIONAL REGISTRAR
OFFICE OF THE ADDL. REVENUE
CALCUTTA
4 AUG 2014

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name SUBRATA CHOWDHURY

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB

THUMB

FORE

MIDDLE

RING

LITTLE

R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Subrata Chowdhury

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

(2) Name MANAS KUMAR GHOSH

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB

THUMB

FORE

MIDDLE

RING

LITTLE

R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Manas Kumar Ghosh

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

(3) Name PARANJATI DUTTA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB

THUMB

FORE

MIDDLE

RING

LITTLE

R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

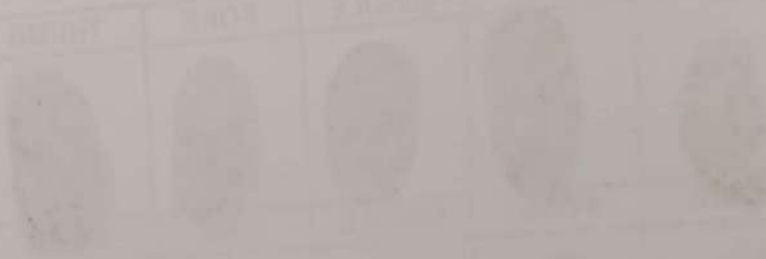
Paranjati Dutta

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

1908 ACT OF THE I.R. ACT 1908

UNDE
(1) Name
Status - Pres



9

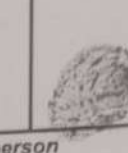


ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
14 AUG 2004

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name KAMALA DUTTA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Kamala Dutta

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name DILIP KUMAR SARKAR

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Dilip Kumar Sarkar

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name ASIMA DAS

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Asima Das

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

(1) Name _____
State _____

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name AMITA GANDLY

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Amita Gandly.

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name SISIR SARKAR

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Sisir Sarkar

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name ALOKA DEY SARKAR

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Aloka Dey Sarkar

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

UND
(1) Name
Status - Pres



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
24 AUG 2024

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name LIPIKA DAS

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB

THUMB

FORE

MIDDLE

RING

LITTLE

R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Lipika Das

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name SHARMILA DEY

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB

THUMB

FORE

MIDDLE

RING

LITTLE

R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Sharmila Dey

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name BISWARUP DUTTA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB

THUMB

FORE

MIDDLE

RING

LITTLE

R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Biswarup Dutta

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

$(1) N_2$

1



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

9/4 AUG 2004

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name GOUTAM BISWAS

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB



THUMB

FORE

MIDDLE

RING

LITTLE



All the above fingerprints are of the abovenamed person and attested by the said person

Goutam Biswas

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name DURGA RANI DEY

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB



THUMB

FORE

MIDDLE

RING

LITTLE



All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

PHOTO

L.H.

LITTLE

RING

MIDDLE

FORE

THUMB

THUMB

FORE

MIDDLE

RING

LITTLE

R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.



1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
14 AUG 2024



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



192024250162542878

GRN Details

GRN:	192024250162542878	Payment Mode:	SBI Epay
GRN Date:	13/08/2024 12:34:29	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5349890163727	BRN Date:	13/08/2024 12:34:47
Gateway Ref ID:	CHQ7840399	Method:	State Bank of India NB
GRIPS Payment ID:	130820242016254286	Payment Init. Date:	13/08/2024 12:34:29
Payment Status:	Successful	Payment Ref. No:	2002032430/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Biswarup Dutta
Address:	New Barrackpore
Mobile:	9830614095
Period From (dd/mm/yyyy):	13/08/2024
Period To (dd/mm/yyyy):	13/08/2024
Payment Ref ID:	2002032430/2/2024
Dept Ref ID/DRN:	2002032430/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002032430/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2002032430/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	20021
Total				25042

IN WORDS: TWENTY FIVE THOUSAND FORTY TWO ONLY.

PAID



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
14 AUG 2022

Major Information of the Deed

Major Information of the Deed			
Deed No :		I-1902-09862/2024	Date of Registration
Query No / Year		1902-2002032430/2024	14/08/2024
Query Date		29/07/2024 9:16:34 PM	Office where deed is registered
Applicant Name, Address & Other Details		A.R.A. - II KOLKATA, District: Kolkata	
		Pradip Debnath Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9903452754, Status : Solicitor firm	
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]	
Set Forth value		Market Value	
		Rs. 82,66,503/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,021/- (Article:48(g))		Rs. 20,105/- (Article:E, E, B)	
Remarks		Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Haren Mukherjee Road,
Mouza: Aharampur, JI No: 35, Pin Code : 700131

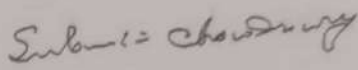
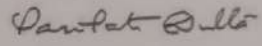
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1967 (RS :-)	LR-1247	Bastu	Bastu	8 Dec		49,33,336/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	LR-1968 (RS :-)	LR-1247	Bastu	Bastu	1 Dec		6,16,667/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
		TOTAL :			9Dec	0 /-	55,50,003 /-	
		Grand Total :			9Dec	0 /-	55,50,003 /-	

Structure Details :

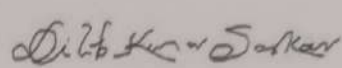
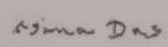
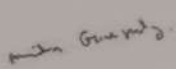
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	2102 Sq Ft.	0/-	15,76,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1302 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1, L2	607.93 Sq Ft.	0/-	11,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 607.93 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					

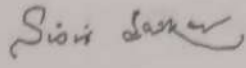
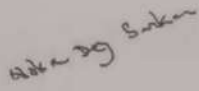
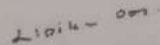
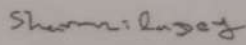
Total :	2709.93 sq ft	0 /-	27,16,500 /-
---------	---------------	------	--------------

Land Lord Details :

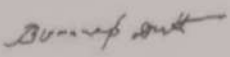
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Subrata Chowdhury Son of Late Sushil Chowdhury Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office	 14/08/2024	 Captured LTI 14/08/2024	 14/08/2024
Kamal Park, City:- Not Specified, P.O:- New Barrackpore, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: arxxxxxx9h, Aadhaar No: 72xxxxxxxx8361, Status :Individual, Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office				
2	SamajKalyan Con Coop Store 124/1/1, H N Mukherjee Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Date of Incorporation:XX-XX-1XX4 , PAN No.: aaxxxxxx3k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
3	Pasupati Dutta Son of Parbati Charan Dutta Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office	 14/08/2024	 Captured LTI 14/08/2024	 14/08/2024
55, Old Sahara Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: ajxxxxxx8n, Aadhaar No: 28xxxxxxxx4165, Status :Individual, Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office				
4	Kamala Dutta Wife of Pasupati Dutta Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office	 14/08/2024	 Captured LTI 14/08/2024	 14/08/2024

55, Old Sahara Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX1, PAN No.: ajxxxxxx8p, Aadhaar No: 23xxxxxxxx3470, Status :Individual, Executed by: Self, Date of Execution: 14/08/2024, Admitted by: Self, Date of Admission: 14/08/2024, Place : Office

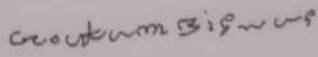
	Name	Photo	Finger Print	Signature
5	Dilip Kumar Sarkar Son of Late Bijay Ratan Sarkar Alias Bijoy Ratan Sarkar Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office	 14/08/2024	 Captured LTI 14/08/2024	 14/08/2024
125, Dr. H. N. Mukherjee Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX7, PAN No.: blxxxxxx2g, Aadhaar No: 91xxxxxxxx2827, Status :Individual, Executed by: Self, Date of Execution: 14/08/2024, Admitted by: Self, Date of Admission: 14/08/2024, Place : Office				
6	Asima Das Wife of Late Madhab Chandra Das Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office	 14/08/2024	 Captured LTI 14/08/2024	 14/08/2024
125, Dr. H N Mukherjee Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX2, PAN No.: bhxxxxxx2q, Aadhaar No: 35xxxxxxxx0144, Status :Individual, Executed by: Self, Date of Execution: 14/08/2024, Admitted by: Self, Date of Admission: 14/08/2024, Place : Office				
7	Amita Ganguly Wife of Anukram Ganguly Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office	 14/08/2024	 Captured LTI 14/08/2024	 14/08/2024
125, Dr. H N Banerjee Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX0, PAN No.: bexxxxxx1d, Aadhaar No: 83xxxxxxxx1219, Status :Individual, Executed by: Self, Date of Execution: 14/08/2024, Admitted by: Self, Date of Admission: 14/08/2024, Place : Office				

8	Name Sisir Sarkar Son of Late Bijay Ratan Sarkar Alias Bijoy Ratan Sarkar Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office	Photo  14/08/2024	Finger Print  Captured LTI 14/08/2024	Signature  14/08/2024
125, Dr. H N Mukherjee Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:- North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: htxxxxxx2j, Aadhaar No: 73xxxxxxxx2050, Status :Individual, Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office				
9	Name Aloka Dey Sarkar Wife of Bistu Dey Sarkar Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office	Photo  14/08/2024	Finger Print  Captured LTI 14/08/2024	Signature  14/08/2024
East Bankimpally, City:- Not Specified, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: quxxxxxx4e, Aadhaar No: 28xxxxxxxx1062, Status :Individual, Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office				
10	Name Lipika Das Wife of Mr Nikhil Das Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office	Photo  14/08/2024	Finger Print  Captured LTI 14/08/2024	Signature  14/08/2024
Madhumita Housing Complex, City:- Not Specified, P.O:- Madhyamgram Bazar, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.: atxxxxxx4b, Aadhaar No: 21xxxxxxxx4109, Status :Individual, Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office				
11	Name Sharmila Dey Wife of Bijoy Dey Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office	Photo  14/08/2024	Finger Print  Captured LTI 14/08/2024	Signature  14/08/2024

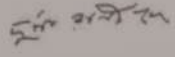
30, vidyasagar Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX2, PAN No.: ebxxxxxx2p, Aadhaar No: 27xxxxxxxx1166, Status :Individual, Executed by: Self, Date of Execution: 14/08/2024, Admitted by: Self, Date of Admission: 14/08/2024, Place : Office

	Name	Photo	Finger Print	Signature
12	Biswarup Dutta Son of Late Shital Kumar Dutta Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office		 Captured LTI 14/08/2024	 14/08/2024

41, main Road East, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX4, PAN No.: agxxxxxx8h, Aadhaar No: 22xxxxxxxx1342, Status :Individual, Executed by: Self, Date of Execution: 14/08/2024, Admitted by: Self, Date of Admission: 14/08/2024, Place : Office

	Name	Photo	Finger Print	Signature
13	Goutam Biswas Son of Dhirandra Nath Biswas Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office		 Captured LTI 14/08/2024	 14/08/2024

182, Main Road East, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX5, PAN No.: aixxxxxx6q, Aadhaar No: 69xxxxxxxx7315, Status :Individual, Executed by: Self, Date of Execution: 14/08/2024, Admitted by: Self, Date of Admission: 14/08/2024, Place : Office

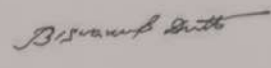
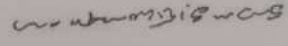
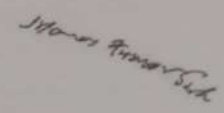
	Name	Photo	Finger Print	Signature
14	Durga Rani Dey Wife of Gopal Chandra Dey Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office		 Captured LTI 14/08/2024	 14/08/2024

125/1/1, Dr. H N Mukherjee Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX6, PAN No.: bexxxxxx3k, Aadhaar No: 31xxxxxxxx4456, Status :Individual, Executed by: Self, Date of Execution: 14/08/2024, Admitted by: Self, Date of Admission: 14/08/2024, Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shree Developer 138/1, H N Mukherjee Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Date of Incorporation:XX-XX-2XX3 , PAN No.:: afxxxxxx2l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Biswarup Dutta Son of Late Sital Kumar Dutta Date of Execution - 14/08/2024, , Admitted by: Self, Date of Admission: 14/08/2024, Place of Admission of Execution: Office	 Aug 14 2024 5:07PM	 Captured LTI 14/08/2024	 14/08/2024
41, Main Road East, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: agxxxxxx8h, Aadhaar No: 22xxxxxxxx1342 Status : Representative, Representative of : Shree Developer (as partner)				
	Name	Photo	Finger Print	Signature
2	Goutam Biswas Son of Late Dharendra Nath Biswas Date of Execution - 14/08/2024, , Admitted by: Self, Date of Admission: 14/08/2024, Place of Admission of Execution: Office	 Aug 14 2024 5:10PM	 Captured LTI 14/08/2024	 14/08/2024
182, Main Road East, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: aixxxxxx6q, Aadhaar No: 69xxxxxxxx7315 Status : Representative, Representative of : Shree Developer (as partner)				
	Name	Photo	Finger Print	Signature
3	Manas Kumar Ghosh (Presentant) Son of Late Ardhendu Ghosh Date of Execution - 14/08/2024, , Admitted by: Self, Date of Admission: 14/08/2024, Place of Admission of Execution: Office	 Aug 14 2024 5:13PM	 Captured LTI 14/08/2024	 14/08/2024
152/2, Dr. H N Mukherjee Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: adxxxxxx3d, Aadhaar No: 58xxxxxxxx1150 Status : Representative, Representative of : SamajKalyan Con Coop Store (as secretary)				

Identifier Details :

Name	Photo	Finger Print	Signature
Pradip Debnath Son of Late Madhab Debnath Barasat Court, City:- Not Specified, P.O:- Barasat, P.S:-Barasat, District:-North 24- Parganas, West Bengal, India, PIN:- 700124		 Captured	 14/08/2024
	14/08/2024	14/08/2024	14/08/2024

Identifier Of Subrata Chowdhury, Pasupati Dutta, Kamala Dutta, Dilip Kumar Sarkar, Asima Das, Amita Ganguly, Sisir Sarkar, Aloka Dey Sarkar, Lipika Das, Sharmila Dey, Biswarup Dutta, Goutam Biswas, Durga Rani Dey, Biswarup Dutta, Goutam Biswas, Manas Kumar Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Subrata Chowdhury	Shree Developer-0.571429 Dec
2	SamajKalyan Con Coop Store	Shree Developer-0.571429 Dec
3	Pasupati Dutta	Shree Developer-0.571429 Dec
4	Kamala Dutta	Shree Developer-0.571429 Dec
5	Dilip Kumar Sarkar	Shree Developer-0.571429 Dec
6	Asima Das	Shree Developer-0.571429 Dec
7	Amita Ganguly	Shree Developer-0.571429 Dec
8	Sisir Sarkar	Shree Developer-0.571429 Dec
9	Aloka Dey Sarkar	Shree Developer-0.571429 Dec
10	Lipika Das	Shree Developer-0.571429 Dec
11	Sharmila Dey	Shree Developer-0.571429 Dec
12	Biswarup Dutta	Shree Developer-0.571429 Dec
13	Goutam Biswas	Shree Developer-0.571429 Dec
14	Durga Rani Dey	Shree Developer-0.571429 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Subrata Chowdhury	Shree Developer-0.0714286 Dec
2	SamajKalyan Con Coop Store	Shree Developer-0.0714286 Dec
3	Pasupati Dutta	Shree Developer-0.0714286 Dec
4	Kamala Dutta	Shree Developer-0.0714286 Dec
5	Dilip Kumar Sarkar	Shree Developer-0.0714286 Dec
6	Asima Das	Shree Developer-0.0714286 Dec
7	Amita Ganguly	Shree Developer-0.0714286 Dec
8	Sisir Sarkar	Shree Developer-0.0714286 Dec
9	Aloka Dey Sarkar	Shree Developer-0.0714286 Dec
10	Lipika Das	Shree Developer-0.0714286 Dec
11	Sharmila Dey	Shree Developer-0.0714286 Dec
12	Biswarup Dutta	Shree Developer-0.0714286 Dec
13	Goutam Biswas	Shree Developer-0.0714286 Dec
14	Durga Rani Dey	Shree Developer-0.0714286 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Subrata Chowdhury	Shree Developer-502.00000000 Sq Ft
2	Biswarup Dutta	Shree Developer-800.00000000 Sq Ft
3	Goutam Biswas	Shree Developer-800.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	SamajKalyan Con Coop Store	Shree Developer-221.75000000 Sq Ft
2	Pasupati Dutta	Shree Developer-46.65000000 Sq Ft
3	Kamala Dutta	Shree Developer-46.65000000 Sq Ft
4	Biswarup Dutta	Shree Developer-60.00000000 Sq Ft
5	Goutam Biswas	Shree Developer-60.00000000 Sq Ft
6	Durga Rani Dey	Shree Developer-172.88000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Haren Mukherjee Road,
Mouza: Aharampur, JI No: 35, Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1967, LR Khatian No:- 1247	Owner: ল্যাও এও ল্যাও রেভিনিউ, Gurdian: ডিপার্টমেন্ট , Address: নিজ , Classification: বাস, Area: 0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1968, LR Khatian No:- 1247	Owner: ল্যাও এও ল্যাও রেভিনিউ, Gurdian: ডিপার্টমেন্ট , Address: নিজ , Classification: বাস, Area: 0.10000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190209862 / 2024

On 14-08-2024

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

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

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

Presented for registration at 16:11 hrs on 14-08-2024, at the Office of the A.R.A. - II KOLKATA by Manas Kumar Ghosh ,.

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 82,66,503/-

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

Execution is admitted on 14/08/2024 by 1. Subrata Chowdhury, Son of Late Sushil Chowdhury, Kamal Park, P.O: New Barrackpore, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Service, 2. Pasupati Dutta, Son of Parbati Charan Dutta, 55, Old Sahara Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business, 3. Kamala Dutta, Wife of Pasupati Dutta, 55, Old Sahara Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 4. Dilip Kumar Sarkar, Son of Late Bijay Ratan Sarkar Alias Bijoy Ratan Sarkar, 125, Dr. H. N. Mukherjee Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business, 5. Asima Das, Wife of Late Madhab Chandra Das, 125, Dr. H N Mukherjee Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 6. Amita Ganguly, Wife of Anukram Ganguly, 125, Dr. H N Banerjee Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 7. Sisir Sarkar, Son of Late Bijay Ratan Sarkar Alias Bijoy Ratan Sarkar, 125, Dr. H N Mukherjee Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business, 8. Aloka Dey Sarkar, Wife of Bistu Dey Sarkar, East Bankimpally, P.O: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession House wife, 9. Lipika Das, Wife of Mr Nikhil Das, Madhumita Housing Complex, P.O: Madhyamgram Bazar, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 10. Sharmila Dey, Wife of Bijoy Dey, 30, vidyasagar Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 11. Biswarup Dutta, Son of Late Shital Kumar Dutta, 41, main Road East, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business, 12. Goutam Biswas, Son of Dhirandra Nath Biswas, 182, Main Road East, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business, 13. Durga Rani Dey, Wife of Gopal Chandra Dey, 125/1/1, Dr. H N Mukherjee Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife
Indetified by Pradip Debnath, , , Son of Late Madhab Debnath, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-08-2024 by Biswarup Dutta, partner, Shree Developer (Partnership Firm), 138/1, H N Mukherjee Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Pradip Debnath, , , Son of Late Madhab Debnath, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-08-2024 by Goutam Biswas, partner, Shree Developer (Partnership Firm), 138/1, H N Mukherjee Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Pradip Debnath, , , Son of Late Madhab Debnath, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-08-2024 by Manas Kumar Ghosh, secretary, SamajKalyan Con Coop Store (Others), 124/1/1, H N Mukherjee Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Pradip Debnath, , , Son of Late Madhab Debnath, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,105.00/- (B = Rs 20,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 20,021/-

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

Online on 13/08/2024 12:34PM with Govt. Ref. No: 192024250162542878 on 13-08-2024, Amount Rs: 20,021/-,

Bank: SBI EPay (SBlePay), Ref. No. 5349890163727 on 13-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2322, Amount: Rs.5,000.00/-, Date of Purchase: 13/08/2024, Vendor name: S

Bose

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

Online on 13/08/2024 12:34PM with Govt. Ref. No: 192024250162542878 on 13-08-2024, Amount Rs: 5,021/-, Bank: SBI EPay (SBlePay), Ref. No. 5349890163727 on 13-08-2024, Head of Account 0030-02-103-003-02

fin

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 583646 to 583715
being No 190209862 for the year 2024.



702

Digitally signed by SATYAJIT BISWAS
Date: 2024.09.03 14:06:46 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 03/09/2024

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.