

7225/24

P- 7232/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 559038

① Dab
G.N.O.: 200217/275/2024
14.8.24
4:18 P.M.

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

① Dab

Addl. District Sub-Registrar
Bahala, South 24 Parganas

14 AUG 2024
DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 14th day of August Two Thousand Twenty Four (2024)

BETWEEN

82.

Major Information of the Deed

Deed No :	I-1607-07232/2024	Date of Registration	14/08/2024
Query No / Year	1607-2002171275/2024	Office where deed is registered	
Query Date	12/08/2024 10:30:04 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANJOY DAS Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980228863, Status : Advocate		
Transaction	Additional Transaction		
[4310] Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 8,00,000/-]		
Set Forth value	Market Value		
2/-	Rs. 23,99,751/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 8,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

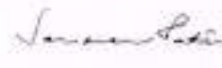
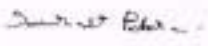
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Talpukur Road, Premises No: 292, Ward No: 126 Pin Code : 700051

Sl. No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
	(RS -)		Bastu	3 Katha 8 Chatak	1/-	16,62,501/-	Width of Approach Road: 12 Ft.
Grand Total :				5.775Dec	1/-	16,62,501/-	

Structure Details :

Sl. No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
	On Land L1	983 Sq Ft.	1/-	7,37,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 983 Sq Ft. Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca. Extent of Completion: Complete					
Total :		983 sq ft	1/-	7,37,250/-	

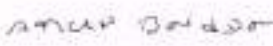
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Soumen Patra Son of Late Nandalal Patra Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office	 14/08/2024	 Captured 14/08/2024	 14/08/2024
	10/6, Talpukur Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: arxxxxxx0h, Aadhaar No: 96xxxxxxxx7275, Status :Individual, Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr Sourav Patra Son of Late Nandalal Patra Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office	 14/08/2024	 Captured 14/08/2024	 14/08/2024
	10/6, Talpukur Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: cfxxxxxx0g, Aadhaar No: 29xxxxxxxx4875, Status :Individual, Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office			

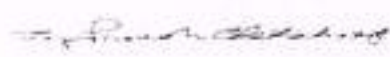
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PANNA ENTERPRISE 2, Jadab Ghosh Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Date of Incorporation:XX-XX-1XX2 , PAN No.: BMxxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Anup Baidya (Presentant) Son of Mr. Pannalal Baidya Date of Execution - 14/08/2024, , Admitted by: Self, Date of Admission: 14/08/2024, Place of Admission of Execution: Office		 Captured	
	6/A, Khan Mohammad Road, City:- , P.O:- Sarsuna, P.S.-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: bmxxxxxx3f, Aadhaar No: 96xxxxxxxx0308 Status : Representative, Representative of : PANNA ENTERPRISE (as proprietor)	Aug 14 2024 4:57PM	LTI 14/08/2024	14/08/2024

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Joy Prakash Chakraborty Son of Mr. Dilip Chakraborty 546, Talpukur Road, City:- , P.O:- Sarsuna, P.S.-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700061		 Captured	
	14/08/2024	14/08/2024	14/08/2024

Identifier Of Mr Soumen Patra, Mr Sourav Patra, Mr Anup Baidya

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Soumen Patra	PANNA ENTERPRISE-2.8875 Dec
2	Mr Sourav Patra	PANNA ENTERPRISE-2.8875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Soumen Patra	PANNA ENTERPRISE-491.50000000 Sq Ft
2	Mr Sourav Patra	PANNA ENTERPRISE-491.50000000 Sq Ft

Endorsement For Deed Number : I - 160707232 / 2024

On 13-08-2024

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 23,99,751/-


Sourav Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

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 16:17 hrs on 14-08-2024, at the Office of the A.D.S.R. BEHALA by Mr Anup Baidya .

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

Execution is admitted on 14/08/2024 by 1. Mr Soumen Patra, Son of Late Nandalal Patra, 10/6, Road: Talpukur Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Business, 2. Mr Sourav Patra, Son of Late Nandalal Patra, 10/6, Road: Talpukur Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Others

Identified by Mr Joy Prakash Chakraborty, , Son of Mr Dilip Chakraborty, 546, Road: Talpukur Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-08-2024 by Mr Anup Baidya, proprietor, PANNA ENTERPRISE, 2, Jadab Ghosh Road, City:- P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Identified by Mr Joy Prakash Chakraborty, , Son of Mr Dilip Chakraborty, 546, Road: Talpukur Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,021.00/- (B = Rs 8,000.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 8,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/08/2024 10:42AM with Govt. Ref. No: 192024250164423208 on 14-08-2024, Amount Rs: 8,021/-, Bank: SBI EPay (SBlePay), Ref. No. 4184967851613 on 14-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 21/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10571, Amount: Rs.5,000.00/-, Date of Purchase: 12/08/2024, Vendor name: S. DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/08/2024 10:42AM with Govt. Ref. No: 192024250164423208 on 14-08-2024, Amount Rs: 21/-, Bank: SBI
i Pay (SBIPay), Ref. No. 4184967851613 on 14-08-2024, Head of Account 0030-02-103-003-02



Sourav Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2024, Page from 199385 to 199427

being No 160707232 for the year 2024.



Sourav

Digitally signed by SOURAV CHAKRABORTY
Date: 2024.08.22 16:18:29 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 22/08/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(1) **SRI. SOUMEN PATRA**, PAN- ARAPP4500H, AADHAR NO.- 9644 4362 7275, D.O.B.- 14/01/1972, son of Late Nandalal Patra, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, (2) **SRI. SOURAV PATRA**, PAN- CFKPP6280G, AADHAR NO.- 2948 2117 4875, D.O.B.- 31/08/1977, son of Late Nandalal Patra, by Faith- Hindu, by Nationality- Indian, by Occupation- Others, both are residing at- 10/6, Talpukur Road, Post Office- Sarsuna, Police Station- Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas, in the State of West Bengal, hereinafter referred to and called as the "**LAND OWNERS**" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and assigns) of the **ONE PART**.

AND

M/S. PANNA ENTERPRISE, a Proprietorship Firm having its office at- 2, Jadav Ghosh Road, Post Office- Sarsuna, Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, represented by its sole Proprietor **SRI. ANUP BAIDYA**, PAN- BMMPB6843F, AADHAR NO.- 9635 8731 0308, D.O.B.- 27/07/1992, son of Sri. Pannalal Baidya, by Faith- Hindu, by Nationality- Indian, by Occupation - Business, residing at - 6/A, Khan Mohammad Road, Post Office- Sarsuna, Police Station-

Sarsuna, Kolkata- 700061, District- South 24 Parganas, hereinafter referred to and called as the "**DEVELOPER**" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, successors, executors, legal representatives, administrators and assigns) of the **OTHER PART**.

WHEREAS by virtue of a registered Deed of Sale (written in Bengali) being dated 10-11-1994 made between Smt. Chameli Sen, wife of Late Ranjit Kumar Sen, therein mentioned as the Vendor of the one part and Sri. Nandalal Patra, son of Late Kumud Ranjan Patra, therein mentioned as the Purchaser and for the valuable consideration mentioned therein the said Vendor sold, conveyed, transferred, assigned and assured unto and in favour of the Purchaser **ALL THAT** piece and parcel of the land measuring an area 3 (Three) Cottahs 8 (Eight) Chittacks be the same a little more or less together with Pucca Structure measuring more or less 983 Sq.Ft., standing thereon lying and situated at Mouza- Dakshin Behala, Pargana- Balia, J.L. No.- 16, R.S. No.- 81, Touzi No.- 351, under Khatian No.- 152, appertaining to Dag No.- 439, within the limits of the Kolkata Municipal Corporation, being Premises No.- 292, Talpukur Road, Kolkata- 700061, under Ward No.- 126, under Police Station- Thakurpukur now Sarsuna, A.D.S.R. Behala, in the District of South 24 Parganas and the said Conveyance was registered in the Office of the District Sub-Registrar-II, Alipore, South 24

Parganas and recorded in Book No.- I, Volume No.- 5, Pages from 73 to 82, Being No.- 189 for the year 1994.

AND WHEREAS thus by the strength of the aforesaid purchase deed said Sri. Nandalal Patra, became the absolute Owner of the said property and possessing the same by mutating his names before the Kolkata Municipal Corporation and the said property numbered as **Premises No.- 292, Talpukur Road**, Kolkata- 700061, under Ward No.-126, being Assessee No.- 41-126-20-0292-9, Police Station- Thakurpukur now Sarsuna, Kolkata- 700 061, District - South 24 Parganas, together with the right of user of the Eastern side 12' Feet & Western side 16' Feet wide common passage and is in occupation and enjoyment of the same without any interruption from any third party and while this seized and possessed over the same said Nandalal Patra died intestate 31.01.2015 leaving behind his surviving wife Smt. Tapati Patra, one son namely Sri. Soumen Patra and Sri. Sourav Patra, as his only legal heirs and successors, who jointly inherited the aforesaid property as per Hindu Succession Act, 1956, each having 1/3rd share of the aforesaid property as per Hindu Succession Act, 1956, left by said Nandalal Patra (since deceased), subsequently said Tapati Patra died intestate on 19.01.2024 Leaving behind her aforesaid two sons as her only legal heirs and successors who jointly inherited the aforesaid property left by said Tapati Patra, as per Hindu Succession Act, 1956.



AND WHEREAS in the aforesaid manner said Sri. Soumen Patra and Sri. Sourav Patra became the absolute joint Owners of **ALL THAT** piece and parcel of land measuring more or less **3 (Three) Cottahs 8 (Eight) Chittacks** be the same a little more or less together with Pucca Structure measuring more or less 983 Sq.Ft., standing thereon lying and situated at Mouza- Dakshin Behala, Pargana- Balia, J.L. No.- 16, R.S. No.- 81, Touzi No.- 351, under Khatian No.- 152, appertaining to Dag No.- 439, within the limits of the Kolkata Municipal Corporation, being Premises No.- 292, Talpukur Road, Kolkata- 700061, under Ward No.- 126, under Police Station- Thakurpukur now Sarsuna, A.D.S.R. Behala, in the District of South 24 Parganas and while thus seized and possessed of the same by mutating their names before the Kolkata Municipal Corporation and the said property numbered as **KMC Premises No.- 292, Talpukur Road**, Kolkata- 700061, Under Ward No.- 126, being Assessee No.- 41-126-20-0292-9, Police Station- Thakurpukur now Sarsuna, District- South 24 Parganas, together with the right of user of the Northern side 8' Ft. wide common passage, Eastern side 12' Feet & Western side 16' Feet wide common passage and both the Owners were/are in joint possession of their aforesaid properties by pay taxes to the concern authority without any interruption or objection from any third party being free from all encumbrances, attachments, liens, charges etc. whatsoever with free and marketable title to transfer the same by any way to anybody for the sake of brevity the said property is to be called and referred as

"THE SAID PREMISES" more fully described and written in the **SCHEDULE- "A"** here under.

AND WHEREAS thus the present Party of the First Party herein are the absolute joint Owners and occupier of the property more fully and particularly described in the **SCHEDULE- "A"** hereunder written and hereinafter referred to as the **"SAID PROPERTY"** and while thus seized and possessed of the same intended to develop their property by raising a building thereon and is looking for a prospective builder/ developer for the same.

AND WHEREAS the present Developer herein being aware of such development work has approached the Owners to develop the same under certain terms and conditions, as are appearing hereinafter.

AND WHEREAS the present Owners are being agreed with the said proposal of the Developer has this day entered into this Agreement for Development under certain terms and conditions as mutually agreed.

AND WHEREAS before execution of this Agreement the Owners have represented and assured the Developer as follows:



- A. That the said property is free from all encumbrances, charges, liens, attachments, lispendences whatsoever or howsoever and that the same is fully occupied by the Owners in respect of the property mentioned in the **SCHEDULE- "A"**.
- B. That excepting the preset Owners no one else have any right title interest, claim, demand whatsoever or howsoever into or upon the said property.
- C. That there is no notice of acquisition or requisition received or pending in respect of the said **SCHEDULE- "A"** below property or any portion thereof.
- D. That the Owners have declared to the Developer that they have good and marketable title in respect of the said property situated thereon without any claim, right title interest of any person thereof or therein and the Owners have absolute right to enter into this Agreement with the Developer and the Owners hereby undertakes to indemnify and keep the Developer indemnified against any or all third party claims, actions and demands whatsoever with regards to the title and ownership of the Owners.
- E. Relying on the aforesaid representations and believing the same to be true and acting on good faith thereof the Developer being

desirous to develop the aforesaid property on the terms and conditions as contained hereinafter appearing :

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

ARTICLE - I:

DEFINITIONS

1. **LAND OWNERS :-**

Shall always mean (1) **SRI. SOUMEN PATRA**, PAN-ARAPP4500H, AADHAR NO.- 9644 4362 7275, D.O.B.- 14/01/1972, son of Late Nandalal Patra, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, (2) **SRI. SOURAV PATRA**, PAN- CFKPP6280G, AADHAR NO.- 2948 2117 4875, D.O.B.- 31/08/1977, son of Late Nandalal Patra, by Faith- Hindu, by Nationality- Indian, by Occupation- Others, both are residing at- 10/6, Talpukur Road, Post Office- Sarsuna, Police Station- Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas, in the State of West Bengal, and their heirs, successors, executors, administrators, legal representatives and/or assigns.

2. **DEVELOPER :-**

Shall mean **M/S. PANNA ENTERPRISE**, a Proprietorship Firm having its office at- 2, Jadav Ghosh Road, Post Office- Sarsuna,

Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, represented by its sole Proprietor **SRI. ANUP BAIDYA**, PAN- BMMPB6843F, AADHAR NO.- 9635 8731 0308, D.O.B.- 27/07/1992, son of Sri Pannalal Baidya, by Faith- Hindu, by Nationality- Indian, by Occupation - Business, residing at - 6/A, Khan Mohammad Road, Post Office- Sarsuna, Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, and its executors, successors, representatives and assigns.

3. **PROPERTY :-**

Shall mean the property situate and lying at **ALL THAT** piece and parcel of land measuring more or less **3 (Three) Cottahs 8 (Eight) Chittacks** be the same a little more or less together with Pucca Structure measuring more or less 983 Sq.Ft., standing thereon lying and situated at Mouza- Dakshin Behala, Pargana- Balia, J.L. No.- 16, R.S. No.- 81, Touzi No.- 351, under Khatian No.- 152, appertaining to Dag No.- 439, within the limits of the Kolkata Municipal Corporation, being **Premises No.- 292, Talpukur Road**, Kolkata- 700061, under Ward No.- 126, being Assessee No.- 41-126-20-0292-9, under Police Station- Thakurpukur now Sarsuna, A.D.S.R. Behala, in the District of South 24 Parganas, more fully described in the **SCHEDULE- "A"** hereunder written.

4. **NEW BUILDING :-**

Shall mean and include the building to be constructed as per the sanctioned building plan to be obtained from the Kolkata Municipal Corporation.

5. **BUILDING PLAN :-**

Shall mean the Plan which shall be prepared by the Developer duly signed by its authorized agent or Attorney and sanction to be obtained by the Developer from the Kolkata Municipal Corporation for construction of the new building upon the said premises with such additions, alterations, modifications, revised in accordance with the building rules of the Kolkata Municipal Corporation as would be necessary by the Developer. Notwithstanding the Developer will take consent of the Owner in designing the said plan.

6. **COMMON SERVICE AREAS :-**

Corridors, stairways, surrounding open spaces/passages, ways, pump room, overhead water tank, underground water reservoir, water pump, septic tank, roof, lift and all other facilities attached to the said building.

7. **SALEABLE SPACES FOR DEVELOPER :-**

All spaces treated/mentioned as Developer's Allocation in the new building available for the independent use and occupation.

8. **ARCHITECT :-**

The person and/or the Firm to be appointed by the Developer for planning, designing and supervising the new building.

9. **ADVOVATE :-**

Shall mean Mr. Sanjoy Das of 23/1, Diamond Harbour Road, Police Station- Thakurpukur, Kolkata- 700008.

10. **TRANSFEROR :-**

The Owner herein.

11. **TRANSFEEEE :-**

The Purchaser/s who will purchase flats/spaces in the new building from the Developer and/or Owner.

12. **TRANSFER :-**

Transfer of proportionate undivided share/interest of land in the premises by the Owner attributable to the Developer's Allocation.

13. **OWNERS' ALLOCATION :-**

The Owners/First Part herein shall get 40% F.A.R. i.e. Entire Second Floor, remaining portion on the Top Floor back side, Two Car Parking Space Front side each measuring more or less 120 Sq.Ft., of total constructed area as per plan of the new proposed Multi storied building and in addition to the above allocation the owners shall get a non-refundable and/or non-refundable amount of Rs. 8,00,000/- at the

time of execution of this Development Agreement, if any extra allocation as owners' allocation after the adjusting from the Top Floor then the Developer shall pay/or adjust that extra allocation by providing money as per that time per square Feet market price and the balance and or remaining portion of the constructed area shall remain for the Developer except common portion.

14. DEVELOPER'S ALLOCATION :-

The Developer other Part herein shall get remaining portion of the proposed New Building together with proportionate share of land of the said Premises along with proportionate share and/or right of user of all common spaces, passages, ways, driveways, facilities and amenities of the said building as well as the said premises as the Developer's Allocation.

15. SUPER BUILT-UP AREA :-

Super built-up area of the building shall mean the plinth area of the unit or units in the building (which inter alias includes the area under such wall or pillar in such wall or pillars in such unit) and shall include proportionate share of the area of the common areas and installations including service areas.

16. TIME :-

The Developer will deliver the peaceful vacant physical possession of the Owners' Allocation within **24 (Twenty Four) months** from the date Sanctioned Building Plan. In case of any reasonable difficulties and circumstances beyond control of the Developer, the completion time of the proposed building may be extended as mutually would be agreed upon and by between the parties hereto but in any event the said extended period shall not exceed 6 (Six) months and in that case a prior notice in writing justifying the cause for such extension shall have to be given to the Owners by the Developer within stipulated period of this Developers' Agreement.

ARTICLE - II**OWNERS' RIGHT**

The Owners/First Part herein shall get 40% F.A.R. i.e. Entire Second Floor, remaining portion on the Top Floor back side, Two Car Parking Space Front side each measuring more or less 120 Sq.Ft., of total constructed area as per plan of the new proposed Multi storied building, along with proportionate share and/or right of user of all common spaces, passages, ways, driveways, facilities and amenities of the said building as well as the said premises as the Owners' Allocation.



ARTICLE - III**OWNERS' OBLIGATION:**

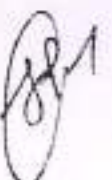
1. *The Developer shall be entitled to construct and complete the new building strictly in accordance to the building plan without any interference or hindrance from the side of the Owners provided that the Developer shall use good quality of materials and good quality of labours as well.*
2. *During the continuance of this Agreement the Owners will not let -out, grant, lease and mortgage and/or create any charge in respect of the premises or any portion thereof without the consent in writing of the Developer and vice-versa.*
3. *The Owners will execute all deeds of conveyance the undivided proportionate share of land relating to the Developer's Allocation in the new building.*
4. *The Owners/First Part herein shall get 40% F.A.R. i.e. Entire Second Floor, remaining portion on the Top Floor back side, Two Car Parking Space Front side each measuring more or less 120 Sq.Ft., of total constructed area as per plan of the new proposed Multi storied building, along with proportionate share and/or right of user of all common*

spaces, passages, ways, driveways, facilities and amenities of the said building as well as the said premises as the Owners' Allocation.

- 5. The Owners will execute a registered Development Power of Attorney in favour of the Developer authorizing it inter-alia to proceed with the construction as well as to enable the Developer to receive any advance/earnest money from any intending Purchaser/s and also the balance of the purchase money against and to give good, valid receipt and discharge for the same which will protect the Purchaser/s without seeing the application of the money, to sell and transfer the undivided proportionate share/interest of land in the premises attributable to the Developer's Allocation and receive consideration therefore, to present any such conveyance/s for registration, to admit execution and receipt for registration and to admit execution and receipt of consideration before the competent Registration Authority for and to have the said Conveyance registered and to do all acts, deeds and things which my said attorney shall consider necessary for sale to Purchaser/s and the said Developer shall bear the all cost/expenses for the registration of such Power of Attorney given by the said Owners. Notwithstanding the Developer will execute Deed of Conveyance to any Purchaser/s in respect of the Developer's Allocation of the Owners in complete habitable conditions.*



6. *The Developer on the strength of Power of Attorney will execute agreement for sale in respect of sale of undivided proportionate share of land pertaining to the Developer's Allocation and present the same before the registration authority in respect of flats and spaces pertaining to the Developer's Allocation for registration.*
7. *The Owners will extend all reasonable co-operation to the Developer for effecting construction of the new building.*
8. *The Developer will be entitled to deliver the flats and spaces pertaining to the Developer's Allocation to the Purchaser/s only after it deliver the Owners' Allocation to the Owners in complete habitable conditions.*
9. *The Developer will be entitled to transfer the flat/space along with the undivided proportionate share of land in the premise attributable to the Developer's Allocation on the strength of the Power of Attorney to be given by the Owners.*
10. *The Developer will be entitled to make publicity in all possible manners for the benefit of commercial exploitation of the Developer's Allocation in the said building.*
11. *The Owners will be liable to keep all original documents such as the Title Deeds of the said property, K.M.C. tax bills, Mutation Certificate*



and any other documents regarding the title ship of the said landed property with the said Developer, against a valid receipt for the requirement in respect of the plan and/or any other reasonable purposes during the construction of the building and the said Developer will return all the original documents to the Owner at the time of delivery of possession of the Owners' Allocation to the Owners.

12. The Developer will have the sole and exclusive right to the debris of the old building.

ARTICLE - IV

DEVELOPER'S OBLIGATION

1. The Developer will bear all cost arising out of the construction of the new building, taxes as enforced by K.M.C., K.M.D.A., Land and Revenue Department of West Bengal and any other statutory or Government bodies time to time during the construction period and up to the delivery of the said building to the Owners and the other purchaser/s.
2. That during the period of the construction the Developer shall take all responsibilities of labour charges, cost of materials, accidents, injuries etc. if any costs, expenses, loss and damages that may arise in respect of construction of the new building and the Owners shall not be responsible in any manner whatsoever and similarly the owners shall keep the Developer saved harmless and indemnified against any other



claims over and in respect of the ownership of the said premises in so far as it relates to the Developer's Allocation in the building.

- 3. The Developer other Part herein after handed over the Owners' allocation shall get remaining portion of the proposed New Building together with proportionate share of land of the said Premises along with proportionate share and/or right of user of all common spaces, passages, ways, driveways, facilities and amenities of the said building as well as the said premises as the Owners' Allocation.*
- 4. That the Developer shall arrange Electricity connection of the 440 Volts service for the entire new building and three electric Meter in the name of the Owners.*
- 5. That the Developer shall supply a photocopy of sanctioned plan to the Owners prior to commencement of construction.*
- 6. That the Developer/the Party of the Other Part shall demolish the old structure of the above mentioned property for construction a New building upon the said property and the Party of the other Part shall also arrange the One Room as a Goodown Purpose as alternative accommodation for the Owners the Party of the One part and shall bear the expenses per month for sifting charges.*

ARTICLE - V**OWNERS' INDEMNITY**

1. The Owners declare that the premise is free from all encumbrances whatsoever and the Owners have full right and absolute authority to enter into this Agreement with the Developer.
2. The Owners declare that save and except the Owners herein no other person has any right title and interest over the said premises.
3. The Owners declare that there is no defect in the title of the said premises.
4. The Owners declare that no other agreement whatsoever subsist in respect of the said premises.

ARTICLE - VI**DEVELOPER'S INDEMNITY**

1. The Developer indemnifies the Owners against all claims, actions, suits and proceedings arising out of any acts of the Developer in connection with the construction of the said new building and/or accepting money from the intending purchaser in respect of the Developer's Allocation except giving suggestions regarding construction of the said building in general and Owners' Allocation in particular and keeping in view the standard of people obtaining in the area as well.

ARTICLE-VII**BUILDING**

1. *The Developer shall at its own cost will construct the new proposed building as per sanctioned plan permitted and/or approved by the Kolkata Municipal Corporation and/or by the approval of any other competent authority.*
2. *That the design and the nature of the building and the materials to be used shall be according to the standard quality and specifications.*
3. *That the developer shall be authorized by the Owners to apply for and obtain temporary and also permanent connection of water, electricity, telephone and other input and facilities required for the building.*
4. *All costs, charges and expenses including Architect's fees shall be discharged by the Developer and the owner shall have no responsibility in this context.*
5. *The aforesaid construction until and unless transferred to the transferees and/or allocated as provided therein, shall be held by the Developer.*

ARTICLE- VIII

RATES AND TAXES



That till completion of the new building the Developer of this agreement shall be responsible for payment of all Kolkata Municipal Corporation rates and taxes.

ARTICLE - IX
COMMON RESTRICTIONS

- 1. Neither party shall use or permit to use of their respective allocations or any portion of the new building for carrying any trade or activity detrimental to the peaceful living of the other occupants of the entire new building.*
- 2. Neither Party shall demolish or permit demolition of any wall or make any structural alteration to the new building.*
- 3. Both the Parties shall abide by all law, byelaws, rules & regulations of the competent authority in enjoying the occupation of the new building.*
- 4. Each party will jointly form association and/or common body to look after the maintenance of the new building.*
- 5. Neither party shall use or permit to use of their respective Allocations or any portions of the new building for storing articles which may be detrimental to the free ingress and egress to the new building or part thereof.*



6. Both parties will allow the said association or the common person to enter into their respective Allocations for maintenance of the new building upon giving notice in writing.
7. Both parties will bear proportionate tax, maintenance cost, day to day expenditure of their respective allotments.

ARTICLE- X
COMMENCEMENT

This Agreement shall be deemed to have commenced with effect from the date of execution of this Agreement.

ARTICLE- XI
PROCEDURE

1. That the building plan for the aforesaid construction of the building to be constructed on and upon the **SCHEDULE- "A"** referred land shall be obtained by the Developer by the cost and expenses his own fund but it would be in the name of the Owners herein from the proper authority of the Kolkata Municipal Corporation.
2. That until completion of the new building the Developer shall hold possession of the said Property on behalf of the Owners and both the Owners and the Developer shall be entitled to deal with their respective allocation as Owners thereof.



ARTICLE - XII
MISCELLANEOUS

1. *The Owners and the Developer have entered into this Agreement purely as a contract and nothing herein shall deem to construct a Partnership between the parties in any manner whatsoever.*

ARTICLE - XIII
FORCE MAJEURE

1. *The parties hereto shall not be consideration to be liable for performing any of the obligations hereunder to the extent that the performance of the relative obligations are prevented by the existence of a force majeure.*
2. *Force Majeure shall mean flood, earth quake, war, stream, tempest, civil commotion, and/or other act of god beyond control of particular hereto.*

ARTICLE - XIV

ARBITRATION

In case of any dispute, differences or questions arising between the parties hereto with regard to this agreement the same shall be referred to an Arbitrator. In addition to Arbitration it may be settled through proceedings of Civil Court or any other proceedings.

ARTICLE - XV

JURISDICTION



The Court of Calcutta the courts having territorial and pecuniary jurisdiction over the said property along alone shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

:: THE SCHEDULE- "A" ABOVE REFERRED TO ::

(Description of the Property of the Owners)

ALL THAT piece and parcel of land measuring more or less **3 (Three) Cottahs 8 (Eight) Chittacks** be the same a little more or less together with Pucca Structure measuring more or less 983 Sq.Ft., standing thereon lying and situated at Mouza- Dakshin Behala, Pargana- Balia, J.L. No.- 16, R.S. No.- 81, Touzi No.- 351, under Khatian No.- 152, appertaining to Dag No.- 439, within the limits of the Kolkata Municipal Corporation, being **Premises No.- 292, Talpukur Road**, Kolkata- 700061, under Ward No.- 126, being Assessee No.- 41-126-20-0292-9, under Police Station- Thakurpukur now Sarsuna, A.D.S.R. Behala, in the District of South 24 Parganas, A.D.S.R Office Behala, D.S.R. Office Alipore, together with all other easement rights, facilities and amenities attached thereto and butted and bounded in the manner as follows:-

ON THE NORTH : Property of Sankar Dutta;

ON THE SOUTH : Part of Dag No.- 439;

ON THE EAST : 12' Ft. wide K.M.C. Road;

ON THE WEST : 16' Ft. wide Talpukur Road;

:: THE SCHEDULE- "B" ABOVE REFERRED TO ::

ALL THAT the new proposed building consisting of several self contained flats, to be constructed as per sanctioned plan to be obtained from the Kolkata Municipal Corporation by the Developer for consideration of a new proposed building on and upon the **SCHEDULE- "A"** referred land.

:: THE SCHEDULE- "C" ABOVE REFERRED TO ::

(Owners' Allocation)

The Owners/First Part herein shall get 40% F.A.R. i.e. Entire Second Floor, remaining portion on the Top Floor back side, Two Car Parking Space Front side each measuring more or less 120 Sq.Ft., of total constructed area as per plan of the new proposed Multi storied building and in addition to the above allocation the owners shall get a non-refundable and/or non-refundable amount of Rs. 8,00,000/- at the time of execution of this Development Agreement, if any extra allocation as owners' allocation after the adjusting from the Top Floor then the

Developer shall pay/or adjust that extra allocation by providing money as per that time per square Feet market price and the balance and or remaining portion of the constructed area shall remain for the Developer except common portion.

:: THE SCHEDULE- "D" ABOVE REFERRED TO ::

(Developer's Allocation)

SAVE AND EXCEPT the Owners' Allocation the entire rest area of the said proposed new building along with undivided proportionate share of land at **Premises No.- 292, Talpukur Road, Kolkata- 700061**, under Ward No.- 126, being Assessee No.- 41-126-20-0292-9, under Police Station- Thakurpukur now Sarsuna, A.D.S.R. Behala, in the District of South 24 Parganas, attributable thereto including the right of common user of all the common areas, common walls, lobbies, staircases, ultimate roof and facilities, amenities and advantages attached thereto together with right on the part of the Developer to enter into Agreement/s for Sale and/or transfer, lease or in any way deal with the same as the Constituted Attorney or Agent of the Owners in the manner hereinafter provided however after obtaining the sanctioned building Plan from the Kolkata Municipal Corporation.

:: THE SCHEDULE- "E" ABOVE REFERRED TO ::

(Common Portions)

1. *Entrance and Exit.*
2. *Boundary Wall and main gate.*
3. *Drainage and sewerage lines and other installations of the same.*
4. *Electric Wirings and other fittings.*
5. *Water Supply system.*
6. *Roof of the building, lift and life well.*
7. *Water pump, water reservoir together with all common plumbing installations for carriage of water.*
8. *Such other common parts, common area, equipments, installations, fittings, fixtures and spaces in and around the land and the building as are necessary for passage to and/or user of the units in common by the co-owners.*
9. *All costs of maintenance operating replacing repairing whitewashing painting decorating redecorating rebuilding reconstruction lighting the common portion and the common areas of the proposed building including outer walls.*

:: THE SCHEDULE- "F" ABOVE REFERRED TO ::



(Common Expenses)

1. The salary of all persons employed for the common purpose including guards, darwans, sweepers, plumbers electricians.
2. Insurance premium for insuring the building (if any).
3. All charges deposit, subscriptions, required for the purpose of common utilities to the co-owners in common.
4. Taxes, Rates including water and other levies in respect of the land and the proposed building save those separately assessed.
5. Costs of formation and operation of the Association and/or society of the proposed building.

:: THE SCHEDULE- "G" ABOVE REFERRED TO ::

(Specification)

1. **GENERAL** :- The Building shall be R.C.C Column structure as per design of the consulting Engineer.
2. **BRICK WORK** :- Brick work will be done with First Class klin burn bricks (1:6) cement mortar, and H.B. nets in 8" thick walls (outside) and 5" thick walls (inside).



3. **PLASTERING** :- All plaster works will be done with approved quality cement, standard thickness, (1:5) cement sand mortar for inside and (1:4) mortar for outside walls.
4. **FLOORING & SKIRTING** :- Flooring with Marble/ Vitrified Tiles.
5. **PAINTING** :- All internal walls cement plaster with Putty finish. All external walls of Snow-cem finish. Synthetic primer to steel and wood works.
6. **DOOR** :- Flush doors with commercial ply and Sal wood frame of standard thickness.
7. **WINDOWS** :- Fully glazed windows with Aluminium frames and integrated guard bars casted slab.
8. **ELECTRIC WORKS** :-
 - i) Concealed wiring and board with Moutala switches (Pritam) fire proof wiring.
 - ii) In each bedroom- 2 light pts, 2 fan pt & 2 plug pt and 1 A.C. pt,
 - iii) In living-dining room - 3 light pts, 2 fan pts, 3 plug pt, 1 TV pt.,
 - iv) In kitchen - 1 light pt, 1 exhaust fan pt & 2 power pt.
 - v) In Toilet - 1 light pt, 1 plug pt, 1 Geyser pt and 1 Washing Machine pt.



vi) In Veranda – 2 light pt, and 1 plug pt.

vii) Water pump connected with starter switch, security light in common passage and 1 light pt, at each stair landing will be provided (All electrical switch in good quality)

9. **WATER SUPPLY & SANITARY** :- Water supply will be through necessary fittings from overhead water tank with necessary Pump fittings, All the water and sanitary works will be done with approved quality PVC pipes and approved good quality fittings with necessary drainage and sewerage.

10. **TOILET** :- Each Toilet with 6' feet high Glaze Tiles good quality on wall with marble flooring good quality and commode (Colour) matching with wall, PVC white cistern & wash basin with fittings of standard size and good quality.

11. **KITCHEN** :- Granite on top platform with washing sink, space for shelf with 2+1 feet tiled wall above the cooking platform, Flooring good quality Marble. All fittings to be installed by the Developer.

12. **ROOF** :- Pittston with net Cement Finished.

13. **LIFT** :- 4 person capacity.

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

WITNESSES :-

1) Joy Prokash Chakraborty
Alipore Judges Court
Kol-27

1. Sourmen Patra.
2. Sourav Patra.

2) Kaulick Patra
197/1, Sarsuna Main Road
Kol - 61.

Signature of the **LAND OWNERS**

PANNA ENTERPRISE
ANUP Baidya
Proprietor

Signature of the **DEVELOPER**

Drafted by me:-

Joy Prokash Chakraborty
JOY PROKASH CHAKRABORTY

Advocate

Enrollment No.- F/1008/2007.

Alipore Judges Court. Kol-27.

Computer Typed by:-

Sh

MEMO OF CONSIDERATION

Received the sum of Rs. 8,00,000/- (Rupees Eight Lac) only from the Developer in terms of the agreement as per memo below :-

MEMO

Paid by A/c Payee chequing no. 000163

dt. 12.08.24 drawn on Axis Bank LTD Rs 8,00,000 L

PANNA ENTERPRISE
ANUP BAIDOO
Proprietor

Total :- Rs. 8,00,000/-

Rupees Eight Lac only.

WITNESSES :-

- 1) Joy Prakash Chakrabarti
- 2) Kaulick Patra

1. Jyoti Patra,
2. Sourabh Patra.

Signature of the **LAND OWNERS**

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

Name

Signature



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

Name

Signature *Sourav Patra*



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

Name

Signature *Sourav Patra*



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

Name

Signature *ANUP Baidya*

Verify



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

Query No / Year	2002171275/2024	Office where deed will be registered
Query Date	12/08/2024 10:30:04 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SANJOY DAS Alipore Judges Court, Thana: Alipore, District: South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No.: 7980228663, Status: Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 8,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 23,99,751/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 5,021/- (Article:48(g))	Rs. 8,021/- (Article:E, E. B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Talpukur Road, , Premises No: 292, , Ward No: 126, Pin Code : 700061

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bestu	3 Katha 8 Chatak	1/-	16,62,501/-	Width of Approach Road: 12 Ft.
Grand Total :				5.775Dec	1/-	16,62,501/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	983 Sq Ft.	1/-	7,37,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 983 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		983 sq ft	1/-	7,37,250/-	



Query No: 2002171275 of 2024, Printed On : Aug 12 2024 10:30PM, Generated from wbregistration.gov.in

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Soumen Patra Son of Late Nandalal Patra, 10/6, Talpukur Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No. arxxxxx0h, Aadhaar No.: 96xxxxxxx7275, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Sourav Patra Son of Late Nandalal Patra, 10/6, Talpukur Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No. cfxxxxx0g, Aadhaar No.: 29xxxxxxx4875, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	PANNA ENTERPRISE .2, Jadab Ghosh Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Date of Incorporate:XX-XX-1XX2, PAN No. BMxxxxxx3F, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Anup Baidya Son of Mr Pannalal Baidya 6/A, Khan Mohammad Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No. bmxxxxxx3f, Aadhaar No.: 96xxxxxxx0308	PANNA ENTERPRISE (as proprietor)

Identifier Details :

Name & address
Mr Joy Prakash Chakraborty Son of Mr Dilip Chakraborty 546, Talpukur Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Soumen Patra, Mr Sourav Patra, Mr Anup Baidya



Query No: 2002171275 of 2024, Printed On : Aug 12 2024 10:30PM, Generated from wbregistration.gov.in

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mr Soumen Patra	PANNA ENTERPRISE-2.8875 Dec
2	Mr Sourav Patra	PANNA ENTERPRISE-2.8875 Dec
Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	Mr Soumen Patra	PANNA ENTERPRISE-491.5 Sq Ft
2	Mr Sourav Patra	PANNA ENTERPRISE-491.5 Sq Ft

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411262002929 Premises No. : 292 Ward No. : 126 Street Name : TALPUKUR ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : NANDALAL PATRA Owner Address : NANDALAL PATRA , 10/6 TALPUKUR ROAD , KOLKATA 700 061 Pin No. :	Character of Premises: Total Area of Land:

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 11-09-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 11-09-2024) ,
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
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 BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



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