

514/2024

2-469/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 145322

Certified that the document is submitted for registration. The signature sheet and the endorsement sheet's attached to this document are the part of this document

Add. Dist. Sub Registrar
Naheti, North 24 Parganas

22 JAN 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 22~~nd~~ day of January, 2024 (Two Thousand Twenty-Four)

BETWEEN

SRI DEBASISH GHOSH, S/o Late Tilok Mohan Ghosh (PAN : **ANLPG1223B**) (AADHAAR : **5927 0718 4994**) by faith Hindu, by profession Business, by nationality Indian, residing at 4, Bijohnagar, P.O. & P.S. Naihati, Dist. North 24 Parganas, Pin-743165, W.B. hereinafter called and referred to as the "**OWNER**" (which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include his legal heirs, successors, executors, administrators, legal representative and assigns) of the **FIRST PART**.

AND

SRI HIMANSHU JAISWAL (PAN : **BRKPJ1729F**), son of Sri Niraj Kumar Jaiswal, by occupation – Business, by caste – Hindu, by Nationality – Indian, sole proprietor of **SUMAN CONSTRUCTION**, having its office at 7, Abdul Jabbar Road, P.O. Kanchrapara, P.S. Bizpur, Dist. North 24 Parganas, PIN - 743145, West Bengal, hereinafter referred to as "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its proprietor for the time being and successors in its Office and assigns) of the **SECOND PART**.

WHEREAS ALL THAT piece and parcel of a property measuring about 2 cottahas 2 chattak 40 sq.ft. more or less situated at Mouza Naihati, appertaining to J.L. No. 3, Re. Sa No. 21, R.S. Khatian No. 1062, R.S. Dag No. 4245 with easement right on a common passage appertaining to R.S. Khatian No. 1062, R.S. Dag No. 4245, 4244 and 4245 / 4471 has been purchased by Smt. Renuka Ghosh wife of Tilok Mohan Ghosh by dint of a Deed of Sale vide being No. 5951 for the year 1988 from Amarnath

8

Sadhukhan which was registered and executed at the Office of A.D.S.R., Naihati which is recorded in Book No. I, Vol. No. 80, Pages 421 to 432.

AND WHEREAS Tilok Mohan Ghosh in his life time purchased $1/3^{\text{rd}}$ share of a property measuring about 2 cottah 6 chattak 32 sq.ft. situated at Mouza Naihati appertaining to J.L. No. 3, Re.Sa No. 21, R.S. Khatian No. 3541, R.S. Dag No. 4245/4471 from Shambhu Chandra Sadhukhan by dint of a Deed of a Sale vide being No. 5264 for the year 1989 registered and executed at the Office of the A.D.S.R., Naihati and recorded in Book No. I, Vol. No. 89, Pages 79 to 86.

WHEREAS Tilok Mohan Ghosh in his life time purchased $1/3^{\text{rd}}$ share of a property measuring about 2 cottah 6 chattak 32 sq.ft. situated at Mouza Naihati appertaining to J.L. No. 3, Re.Sa No. 21, Khatian No. 868, R.S. Dag No. 4245/4471 from Manibala Sadhukhan by dint of a Deed of a Sale vide being No. 985 for the year 1992 registered and executed at the Office of the A.D.S.R., Naihati and recorded in Book No. I, Vol. No. 17, Pages 339 to 347.

AND WHEREAS the above said Tilok Mohan Ghosh purchased undivided 4 decimal of a property out of 12 decimal with undivided $1/3^{\text{rd}}$ share of existing structure including path situated at Mouza Naihati, appertaining to J.L. No. 3, Re.Sa No. 21, R.S. Khatian No. 1061, L.R. Khatian No. 868, R.S. Dag No. 4245/4471, L.R. Dag No. 3541 from Anup Kumar Sadhukhan, Amal Kumar Sadhukhan, Anantadeb Sadhukhan, Aparna Sadhukhan, Anima Sadhukhan, Annapurna Sadhukhan, Anuradha Mal, Rina Sadhukhan, Amarnath Sadhukhan and Bharati Sadhukhan which was registered and executed at the Office of A.D.S.R., Naihati vide being No. 7750 for the year 1995.

AND WHEREAS the above said Tilok Mohan Ghosh again purchased a property measuring about 8 chattak 30 sq.ft. or 390 sq.ft. situated at Mouza Naihati, appertaining to J.L. No. 3, Re.Sa No. 21, R.S. Khatian No. 1062, L.R. Khatian No. 194, R.S. Dag No. 4245, L.R. Dag No. 3542 located at Holding No. 817/18 on Adhata Road, Naihati from one Bishu Dey vide being No. 2664 for the year 2007.

AND WHEREAS thus the above said Renuka Ghosh and Tilok Mohan Ghosh possessed and enjoyed all that piece and parcel of property measuring in total about 8 cottah 3 chattak 55 sq.ft. or 5950 sq.ft and they also recorded their respective names in the ROR as well as in the records of Naihati Municipality.

AND WHEREAS the above said Tilok Mohan Ghosh expired on 08.05.2016 leaving behind him his wife Smt. Renuka Ghosh and two sons viz. Sri Debashis Ghosh and Sri Dipankar Ghosh as his only legal heirs and successors who inherited the property by virtue of law of inheritance as described in Hindu Succession Act.

AND WHEREAS the above said Smt. Renuka Ghosh and Sri Dipankar Ghosh executed a Deed of Gift in favour of the First Part i.e. the Owner vide being No. 150713446 for the year 2022 registered in Book No. I, Vol. No. 1507-2022, Pages from 275696 to 275712 which was registered and executed at the Office of A.D.S.R., Naihati in respect of their shares measuring about 2 cottah or 1440 sq.ft. out of the total property measuring about 8 cottah 3 chattak 55 sq.ft. or 5950 sq.ft. situated at Mouza Naihati appertaining to J.L. No. 3, R.S. Dag No. 4245/ 4471, L.R. Dag No. 3541, R.S. Khatian No. 1061, L.R. Khatian No. 8191, Re.Sa No. 21 within Ward No. 20 of Naihati Municipality situated at 6 No., Bijohnagar, P.S. Naihati, Dist. North 24 Parganas.

AND WHEREAS the above said Smt. Renuka Ghosh executed an another Deed of Gift vide being No. 150713445 for the year 2022, Vol. No. 1507-2022, Page from 275485 to 275499 in respect of her share measuring about 1 cottah 9 chattak 28 sq.ft. or 1153 sq.ft. out of the total property measuring about 8 cottah 3 chattak 55 sq.ft. or 5950 sq.ft. situated at Mouza Naihati appertaining to J.L. No. 3, R.S. Dag No. 4245, L.R. Dag No. 3542, L.R. Khatian No. 8127, Re.Sa No. 21 within Ward No. 20 of Naihati Municipality, situated at 6 No., Bijohnagar, P.S. Naihati, Dist. North 24 Parganas in favour of the First Part i.e. the present Owner, the properties transferred by dint of above mentioned Deeds of Gift in favour of the present Owner have been collectively and more specifically described in the First Schedule below along with the share of present Owner.

AND WHEREAS presently the above said Owner is exclusively possessed the property mentioned specifically in the schedule below with full right, title and interest and he also recorded his name in LRROR as well as in the municipal records of the concerned Municipality.

AND WHEREAS now the above named Owner has decided to develop the said property mentioned in the schedule below by constructing a multi-storied building (G+4) on the said plot of land by demolishing the existing construction therein as per sanctioned plan of Naihati Municipality.

AND WHEREAS the Owner is unable to construct the said proposed multi-storied building due to financial crisis and due to lack of experience to construct a multi-storied building and as such the Owner approached the Second Party, the Developer to develop the property by constructing a (G+4) multi-storied building on the scheduled property. The Developer has inspected the property and after a long discussion with the Owner and now he is willing to develop the scheduled property as per the sanctioned plan

obtained from Naihati Municipality with terms and conditions as agreed and specified below.

THIS AGREEMENT is drawn up in writing with details of such terms and conditions mutually agreed to by the parties herein :-

- (1) The first party is the owner, and second party is the developer.
- (2) The Owner agreed to provide the land mentioned in the schedule below to the Developer for developing a (G+4) multistoried building and in this respect a registered Power of Attorney for Development will be executed by the Owner in favour of the Developer. The Developer agreed to complete the (G+4) multistoried building within 24 (twenty-four) months from the date of sanctioning of building plan by the concerned Municipality but if any hazard or problem arises during this period which will be out of reach of the Developer, the Owner cannot blame or make liable the Developer for the delay in construction.
- (3) The Developer agreed to provide the Owner viz. Sri Debasish Ghosh his allocation as follows :-
 - (a) One Flat (South-West facing) measuring covered area 1120 sq.ft. and super built up area about 1400 sq.ft. more or less on Second Floor.
 - (b) One Shop (West facing) measuring covered area about 250 sq.ft. (10' x 25') on 12 feet wide municipal road.
 - (c) An amount of Rs.50,00,000/- (Rupees Fifty Lakh) only which is payable as follows :-
 - i) Rs.15,00,000/- payable at the time of registration and execution of the Development Agreement.

4

ii) Rs.17,50,000/- payable at the time of casting of top floor roof.

iii) Rs.17,50,000/- payable at the time of start of brick work of top floor.

- (4) Apart from above said allocation as mentioned in Paragraph (3) the rest portion of the whole (G + 4) multistoried building is developer's allocation and the Developer has every right to dispose of his allocation as per his discretion and the Owner also has right to dispose of his allocated area as per his will and intension.
- (5) In case of Owner's absence or in case of death of the Owner, his legal heirs shall abide by this agreement in toto. Similarly, in absence of the Developer, his legal heirs shall be bound to abide by this agreement in toto.
- (6) The Power of Attorney which would be executed by the Owner in favour of the Developer shall not be revoked by him in any circumstances.
- (7) It is understood that from time to time with the progress of construction of the building by the Developer, various deeds, matter and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owner and various applications and documents may be required to be signed or made by the Owner relating to which specific provision may not have been mentioned herein, the Owner doth hereby undertakes further that they will do all such acts, deeds, matters and things and shall execute any such additional Power of Attorney and / or authorization as may be required by the Developer for the purpose and the Owner also undertakes to sign, execute all such additional

development agreement, application and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owner and/or go against the spirit of the presents.

- (8) If at any time dispute arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination or any liability or any or the parties under this agreement, the same shall be referred to Arbitrator, and the Arbitration and Conciliation Act, 1996 shall be applicable to all such disputes and differences arising out of these agreement and the Tribunal shall pass the Award within six months from the date of reference and no adjournment shall be given under any circumstances and the Tribunal may pass any interim order as may be found necessary.

COMMON RESTRICTIONS

The common restriction in respect of the Owner and the Developer shall include the following :

- (i) The said properties have not been subject to any notice of attachment under Public Demands Recovery Act or for payment of Income Tax.
- (ii) The original documents of the properties mentioned in the schedules below will remain with the Developer from the time of execution of instant Development Agreement and Power of Attorney for Development until completion of the (G+4) multistoried building and also till complete disposal of the Developer's allocation.
- (iii) The name of the building has been decided as **"TILAK ABASAN (PHASE-2)"** by the parties of this agreement.

h

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT ALL THAT piece and parcel of the property measuring about 4 (four) cottahas 9 (nine) chattak 28 (twenty-eight) sq.ft. situated at Mouza Naihati, appertaining to J.L. No. 3, L.R. Khatian No. 13514 corresponding to L.R. Dag No. 3541 and 3542, Holding Nos. 1033 & 1059 located at 6 No., Bijohnagar within Ward No. 20 of Naihati Municipality further within jurisdiction of Naihati Police Station, Dist. North 24 Parganas, W.B., which is bounded and butted by :-

ON THE NORTH	:	Pond
ON THE SOUTH	:	6 feet wide Municipal By Lane
ON THE WEST	:	12 feet wide Municipal By Lane
ON THE EAST	:	House of Chandana Sengupta

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

The Developer agreed to provide the Owner viz. Sri Debasish Ghosh his allocation as follows :-

- (a) One Flat (South-West facing) measuring covered area 1120 sq.ft. and super built up area about 1400 sq.ft. more or less on Second Floor.
- (b) One Shop (West facing) measuring covered area about 250 sq.ft. (10' × 25') on 12 feet wide municipal road.
- (c) An amount of Rs.50,00,000/- (Rupees Fifty Lakh) only which is payable as follows :-
 - i) Rs.15,00,000/- payable at the time of registration and execution of the Development Agreement.
 - ii) Rs.17,50,000/- payable at the time of casting of top floor roof.
 - iii) Rs.17,50,000/- payable at the time of start of brick work of top floor.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

Apart from the Owner's allocation as mentioned above in Second Schedule rest portion of the proposed (G+4) Multistoried building is the Developer's allocation together with proportionate share of land and proposed share in the common areas and facilities particularly described in the 4th Schedule hereunder written, attached to the said Building.

THE FOURTH SCHEDULE ABOVE REFERRED TO

1. COMMON AREA :

- a) The land comprised in the said property;
- b) All vertical & horizontal supports concerning the building;
- c) The roof, parapet walls of the building and boundary wall gate;
- d) Covered path, passages and portion;
- e) Staircase, staircase landings and stair case room;
- f) Lift (4 person capacity);
- g) All statutory open spaces and
- h) Other spaces for installing electric devices, machinery, pumps, overhead water tanks and other common installations mentioned hereinafter.

2. PLUMBING : Water pumps, water reservoirs, water tank, water distribution network (save those inside the said flat);

3. ELECTRIC WIRING : Wiring and accessories for lighting of the common areas of the building and wiring from the electric meter board to one point inside or at the main gate of the said flat.

4. DRAINS : Drains, septic tank, sewers and pipes etc. and related network.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(Specification of the Flat/Apartment)

SN	PARTICULARS	SPECIFICATION
1.	Structure and walls	: R.C.C. framed structure. Peripheral walls 8 inches thick and partition walls 5 inches and 3 inches thick. 1 st Class brick in suitable cement sand mortar plastered.
2.	Floors and skirting	: Vitrified Tiles
3.	Doors	: Wooden door frame with flush door with necessary fittings. Wooden main door.
4.	Windows	: Aluminium sliding window with glass pane and necessary fittings.
5.	Lift	: Electrically operated Lift for 6 persons capacity
6.	Wall finish	: Putty on internal walls of the flat and other internal walls of the building and weather coat colour on outer walls.
7.	Sanitary	: Bathroom walls up to 6 ft. high with glazed tile, one white ceramic Indian type W.C. or Western type W.C. with cistern, one washbasin, shower and two C.P. taps.
8.	Kitchen	: Walls to fitted with glazed tiles.
9.	Staircase	: Marble fitted with one side Stainless Steel handrail.
10.	Electrical installation	: Concealed wiring with fire retardant copper wire having required dia and points as under : a) 2 Light points, 1 Fan Point and 1 Plug Point in each bedroom, 1 A/C point in each of the bedroom. b) 2 Light points, 2 Fan points and 2 Plug points, 1 TV point, 1 Fridge point and 1 Telephone outlet in Drawing-cum-Dining Room c) 1 Light point, 1 Exhaust Fan Point and 1 Plug point in Toilet and Kitchen, 1 Geyser point in the Bathroom Required numbers of switches, plug bases, fuses, switchboard, junction box.
11.	Water supply	: Municipal water supply from the overhead reservoir.

IN WITNESSES WHEREOF both the parties hereto have hereunto set and subscribed their respective hands, seals and signature on the day, month and year written above.

SIGNED, SEALED AND DELIVERED

In presence of

1. *Rahul Gupta*

2. *S. Das
Kalyani*

Debarish Ghosh

Signature of the Owner

Himanshu Tewari

Signature the Developer

Drafted by me,

Rahul Gupta

Rahul Gupta
Advocate
Barrackpore Court
Enl. No. F/675/679/90

SPECIMEN FROM FOR TEN FINGERPRINTS

Left Hand					
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand					



Debasish Ghosh

Above given finger impression of me and attested by me

Left Hand					
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand					



Munish Ghosh

Above given finger impression of me and attested by me

Left Hand						PHOTO
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

Left Hand						PHOTO
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me



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



192023240356065351

GRN Details

GRN:	192023240356065351	Payment Mode:	Online Payment
GRN Date:	22/01/2024 00:05:47	Bank/Gateway:	State Bank of India
BRN :	CK000CXUO5	BRN Date:	22/01/2024 00:06:49
GRIPS Payment ID:	220120242035606533	Payment Init. Date:	22/01/2024 00:05:47
Payment Status:	Successful	Payment Ref. No:	2000113158/3/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	HIMANSHU JAISWAL
Address:	KANCHRAPARA BIJPUR
Mobile:	9331995636
Contact No:	9830340901
Depositor Status:	Buyer/Claimants
Query No:	2000113158
Applicant's Name:	Mr Rahul Gupta
Identification No:	2000113158/3/2024
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	22/01/2024
Period To (dd/mm/yyyy):	22/01/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000113158/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	2001
2	2000113158/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	50007
Total				52008

IN WORDS: FIFTY TWO THOUSAND EIGHT ONLY.

R. Gupta

Major Information of the Deed

Deed No :	I-1507-00469/2024	Date of Registration	22/01/2024
Query No / Year	1507-2000113158/2024	Office where deed is registered	
Query Date	14/01/2024 6:28:08 PM	A.D.S.R. NAIHATI, District: North 24-Parganas	
Applicant Name, Address & Other Details	Rahul Gupta Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830340901, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]		
Set Forth value	Market Value		
	Rs. 42,08,753/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,001/- (Article:48(g))	Rs. 50,007/- (Article:E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

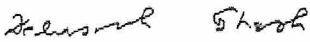
District: North 24-Parganas, P.S:- Naihati, Municipality: NAIHATI, Road: 6 No. Bijay Nagar Road, Road Zone :
(Naihati Mouza -- Naihati Mouza) , Mouza: Naihati, JI No: 3, Pin Code : 743165

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-3541 (RS :-)	LR-13514	Bastu	Bastu	3 Katha		27,00,002/-	Property is on Road
L2	LR-3542 (RS :-)	LR-13514	Bastu	Bastu	1 Katha 9 Chatak 28 Sq Ft		14,41,251/-	Property is on Road
		TOTAL :			7.5923Dec	0 /-	41,41,253 /-	
		Grand Total :			7.5923Dec	0 /-	41,41,253 /-	

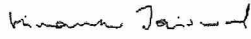
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	0/-	67,500/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	100 sq ft	0 /-	67,500 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr DEBASISH GHOSH (Presentant) Son of Late TILAK MOHAN GHOSH Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Office	 22/01/2024	 LTI 22/01/2024	 22/01/2024
4 NO. BIJAY NAGAR, City:- Naihati, P.O:- NAIHATI, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Office				

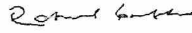
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr HIMANSHU JAISWAL Son of Mr NIRAJ KUMAR JAISWAL Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Office	 22/01/2024	 LTI 22/01/2024	 22/01/2024
Son of Mr NIRAJ KUMAR JAISWAL 7 ABDUL JABBAR ROAD, City:- Naihati, P.O:- KANCHRAPARA, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BRxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Office				
2	SUMAN CONSTRUCTION 7 ABDUL JABBAR ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145 , PAN No.:: BRxxxxxx9F,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 HIMANSHU JAISWAL Son of Mr Date of Execution - 22/01/2024, , Admitted by: Self, Date of Admission: 22/01/2024, Place of Admission of Execution: Office	 Jan 22 2024 11:32AM	 Captured LTI 22/01/2024	 22/01/2024
7 ABDUL JABBAR ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BRxxxxxx9F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SUMAN CONSTRUCTION (as SOLE PROPERIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL GUPTA Son of Mr S N GUPTA BARRACKPORE COURT, City:- Barrackpore, P.O:- BARRACKPORE COURT, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120		 Captured	
	22/01/2024	22/01/2024	22/01/2024
Identifier Of Mr DEBASISH GHOSH, Mr HIMANSHU JAISWAL, Mr HIMANSHU JAISWAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBASISH GHOSH	Mr HIMANSHU JAISWAL-2.475 Dec,SUMAN CONSTRUCTION-2.475 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBASISH GHOSH	Mr HIMANSHU JAISWAL-1.32115 Dec,SUMAN CONSTRUCTION-1.32115 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBASISH GHOSH	Mr HIMANSHU JAISWAL-50.00000000 Sq Ft,SUMAN CONSTRUCTION-50.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Naihati, Municipality: NAIHATI, Road: 6 No. Bijay Nagar Road, Road Zone : (Naihati Mouza -- Naihati Mouza) , Mouza: Naihati, JI No: 3, Pin Code : 743165

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3541, LR Khatian No:- 13514	Owner:দেবশীষ ঘোষ, Gurdian:তিলক মোহন, Address:নিতা, Classification:বাস্ত, Area:0.10110000 Acre,	Mr DEBASISH GHOSH

Endorsement For Deed Number : I - 150700469 / 2024

On 22-01-2024

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 11:02 hrs on 22-01-2024, at the Office of the A.D.S.R. NAIHATI by Mr DEBASISH GHOSH ,Executant.

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 42,08,753/-

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

Execution is admitted on 22/01/2024 by 1. Mr DEBASISH GHOSH, Son of Late TILAK MOHAN GHOSH, 4 NO. BIJAY NAGAR, P.O: NAIHATI, Thana: Naihati, , City/Town: NAIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession Business, 2. Mr HIMANSHU JAISWAL, Son of Mr NIRAJ KUMAR JAISWAL, 7 ABDUL JABBAR ROAD, P.O: KANCHRAPARA, Thana: Naihati, , City/Town: NAIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession Business

Identified by Mr RAHUL GUPTA, , Son of Mr S N GUPTA, BARRACKPORE COURT, P.O: BARRACKPORE COURT, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-01-2024 by Mr HIMANSHU JAISWAL, SOLE PROPRIETOR, SUMAN CONSTRUCTION (Sole Proprietorship), 7 ABDUL JABBAR ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:- Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145

Identified by Mr RAHUL GUPTA, , Son of Mr S N GUPTA, BARRACKPORE COURT, P.O: BARRACKPORE COURT, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,007.00/- (B = Rs 50,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 50,007/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/01/2024 12:06AM with Govt. Ref. No: 192023240356065351 on 22-01-2024, Amount Rs: 50,007/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CK000CXUO5 on 22-01-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,001/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,001/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 2336, Amount: Rs.5,000.00/-, Date of Purchase: 19/01/2024, Vendor name: S Samanta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/01/2024 12:06AM with Govt. Ref. No: 192023240356065351 on 22-01-2024, Amount Rs: 2,001/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK000CXUO5 on 22-01-2024, Head of Account 0030-02-103-003-02



Pranab Kumar Poddar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
North 24-Parganas, West Bengal

L2	LR Plot No:- 3542, LR Khatian No:- 13514	Owner:দেবশীষ ঘোষ, Gurdian:তিলক মোহন, Address:বিলু , Classification:বন্য, Area:0.03540000 Acre,	Mr DEBASISH GHOSH
----	---	--	-------------------

