

20/02/2024

I-9021/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 405422

20/02/2024
 Q-2000461239/2024
 5:50 P.M.

Certified that the document is admitted the Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration Act 1908
 Alipore, South 24 Parganas

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[Handwritten initials]

DEVELOPMENT AGREEMENT:

THIS REGISTERED AGREEMENT is made this 20th day of
 FEBRUARY TWO THOUSAND TWENTY FOUR, Anno Domini,

5-50 P.M.
 20/02/24

BETWEEN

(1) SMT. GOURI GANGULY, Wife of Late Sital Das Ganguly, PAN - ALYFG9168N, Aadhaar No.716371242095, By Faith Hindu, By Occupation-Housewife, Nationality-Indian, residing at 130D, N.S.C. Bose Road, Post Office-Regent Park, Police Station-Golf Green, Kolkata-700040, (2) SRI SUDIP GANGULY, Son of Late Sital Das Ganguly, OCI No.A4786028, By Faith Hindu, By Occupation-Service, Nationality ~~Indian~~ now residing at 50 Marlin Ave East, Edison, New Jersey 08820, USA, hereinafter called and referred to as the "OWNERS OF THE PROPERTY" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their heir/heirs, successor/successors, executor/ executors, administrator/ administrators, legal representative/ representatives and person/ persons, deriving title under them} of the FIRST PART.

:AND :

M/S. NARAYAN SAHA, a Sole Proprietorship Firm, having its office at 4/12, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), represented by its Sole Proprietor SRI NARAYAN SAHA, Son of Late Chittaranjan Saha, By Faith Hindu, By Occupation-Business, PAN-AKMPS3317G, Aadhaar No.245032839163, residing at 4/12, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), hereinafter called and referred to as the "DEVELOPER/BUILDER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his its heir/heirs, successor/successors, executor/executors, administrator/administrators, legal representative/representatives and assign/ assigns} of the SECOND PART.

WHEREAS in this Agreement unless it be contrary or repugnant to the context the following words or terms shall have the following meaning :-

- I} The "FIRST PARTY" shall mean and include the OWNERS of the Property of the Premises and its heirs and successors, representatives, executors.
- II} The "SECOND PARTY" shall mean and include the "BUILDERS/ DEVELOPER" and his heirs, successors, representatives, executors.
- III} The said "PROPERTY OR LAND" shall mean ALL THAT piece and parcel of Bastu land measuring 3 Cottahs 11 Chittaks 21 Square Feet more or less, together with two storied building thereon i.e. measuring about 600 Square Feet more or less on the Ground floor & measuring about 600 Square Feet more or less on the First floor, comprised in Touzi no. 151, Khatian no. 137/4, portion of C.S. Dag No. 349, J.L. No.42, now within the Limits of KOLKATA MUNICIPAL CORPORATION, at Premises No.130D, Netaji Subhas Chandra Bose Road, WARD NO.095, Assessee No.210950601267, Police Station-Previously Jadavpur now Golf Green, Kolkata-700040, District South 24-Parganas, is in the possession of the First Party/Owners particularly described in the FIRST SCHEDULE hereunder written.
- IV} "OWNERS' ALLOCATION" shall mean that the Owners will be provided 50% of the flat area as per sanction plan i.e. 2 flat on the Entire Second Floor and One flat on the Third Floor, South-Western Side and 2nos of Car Parking Spaces on the ground Floor, together with proportionate share of land and right to use the common areas and facilities and common roof right and common lift facility.
- V} "DEVELOPER'S ALLOCATION" shall mean save and except the owners' allocation i.e. remaining construction area out of the total Sanction plan, together with common areas and facilities will be of the Developer's allocation.
- VI} "COMMON PARTS, USERS AND FACILITIES" shall mean and include common passage, common users, staircase-cum-landing, Lift, equipments and accessories, common use and enjoyment overhead water tank, S.U.G Reservoir.

VII} "PROPORTIONATE SHARE" means the share which is agreed to be fixed as Owners' and Developer's shares respectively in the Land.

WHEREAS under a deed of Family arrangement dated 17th day of October 1939 and registered in Book-I, Volume 112 Pages 94 to 103 being No. 3627 for the year 1939 in the office of the Registrar of Assurance at Calcutta Fulchand Jalan, Subh Karan Jalan, Ramballav Jalan and Satyanarayan Jalan therein described were under the circumstances mentioned therein allotted the goodwill of the firm of Ramballav Satnarain.

AND WHEREAS the said Fulchand Jalan, Subh Karan Jalan, Ramballav Jalan and Satyanarayan Jalan transferred the said firm of Ramballav Satnarain into a partnership concern and carried on the business in Partnership under the name and style of Ramballav Satnarain.

AND WHEREAS the said Fulchand Jalan died intestate on or about the 19th day of April, 1940 and on his death the accounts of the said firm of Ramballav Satnarain were taken and settled and the said firm of Ramballav Satnarain was reconstituted and continued to be carried on in partnership by the said Subha Karan Jalan, Ramballav Jalan and Satnarain Jalan.

AND WHEREAS on or about the 5th day of February, 1942 the said firm of Ramballav Satnarain was registered under the Indian Partnership Act 1932 with the Registrar of firms, Bengal, with the said Subh Karan Jalan, Ramballav Jalan and Satyanarayan Jalan as partners.

AND WHEREAS the said Subh Karan Jalan, Ramballav Jalan and Satyanarayan Jalan as partners of the said firm Ramballav Satnarain purchased properties out of the partnership assets.

AND WHEREAS by an Indenture of Conveyance dated the 22nd day of December 1941 executed by the Regent Estates Limited Company incorporated under the Indian Companies Act having its Registered Office at 9, Royal Exchange Place in the town of Calcutta and registered in Book I Volume 18 at pages 33 to 42 being No. 228 for the year 1942 in the office of the District Sub-Registrar at Alipore the said Subh Karan Jalan Ramballav Jalan and Satyanarayan Jalan purchased the several contiguous pieces or parcels of land at Tollygunge in Mouza Shibpur Pargana-Khaspur Touzi No.151 of the 24-Parganas Collectorate in the District of 24-Parganas comprising C.S. Dag No. 348, measuring .15½ acres under Khatian no. 137/2, C.S. Dag no. 349 measuring .33 acres under khatian no. 137/4 all together measuring .51½ acres equivalent to 1 Bigha 13 Cottahs 5 Chittaks fully described in Schedule 'A' thereunder written out of the assets of the said partnership firm carried on under the name and style of Ramballav Satnarain.

AND WHEREAS the said Subh Karan Jalan Ramballav Jalan and Satyanarayan Jalan were thus seized and possessed of or otherwise well and sufficiently entitled to the said several continuous pieces or parcels of land subject however to the payment of the rents payable therefor to the Superior Landlords and to the terms of the respective tenancies under which they were held.

AND WHEREAS by an Indenture of Conveyance bearing date the 17th day of October, 1947 and registered at the office of the Sadar Joint Sub-Registrar of Alipore in Book No.I, Volume No.66 at pages 63 to 74 being No.3392 for the year 1947 and made between the said Subh Karan Jalan, Ramballav Jalan and Satyanarayan Jalan therein referred to as the Vendors of the One Part and the Vendors therein referred to as the Purchaser of the Other Part the said Subh Karan Jalan Ramballav Jalan and Satyanarayan Jalan for the consideration therein mentioned sold and conveyed to the Vendors absolutely and forever the said several contiguous pieces and parcel of land at Tollygunge in Mouza Shibpur Pargana Khaspur, Touzi No. 151 of the 24- Parganas Collectorate in the District of

24-Parganas comprising the said C.S. Dag no. 348 measuring .15½ acres under Khatian No. 137/2, C.S. Dag No. 348/458 measuring .03 acres under Khatian no. 29 and C.S. Dag No. 349 measuring .33 acres under Khatian No. 137/4, together measuring .51½ acres equivalent to 1 Bigha 13 Cottahs 5 Chittacks fully mentioned and described in the Schedule thereunder written and delineated on the map or plan annexed thereto and thereon coloured pink.

AND WHEREAS the said several contiguous pieces or parcels of land so purchased by the Vendors under the above in part recited Indenture of Conveyance dated the 17th day of October 1947 have together been assessed and numbered by the Corporation of Calcutta as premises No.130A, Netaji Subhas Chandra Bose Road at Tollygunge within the Municipal limits of the town of Calcutta.

AND WHEREAS in the circumstances aforesaid the Vendors were absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises No.130A, Netaji Subhas Chandra Bose Road, a portion whereof.

AND WHEREAS by an Indenture of conveyance bearing date the 2nd day of March 1968 and registered Sub-Registry office Alipore at Behala made between the said Sailendra Mohan Majumdar son of son of Rai Chandra Mohan Majumdar Bahadur deceased Hindu legal practitioner and Beryl Rosamond Morley Mazumdar wife of the said Sailendra Mohan Majumdar an English lady domiciled in India by marriage at No.93, Park Street, Suite No. 'A' in the town of Calcutta therein referred to as the Vendor of the one part and the Vendor herein Smt. Kamala Sen (now Bose) referred to as a Purchaser of the other part the said Sailendra Mohan Majumdar and his wife Beryl Rosamond Morley Mazumdar for the consideration therein mentioned sold and conveyed to the Vendor absolutely and forever all that piece and parcel of land at Tollygunge within the Municipal limits of the town of Calcutta containing by admeasurement

an area of 3 cottahs 11 Chittacks and 21 Square feet more or less situate lying at 130D, Netaji Subhas Chandra Bose Road (which is a portion of premises no.130A, Netaji Subhas Chandra Bose Road) which the Municipal limits of the town of Calcutta Thana Sadar Tollygunge within the District of 24-Parganas comprised in Touzi no. 151, Khatian No. 137/4, portion of C.S. Dag no. 349 J.L. No.42 in respect whereof a proportionate ground rent of 75 paise is payable to Gopal Chandra Chakraborty Indu Bhushan Chakraborty Nirmal Chandra Chakraborty of No.107, Ashutosh Mukherjee Road, Calcutta trustees to Duaraka Nath Estate and Panchanan Mondal of Bawali of 24-Parganas.

AND WHEREAS on 15th day of May, 1981, said Smt. Kamala Sen (now Bose), sold, conveyed and transferred the schedule below property to Sri Sital Das Ganguly, Son of Sri Sudhansu Kumar Ganguly, by way of registered Deed of Sale, which was registered at DSR Alipore, recorded in Book No.I, Volume No.216, pages 277 to 285, being No.5305, for the year 1981 and after purchased he mutated his names in the record of the Kolkata Municipal Corporation, being Premises No.130D, Netaji Subhas Chandra Bose Road, WARD NO.095, Assessee No.210950601267, Police Station-Previously Jadavpur now Golf Green, Kolkata-700040, and paying regular taxes thereon.

AND WHEREAS subsequently said Sri Sital Das Ganguly, died intestate on 17/04/2023, leaving behind his Wife and only son namely (1) SMT. GOURI GANGULY, (2) SRI SUDIP GANGULY, and the said property devolved on them by way of INHERITANCE.

AND WHEREAS the First Party herein as Owners of the said total Property measuring 3 Cottahs 11 Chittaks 21 Square Feet more or less together building thereon have decided to "Commercially Exploit" through residential Building by raising new proposed G+III/Multi Storied Lift facility Building and/or as per Sanction Plan, by the said Property more fully and

particularly described in the FIRST SCHEDULE below and the Second Party having sound knowledge and financial ability approached the First Party with the terms, conditions and covenants herein below appearing and the First Party herein allowed the Second Party herein to raise such construction at his own cost and/or at the cost of his nominees on the FIRST SCHEDULE Property as per the Plan from KOLKATA MUNICIPAL CORPORATION for the benefit of the parties to this AGREEMENT.

AND WHEREAS the Second Party hereinafter considering the proposal of the First Party herein have agreed to raise Building as per Sanction Plan to be sanctioned by the KOLKATA MUNICIPAL CORPORATION, at his own cost and/or his nominees' cost as described in the FIRST SCHEDULE below on certain terms and conditions to which the FIRST PARTY agreed and Second Party confirmed.

AND WHEREAS to avoid future complication, the parties execute this Agreement this day by incorporating the said terms and conditions as FOLLOWS:-

TERMS & CONDITIONS :

- 1} That the First Party herein shall give vacant Possession of the said property described in the FIRST SCHEDULE below to the Second Party within 15 Days from the date of obtaining the sanction plan from KMC Authority.
- 2} That the SECOND PARTY herein on receiving vacant Possession of the property described in the FIRST SCHEDULE below as stated above shall at his cost and/or at the cost of his nominees will start the construction after obtaining the Sanction Plan by the KOLKATA MUNICIPAL CORPORATION in favour of the FIRST PARTY.
- 3} That the first Party shall pay all the arrears of Corporation Taxes and electric bills, and mutation expenses, for the FIRST SCHEDULE Property upto the date of handing over the vacant possession of the said Property and shall be liable to pay Corporation Taxes of the FIRST SCHEDULE Property

proportionately. In exchange of Owners' Property mentioned in the FIRST SCHEDULE owners will be provided 50% of the flat area as per sanction plan i.e. 2 flat on the Entire Second Floor and One flat on the Third Floor, South-Western Side and 2nos of Car Parking Spaces on the ground Floor, together with proportionate share of land and right to use the common areas and facilities and common roof right and common lift facility.

4} That the First Party herein shall allow the Second Party to erect said G+III/Multi storied Lift facility Building for construction as per Sanction Plan by the KOLKATA MUNICIPAL CORPORATION at his nominees' cost in the land described in the FIRST SCHEDULE below.

5} That the Second Party herein at his own cost and initiative will make the said Plan Sanction to the alteration/modification, if necessary, in the name of the First Party from the KOLKATA MUNICIPAL CORPORATION and the First Party shall assist/co-operate in all respect in obtaining the sanction, modification/alteration of Plan by the KOLKATA MUNICIPAL CORPORATION for construction wherein the First Party will not make any hindrances or obstructions. If the Developer will make any addition or alteration or any construction of upper floor at the cost of the Developer, then in that case the first party shall have no claim or demand (save and except the owners' allocation) and shall have no objection in any way.

6} That Second Party shall take all steps for protection of the same including Building/renovating of existing boundary walls on or about the said FIRST SCHEDULE Property and to appoint darowan/darowans if required and/or his own men and to keep them posted at site and providing them temporary facilities within the said premises for security purpose.

7} That the First Party shall execute A POWER OF ATTORNEY in favour of the SECOND PARTY empowering the Second Party to negotiate act and do all things necessary for and on behalf of the First Party for more fully and

effectually in respects as they could do the same themselves with regard to obtaining the necessary, sanction, permits, quotas etc. from the KOLKATA MUNICIPAL CORPORATION and Government and/or Semi Government Institution including Police Authorities of the First Party, if necessary, and also the powers empowered to them with the clauses as mentioned and to be mentioned in the Power of Attorneys.

8) That the First Party shall further authorize the Second Party to act on his behalf by incorporating the following acts and deeds in the aforesaid DEVELOPMENT POWER OF ATTORNEY.

9) To advertise, negotiate, execute by signing and registering, transfer document or documents of Agreement and to receive Booking money advance or earnest money and consideration money and to allow the Intending Purchasers to take loan from any Authority or Body or Bodies or even documents relating to the said transfer in the proposed Building i.e. of Developer's allocation for and on behalf of the First Party in the capacity of the Owners in addition to the capacity of the Second Party for more fully assuring and/or securing the right, title and interest of the Intending Purchaser or Purchasers of the aforesaid proposed constructed area in the said land i.e. of Developer's allocation.

10) That the First Party shall have no claim on the sale proceeds of the said constructed areas of developer's allocation, which shall rightfully belong to the Second Party in consideration of his investment and endeavor in erecting the aforesaid Building on the land described in the FIRST SCHEDULE below.

11) That the First Party shall have no right of objection on to the price to be claimed by the Second Party from his Intending Purchaser or Purchasers in respect of the developer's allocation.

12) A Supplementary deed shall be executed and registered by both party for mentioning specific Owners' allocation, if necessary.

- 13} Developer shall handover the vacant and peaceful possession of Land Owners' allocation to the Land owners and possession letter, Completion Certificate, completed in all respect before handing over the possession of the purchaser/purchaser in respect of the Developer's allocation. That the First Party shall execute at the option of the Second Party the necessary documents in favour of the Second Party or his nominee or nominees including the Intending Purchaser or Purchasers of the said constructed areas which includes the spaces/flats with proportionate undivided share attributable to the land underneath the Building or do such other things as would be deemed necessary for more fully assuring the right, title and ownership of the Second Party or his nominee or nominees including the Intending Purchaser/ Purchasers in respect of the Flats and with proportionate undivided share in the land as stated above.
- 14} That the Second Party shall complete the Flats in the said premises in all respect including completion of electrical fittings and fixtures fixing up flush door and windows, plumbing work, plaster of parish for internal walls and cement base Colour in external walls within 18 months from the date of execution of this Agreement. However, the period will be extended further 6 {Six} Months. If for any legal complication or for any reasons whatsoever and completion certificate will be handed over by the Developer to the Landowners within 18 months from the date of execution of this Agreement.
- 15} That the Second Party shall complete the construction within 18 months from the date of execution of this Agreement and quitting from the FIRST SCHEDULE below Property by the First Party after obtaining the Sanction Plan from the KOLKATA MUNICIPAL CORPORATION but will not stand the above conditions, if not be restrained for force-majeure.
- 16} That the Second Party shall complete the construction of the said new proposed Building or as per Sanction Plan on land described in the FIRST SCHEDULE below within 18 months from the date of execution of this Agreement.

- 17} That each terms of this Agreement is the consideration for the other and failure to comply with the terms and conditions of this Agreement by either of the Parties shall be a cause of action as mentioned below.
- 18} This Agreement will not be treated as a Partnership between the First Party and Second Party or an Agreement for sale of the said property by the First Party to the Second Party. The Second Party is giving only right to develop the said Property as aforesaid.
- 19} The Building will be constructed as per KMC Sanction Plan.
- 20} The Second Party declared that he has entered into this Agreement after fully satisfying about the title of the FIRST PARTY. Save and except any material defect of title and the Property being encumbered.
- 21} All out of pocket expenses of and incidental to this Agreement and the transactions in pursuance thereof including the Deed/Deeds of Conveyance/ Conveyances and other assurance in respect thereof in connection with the Proposed Building including Stamp Duty and Registration charges shall be borne and paid by the Second Party and/or his nominees alone.
- 22} The Second Party shall indemnify and keep indemnified the First Party against all losses, damages, costs, charges, expenses that will be incurred or suffered by the Second Party due to any accident or any mishap during construction or due to any claim made by any Third Party in respect of such construction or otherwise however any other activities arising out of construction. The second party will be responsible for any legal expenses and law suits that may arise related to development of the above mentioned property and its development.
- 23} In case of any dispute or differences or questions concerning the time period completion of period of work and Payment of consideration to the Owners the same shall be referred the Arbitration wherein the each party will

appoint one Arbitrator and in case of differences the opinion both the Arbitrator the decision of the Umpire to be appointed by both the Arbitrator will be final, under the provision of INDIAN ARBITRATION ACT, 2015, and/or any other statutory modification and/or enactment. Be it noted that the first party shall handover all the original Deeds and other relevant papers at the time of execution of this Agreement and during the construction period the owners will be provided One 3BHK flat as temporary accommodation till handing over the owners allocation and arrangement, both side shifting charges & expenses will be borne by the Developer/Second Party.

24) That after demolishing the existing structure all the sale proceeds will be credited in the account of the Second party.

25) The Jurisdiction of the Court will be at ALIPORE.

: THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Bastu land measuring 3 Cottahs 11 Chittaks 21 Square Feet more or less, together with two storied building thereon i.e. measuring about 600 Square Feet more or less on the Ground floor & measuring about 600 Square Feet more or less on the First floor, comprised in Touzi no. 151, Khatian no. 137/4, portion of C.S. Dag No. 349, J.L. No.42, now within the Limits of KOLKATA MUNICIPAL CORPORATION, at Premises No.130D, Netaji Subhas Chandrá Bose Road, WARD NO.095, Assessee No.210950601267, Police Station-Previously Jadavpur now Golf Green, Kolkata-700040, District South 24-Parganas and butted and bounded by :-

ON THE NORTH : KMC Road.
ON THE SOUTH : by a portion of the said premises No.130A, N.S.C. Bose Road.
ON THE EAST : by portion of premises No.4/3, Azadgarh Colony
ON THE WEST : KMC Road.

: THE SECOND SCHEDULE ABOVE REFERRED TO :
(OWNERS' ALLOCATION)

OWNERS will get 50% of the flat area as per sanction plan i.e. 2 flat on the Entire Second Floor and One flat on the Third Floor, South-Western Side and 2nos of Car Parking Spaces on the ground Floor, together with proportionate share of land and right to use the common areas and facilities and common roof right and common lift facility.

(DEVELOPER' ALLOCATION)

DEVELOPER save and except the owners' allocation i.e. remaining construction area out of the total Sanction plan, together with common areas and facilities will be of the Developer's allocation.

: THE THIRD SCHEDULE ABOVE REFERRED TO :
{PROPOTIONATE COMMON PARTS/PORIONS OF BOTH THE OWNERS & DEVELOPER}

- 1) Entrance and exits of the Building.
- 2) Boundary walls and Main Gate.
- 3) Drainage and sewerage lines and other installations for the same {except only those installed within the exclusive area of any flat and/or exclusively for its use}. Overhead water tank.
- 4) Stair-case, Lift, lobbies on all the floors and common roof right.
- 5) Electric sub-station and electrical wiring and other fittings {excluding only those installed within the exclusive area of any flat and/or exclusively for its use}.

6} Water motor pump, water pump space, water reservoir tank, together with all common plumbing installations for carriage of water {save only those exclusively installed for the exclusive use of any flat}.

7} Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the land and the Building as may be necessary for passage and/or user the flats in common by the co-owners.

: SPECIFICATION OF THE FLAT :

1. FOUNDATION :

The Building is designed on R.C.C. footing and frame. Cement : Ambuja, Rod : Durgapur TMT.

2. WALLS :

All the external walls shall be 125 mm thick brick walls with cement plaster. All internal partition walls of the owners' allocation shall be 5" thick brick wall with both side cement plaster.

3. DOORS :

All doors shall be flash doors (1¼" thick) and Frame will be of Shal wood and bathroom door will be of PVC.

4. WINDOWS :

All windows shall be of Aluminum Sliding with grill with clear glass choice by the Owners.

5. FLOORING :

Entire Floor will be provided of Vitrified Tiles Finish and non skit tiles will be provided at Bathroom.

6. INTERNAL FINISH TO WALLS :

All internal walls and ceiling of bed room living rooms & verandah kitchen and toilets shall be finished with on Plaster of Paris.

7. EXTERNAL PAINTING :

All the external walls will be painted by weather cote finished with suitable colour combination.

8. SANITARY AND PLUMBING :

All the internal horizontal soil and waste pipes shall be 50mm to 100mm dia C.I./P.V.C. pipes jointed by cement. All the vertical soil, vent and waste pipes shall be 50mm to 100mm dia C.I./P.V.C. Pipes joint with cement mortar and exposed to wall. All the rain water pipes shall be 100mm dia in good quality asbestos PVC/HDPE. All the Sanitary and Toilet shall have white Anglo Indian commode with low-down P.V.C. Cistern, 1 No. White 18"X12" wash basin, shower with cold water provision. All bathroom fittings such as stop cock, bib cock, pillar cock will be of C.P.

9. ELECTRIFICATION :

All the internal wiring shall be concealed in polythene conduit, all wires (Finolex or Havel) shall be of copper, all switch boards of M.S. Flush with walls cover with white switch each bed room shall provide with 3nos. light points 2 no 5 amp plug

point. 2 no. fan point, Each drawing and dining space shall be provided with 3 no. light points + 2 No. fan point + 2 no. 15amp + 1no.5amp plug point + 1no.calling bell point, Each kitchen shall be provided with 1no light point + 1 No5amp plug point + 1 No. Ex. fan point toilet 1 No light point, 1no. fan point, one A.C. Point in each bed Room.

10. WATER SUPPLY :

Each Flat will be provided water supply line from R.C.C. over head water tank shall be fitted up by water pump from semi underground water reservoir for all the flats. Water will be supplied from municipal water supply.

11. Kitchen : 4'-0" tiles from Granite cooking platform, with stainless steel sink.

12. Toilet :

Non Skied tiles flooring, Commode pan of standard quality, tiles upto 7'-0" height.

13.

GENERAL

Each flat shall have separate CESC Meter and the cost will be borne by the Owners and the main meter also will be obtained at the cost of the Developer of the property. The Owners/First party shall bear all expenses for any other extra works if made in the said owners' allocation space.

N.B. :- Any thing extra/any additional work(s) will be done as per parties requirements, extra cost and payment should be made on or before execution.

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

SIGNED SEALED AND DELIVERED
BY THE OWNERS AT KOLKATA
IN THE PRESENCE OF :

1. Subho Mandal
2201, Rifle Club Road
Kd - 700070.
2. Submathi Mali
Chinulia, P.O: Chinulia,
P.S: Egna,
Dist: Purnia Madinipur,
PIN: 721448.

Gouri Ganguly.

Sudip Ganguly
(SUDIP GANGULY)

SIGNATURE OF THE OWNERS.

SIGNED SEALED AND DELIVERED
BY THE DEVELOPER AT KOLKATA
IN THE PRESENCE OF :

1. Subho Mandal
2. Submathi Mali

M/s NARAYAN SAHA

Proprietor
Saha

SIGNATURE OF THE DEVELOPER.












SUDIPTA CHAKRABORTY
(F- 434/195/99)

DRAFTED AND PREPARED BY ME.

ALIPORE JUDGES' COURT, KOL-27.












TYPED BY ME.

{ TYPIST }

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					












Name Gowri Ganguly

Signature Gowri Ganguly

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name SUDIP GANGULY

Signature Sudip Ganguly

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name NARAYAN SAHA







Signature Narayan Saha






Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042000461234/2024

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr NARAYAN SAHA 4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040	Represent ative of Developer [MS NARAYA N SAHA]			<i>Narayan Saha</i> 20-02-24
2	Mrs GOURI GANGULY 130D, N.S.C. Bose Road, City:- , P.O:- Bansdrani, P.S:- Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700070	Land Lord			<i>Gouri Ganguly</i> 20.2.2024
3	Mr SUDIP GANGULY 50, Marlin Ave East, Edison, City:- , New Jersey, United States, PIN:- 08820	Land Lord			<i>Sudip Ganguly</i> 20-2-24

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUBHA MONDAL Son of Mr Sashi Mondal B-95, Satyajit Park, City:- , P.O:- Bansdroni, P.S:- Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700070	Mr NARAYAN SAHA, Mrs GOURI GANGULY, Mr SUDIP GANGULY			 20/2/2024

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NARAYAN SAHA

CHITTARANJAN SAHA

13/10/1970

Permanent Account Number

AKMPS3317G

Narayan Saha

Signature



041122012

Narayan Saha



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2730/00525/71755

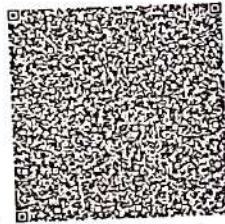
Download Date: 10/05/2021

To
NARAYAN SAHA
4/12
AZADGARH
REGENT PARK
Regent Park S.O
Kolkata West Bengal - 700040
9331042742

Issue Date: 13/11/2019

Validity: unknown

Download Date: 10/05/2021
Unique ID Authority of India
Date: 2019/11/13 11:26:01



आपका आधार क्रमांक / Your Aadhaar No. :

2450 3283 9163

VID : 9197 2429 3350 1716

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 10/05/2021



NARAYAN SAHA
Date of Birth/DOB: 13/10/1970
Male/ MALE

Issue Date: 13/11/2019

2450 3283 9163

VID : 9197 2429 3350 1716

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

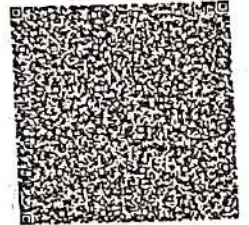
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
4/12, AZADGARH, REGENT PARK, Regent
Park S.O, Kolkata,
West Bengal - 700040



2450 3283 9163

VID : 9197 2429 3350 1716

1947

help@uidai.gov.in

www.uidai.gov.in

Narayan Saha

OFFICE OF THE COMPTROLLER AND CHIEF ACCOUNTANT

COMPTROLLER DEPARTMENT

GOVT. OF INDIA

GOURI GANGULY

AJIT BANERJEE

19/02/1942

Payment Account Number

ALYPG9168N

Gouri Ganguly

Signature

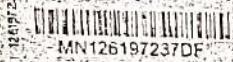
Gouri Ganguly.



ভারত সরকার
Unique Identification Authority of India
Government of India

ভারত সরকার
জাতিসংখ্যার আই ডি/Enrollment No.: 1040/19792/08205

To
গৌরী গাঙ্গুলী
GOURI GANGULY
130 D.N.S.E BOSE ROAD
Regent Park S O
Regent Park, Kolkata
West Bengal 700040



MN126197237DF



আপনার আধার সংখ্যা/ Your Aadhaar No.:

7163 7124 2095

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



গৌরী গাঙ্গুলী
GOURI GANGULY
পিতা: অজিত কুমার গাঙ্গুলী
Father: AJIT KUMAR GANGULY
জন্ম তারিখ / Year of Birth: 1943
মহিলা / Female



7163 7124 2095

আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয় প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ প্রদানইন অনলাইনে করা প্রাপ্ত করবে।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে বৈধ।
- আধার সর্বদিয়েতে সরকারি ও-নেগারবিলি পরিষেবা প্রদান করতে সাহায্য করে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

12619723



ভারতীয় বিশেষ পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
130 ডি.ন.স.ই.বোস রোড,
রিজেন্ট পার্ক, কলকাতা, পশ্চিমবঙ্গ,
700040

Address:
130 D.N.S.E BOSE ROAD,
Regent Park S O, Regent
Park, Kolkata, West Bengal,
700040



182-118

www.aadhaar.gov.in

www.aadhaar.gov.in

12619723

Gouri Ganguly



सत्यमेव जयते

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

Query No / Year	2000461234/2024	Office where deed will be registered
Query Date	19/02/2024 10:42:31 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status : Advocate	
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4308] Agreement [No of Agreement : 2]
Set Forth value		Market Value Rs. 95,28,753/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable Rs. 21/- (Article:E, E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 97 & 95 – Ward No. 97 & 95) , Premises No: 130D, , Ward No: 095, Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 14 Chatak 6.3938Dec	0/-	87,18,753/-	Property is on Road
Grand Total :							

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	0/-	8,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total : 1200 sq ft			0/-	8,10,000/-	



Query No: 2000461234 of 2024, Printed On : Feb 19 2024 10:42PM, Generated from wbregristration.gov.in

Details :

Name & address		Status	Execution Admission Details :
1	Mrs GOURI GANGULY Wife of Late Sital Das Ganguly 130D, N.S.C. Bose Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24- Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: alxxxxx8n, Aadhaar No: 71xxxxxxx2095, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 20/02/2024	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 20/02/2024
2	Mr SUDIP GANGULY Son of Late Sital Das Ganguly 130 D, N. S. C. Bose Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24- Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, NRI/OCI/PIO, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 20/02/2024	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 20/02/2024

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	MS NARAYAN SAHA 4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.: AKxxxxx7G, Aadhaar No: 24xxxxxxx9163, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr NARAYAN SAHA (Presentant) Son of Late Chittaranjan Saha 4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: akxxxxx7g, Aadhaar No: 24xxxxxxx9163	MS NARAYAN SAHA (as Proprietor)

Identifier Details :

Name & address
Mr SUBHA MONDAL Son of Mr Sashi Mondal B-95, Satyajit Park, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr NARAYAN SAHA, M GOURI GANGULY, Mr SUDIP GANGULY

Land or Building Details as received from KMC :			
Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
Assessment No. : 210950601267 Premises No. : 130D Ward No. : 095 Street Name : NETAJI SUBHAS CHANDRA BOSE ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SRI SITAL DAS GANGULY. Owner Address : 130D, N S C BOSE ROAD , CALCUTTA 700040 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 20-03-2024) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 20-03-2024)
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. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, 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



GOVT. OF WEST BENGAL
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240390700711

GRN Details

GRN: 192023240390700711 Payment Mode: Online Payment
GRN Date: 19/02/2024 22:47:44 Bank/Gateway: State Bank of India
BRN: IK0CQMLYI8 BRN Date: 19/02/2024 22:50:22
GRIPS Payment ID: 190220242039070070 Payment Init. Date: 19/02/2024 22:47:44
Payment Status: Successful Payment Ref. No: 2000461234/2/2024
[Query No*/Query Year]

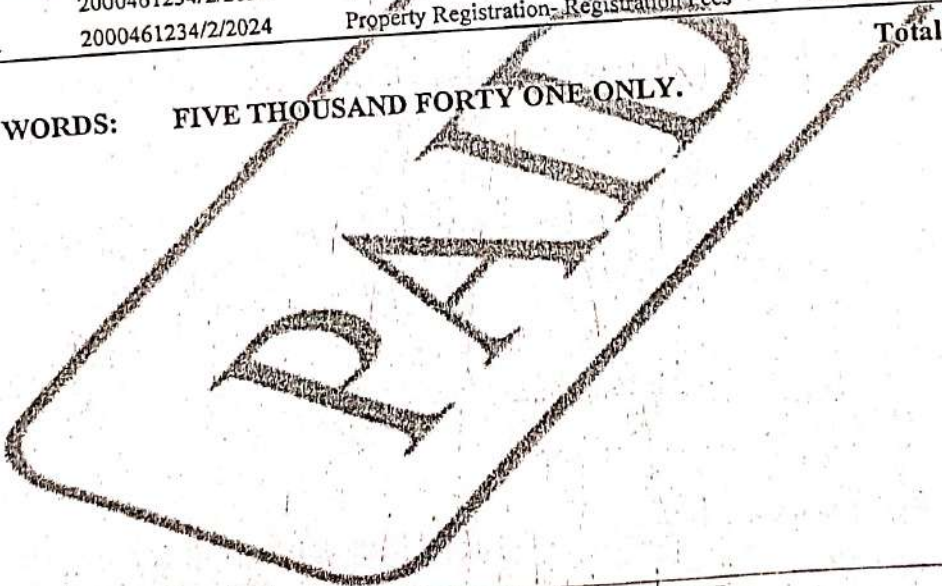
Depositor Details

Depositor's Name: SUDIPTA CHAKRABORTY
Address: Alipore Judges Court Kolkata, West Bengal, 700027
Mobile: 9831036678
Email: sudiptachakraborty@gmail.com
Depositor Status: Advocate
Query No: 2000461234
Applicant's Name: Mr SUDIPTA CHAKRABORTY
Identification No: 2000461234/2/2024
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 19/02/2024
Period To (dd/mm/yyyy): 19/02/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000461234/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2000461234/2/2024	Property Registration- Registration Fees	0030-03-103-001-16	21
			Total	5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.



Major Information of the Deed

Deed No :	I-1604-02021/2024	Date of Registration	21/02/2024
Query No / Year	1604-2000461234/2024	Office where deed is registered	
Query Date	19/02/2024 10:42:31 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 95,28,753/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 97 & 95 – Ward No. 97 & 95) , , Premises No: 130D, , Ward No: 095 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 14 Chatak		87,18,753/-	Property is on Road
Grand Total :				6.3938Dec	0/-	87,18,753 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	0/-	8,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	0/-	8,10,000 /-	

5
2

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs GOURI GANGULY Wife of Late Sital Das Ganguly 130D, N.S.C. Bose Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: alxxxxxx8n, Aadhaar No: 71xxxxxxx2095, Status :Individual, Executed by: Self, Date of Execution: 20/02/2024 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/02/2024 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Pvt. Residence</p>
2	<p>Mr SUDIP GANGULY Son of Late Sital Das Ganguly 130 D, N. S. C. Bose Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/02/2024 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/02/2024 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>MS NARAYAN SAHA 4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AKxxxxxx7G, Aadhaar No: 24xxxxxxxx9163, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr NARAYAN SAHA (Presentant) Son of Late Chittaranjan Saha 4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxxx7g, Aadhaar No: 24xxxxxxxx9163 Status : Representative, Representative of : MS NARAYAN SAHA (as Proprietor)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr SUBHA MONDAL Son of Mr Sashi Mondal B-95, Satyajit Park, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070</p>			
Identifier Of Mr NARAYAN SAHA, Mrs GOURI GANGULY, Mr SUDIP GANGULY			

5
2

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs GOURI GANGULY	MS NARAYAN SAHA-3.19688 Dec
2	Mr SUDIP GANGULY	MS NARAYAN SAHA-3.19688 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs GOURI GANGULY	MS NARAYAN SAHA-600.00000000 Sq Ft
2	Mr SUDIP GANGULY	MS NARAYAN SAHA-600.00000000 Sq Ft

5.

26

Endorsement For Deed Number : I - 160402021 / 2024

On 20-02-2024

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

Presented for registration at 17:50 hrs on 20-02-2024, at the Private residence by Mr NARAYAN SAHA .

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 95,28,753/-

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

Execution is admitted on 20/02/2024 by 1. Mrs GOURI GANGULY, Wife of Late Sital Das Ganguly, 130D, N.S.C. Bose Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 2. Mr SUDIP GANGULY, Son of Late Sital Das Ganguly, 130 D, N. S. C. Bose Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service

Indetified by Mr SUBHA MONDAL, , Son of Mr Sashi Mondal, B-95, Satyajit Park, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-02-2024 by Mr NARAYAN SAHA, Proprietor, MS NARAYAN SAHA (Sole Proprietoship), 4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr SUBHA MONDAL, , Son of Mr Sashi Mondal, B-95, Satyajit Park, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

(Signature)

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

On 21-02-2024

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/02/2024 10:50PM with Govt. Ref. No: 192023240390700711 on 19-02-2024, Amount Rs: 21/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0CQMLY18 on 19-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000 00/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8211, Amount: Rs 5,000.00/-, Date of Purchase: 18/01/2024, Vendor name: Samiran Das -

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/02/2024 10:50PM with Govt. Ref. No: 192023240390700711 on 19-02-2024, Amount Rs: 5,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CQMLY18 on 19-02-2024, Head of Account 0030-02-103-003-02

(Signature)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 61059 to 61091

being No 160402021 for the year 2024.



(Anupam Halder)

Digitally signed by Anupam Halder
Date: 2024.02.22 15:12:59 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 22/02/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.