

11935/2023

11853/2023



S. NO. 20023A0316/2023

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

*(Signature)*

Addl. District Sub-Registrar  
Rahala, South 24 Parganas

- 3 OCT 2023

**DEVELOPMENT AGREEMENT**

**THIS MEMORANDUM OF AGREEMENT** made this 3rd day of October  
Two Thousand Twenty Three (2023) **B E T W E E N**,

Contd....P/2.

গোপালচন্দ্র চক্রবর্তী  
নিজস্ব চক্রবর্তী

হোদাচন্দ্র চক্রবর্তী  
নিজস্ব চক্রবর্তী

Sr No. 125

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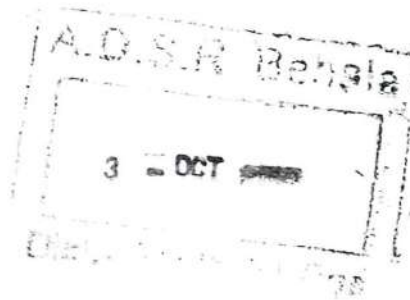
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PRALAY SHANKAR DHAR  
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*Lata*  
JANAI DUTTA  
BANK VENTURE  
ALIPORE JUDGES' COURT, KOLKATA



Dibyendu Debroy  
to Dibendu Debroy  
205, M.A. Road, Kalitola  
Kolkata-700 104  
cc. Lawyer.



SRI GOBINDA CHAKRABORTY, PAN – BHOPC2574H, AADHAAR-8785-9008-7981 Ph. No. 9831508541, (2) SRI NEMAI CHAKRABORTY, PAN – ARHPC6224A, AADHAAR-3945-6996-4147, Ph. No. 9830717133, (3) SRI GOURANGA CHAKRABORTY, PAN – AOIPC6122M, AADHAAR-6303-8373-5825, Ph. No. 9339229690, (4) SRI NITYANANDA CHAKRABORTY, PAN – AJTPC1382M, AADHAAR-7224-2899-8743, Ph. No. 8017097495, all are S/o Late Mahadev Chakraborty, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Kalua, Kazirchak, P.O. Joka, Kolkata – 700104, Police Station – Thakurpukur presently Haridevpur, District: South 24-Parganas, hereinafter called and referred to as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, nominees, successors, legal representatives and assignees) of the FIRST PART.

**AND**

M/S. KAMALA CONSTRUCTION, PAN – AJPPP9338N, AADHAAR-9096 6088 6165, Ph. No. 9831406371, a sole proprietorship firm, at 269, M.G.Road, P.O. Thakurpukur, P.S. Haridevpur, Kolkata – 700063, represented by it's Proprietor SRI RANJIT PAL, PAN – AJPPP9338N, AADHAAR-9096 6088 6165, Ph. No. 9831406371, Son of Sri Rabin Pal, by caste and faith – Hindu, by Occupation – Business, residing at Thakurani Chak, M.G. Road, P.O. – R.C. Thakurani, Police Station previously Thakurpukur now Haridevpur, Kolkata – 700104, hereinafter called and referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.

**WHEREAS** father of present owners Mahadev Chakraborty, since deceased purchased a plot of land measuring about more or less 12 decimals lying and situated at Mouza – Purba Barisha, J.L. No. 23, R.S. No.43, Pargana – Khaspur, Touzi No. 242 and 245, R.S. Dag No.3656, R.S. Khatian No.1324, Police Station – Haridevpur (previously Thakurpukur), previously South Suburban Unit now within the

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স্বাক্ষরিত করিয়াছেন  
নিম্নোক্ত চাকরতী



limits of Kolkata Municipal Corporation, Ward No.124, District: South 24-Parganas, by four Deed of Sale registered in the Office of Joint Sub-Registrar of Alipore at Behala, vide Book No. I, Volume No. 5, pages from 244 to 247, Being No.45 for the year 1970, another registered in the Office of Joint Sub-Registrar of Alipore at Behala, vide Book No. I, Volume No. 43, pages from 10 to 14, Being No.2334 for the year 1972, another registered in the Office of Joint Sub-Registrar of Alipore at Behala, vide Book No. I, Volume No. 63, pages from 279 to 281, Being No.3969 for the year 1973, another registered in the Office of Joint Sub-Registrar of Alipore at Behala, vide Book No. I, Volume No. 83, pages from 422 to 430, Being No.4459 for the year 1993, alongwith other properties total measuring about 3.69 acres.

**AND WHEREAS** the said Mahadev Chakraborty while enjoyed the said land as absolute sixteen annas owner of the said land died intestate on 06.02.1999 leaving behind his wife Smt. Mahamaya Chakraborty, five sons Gobinda Chakraborty, Nemai Chakraborty, Gouranga Chakraborty, Niyananda Chakraborty and Ananda Chakraborty and three daughters Smt. Radharani Chakraborty, Krishna Chatterjee and Kamala Chatterjee as his only legal heirs and they have seized possessed jointly undivided  $1/9^{\text{th}}$  share each.

**AND WHEREAS** aforesaid Smt. Radharani Chakraborty, Krishna Chatterjee and Kamala Chatterjee while seized and possessed of the said land measuring 3.69 with the land of aforesaid 12 decimals of land of Purba Barisha Mouza, they have gifted their undivided  $3/9^{\text{th}}$  share by a deed of gift to their brothers Gobinda Chakraborty, Nemai Chakraborty, Gouranga Chakraborty, Niyananda Chakraborty and Ananda Chakraborty, which was registered in the Office of A.D.S.R. Behala recorded in Book No. I, Volume No. 25, Pages from 77 to 83, Being No.1319 for the year 2001.

**AND WHEREAS** aforesaid Smt. Mahamaya Chakraborty while seized and possessed of the said land measuring 3.69 with the land of aforesaid 12 decimals of land of Purba Barisha Mouza, they have gifted their undivided  $1/9^{\text{th}}$  share by a deed of gift to her sons Gobinda Chakraborty, Nemai Chakraborty, Gouranga Chakraborty, Niyananda Chakraborty and Ananda Chakraborty, which was

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নিমাই চক্রবর্তী



registered in the Office of A.D.S.R. Behala recorded in Book No. I, Volume No. 1607-2017, Pages from 189868 to 189892, Being No.1607-06584 for the year 2017.

**AND WHEREAS** aforesaid Gobinda Chakraborty, Nemai Chakraborty, Gouranga Chakraborty, Niyanda Chakraborty and Ananda Chakraborty jointly seized and possessed aforesaid land measuring about more or less 12 decimals lying and situated at Mouza – Purba Barisha, J.L. No. 23, R.S. No.43, Pargana – Khaspur, Touzi No. 242 and 245, R.S. Dag No.3656, R.S. Khatian No.1324, Police Station – Haridevpur (previously Thakurpukur), previously South Suburban Unit now within the limits of Kolkata Municipal Corporation, Ward No.124, District: South 24-Parganas, Sri Ananda Chakraborty gifted his undivided 1/5<sup>th</sup> share i.e. 1(one) Cottah 7(seven) Chittaks out of aforesaid 12 decimals of land to his another four brothers Gobinda Chakraborty, Nemai Chakraborty, Gouranga Chakraborty, Niyanda Chakraborty by a deed of Gift which was registered in the Office A.D.S.R. Behala recorded in Book No. I, Volume No. 1607-2022, Pages from 74722 to 74753, Being No.1607-02285 for the year 2022 .

**AND WHEREAS** aforesaid Gobinda Chakraborty, Nemai Chakraborty, Gouranga Chakraborty, Niyanda Chakraborty seized and possessed total 12 decimals or 7 (seven) Cottahs 3(three) Chittaks they have gifted demarcated measuring more or less 1(one) Cottah 7(seven) Chittaks of land to their brother Ananda Chakraborty by a Deed of Gift which was registered in the Office of A.D.S.R. Behala recorded in Book No. I, Volume No. 1607-2022, Pages from 111600 to 111631, Being No.1607-03007 for the year 2022.

**AND WHEREAS** aforesaid present Owners herein Gobinda Chakraborty, Nemai Chakraborty, Gouranga Chakraborty, Niyanda Chakraborty owners/First Part while possessed **ALL THAT** piece and parcel of land measuring **5(five) Cottahs 12(twelve) Chittaks** more or less lying and situated at Mouza – Purba Barisha, J.L. No. 23, R.S. No.43, Pargana – Khaspur, Touzi No. 242 and 245, R.S. Dag No.3656, R.S. Khatian No.1324, Police Station – Haridevpur (previously Thakurpukur), previously South Suburban Unit now within the limits of Kolkata Municipal Corporation, Ward No.124, District: South 24-Parganas and thereafter they have mutated their names in the B.L. & L.R.O. Record and also published a

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archa in their own names as L.R. Khatian No. 9042, 9044, 9045 and 9046 respectively, in L.R. Dag No.3656 and also mutated their names in the record of present local K.M.C. Ward No.124 as **Premises No. 1164, Mahatma Gandhi Road, Kolkata – 700063, Assessee No. 41-124-06-2176-2** of the aforesaid land.

**AND WHEREAS FIRST PART/OWNERS** decided to develop their property by constructing a multi-storied building BUT due to their paucity of fund and lack of technical knowledge expertise they were in search of a competent Developer who is well known to the locale and has sufficient technical expertise, financial resources and over all best performance in the field of construction and development of different project and the Developer have approached the Owners to carry out and under the aforesaid planned work of development in the said property by constructing a new residential & commercial building thereon with own finances and the Owners have agreed on the terms and conditions hereunder appearing.

**AND WHEREAS** while thus seized and possessed of the said property the owners herein have decided to develop the said property by raising a multi-storied building thereon but due to their paucity of fund and lack of technical knowledge expertise the said owners could not fulfill their desire and accordingly they approached the above named Developer to fulfill such desire, the said developer after being satisfied with all the terms and conditions of the owner wanted to develop the same by accepting the owners' proposal as mentioned hereinafter.

**AND WHEREAS** it is pertinent to mention that in order to avoid future complication and/or misunderstanding and to safeguard their respective rights, title and interest of the owners and the developer agreed to enter into the agreement in writing.

**IT IS HEREBY AGREED AS FOLLOWS: -**

1. **DEFINATION:** In these presents unless there is something inconsistent with or repugnant to the subject or context.
2. **OWNERS:** **SRI GOBINDA CHAKRABORTY, (2) SRI NEMAI CHAKRABORTY, (3) SRI GOURANGA CHAKRABORTY, (4) SRI**

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নিমাই চক্রবর্তী

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নিমাই চক্রবর্তী



**NITYANANDA CHAKRABORTY**, all are S/o Late Mahadev Chakraborty,,  
residing at Kalua, Kazirchak, P.O. Joka, Kolkata – 700104, Police Station  
– Thakurpukur presently Haridevpur, District: South 24-Parganas.

- a) **DEVELOPER:** **M/S. KAMALA CONSTRUCTION**, a proprietorship  
firm at 269, M.G.Road, P.O. Thakurpukur, P.S. Haridevpur, Kolkata –  
700063, represent it's Proprietor **SRI RANJIT PAL**, Son of Sri Rabin  
Pal, by caste and faith – Hindu, by Occupation – Business, residing at  
Thakurani Chak, M.G. Road, P.O. – R.C. Thakurani, Police Station  
previously Thakurpukur now Haridevpur
- b) **TITLE DEED:** shall means all the documents referred to herein above  
at the recitals.
- c) **PREMISES:** All that piece and parcel of land measuring more or less  
5(five) Cottahs 12(twelve) Square feet land, lying and situated at  
**Premises No. 1164, Mahatma Gandhi Road, Kolkata – 700063,**  
**Assessee No. 41-124-06-2176-2**, at Mouza – Purba Barisha, J.L. No.  
23, R.S. No.43, Pargana – Khaspur, Touzi No. 242 and 245, R.S..Dag  
No.3656, R.S. Khatian No.1324 L.R. Khatian No. 9042, 9044, 9045  
and 9046 respectively, in L.R. Dag No.3656, Police Station –  
Haridevpur (previously Thakurpukur), previously South Suburban Unit  
now within the limits of Kolkata Municipal Corporation, **Ward No.124,**  
Police Station – the then Thakurpukur now Haridevpur, District: South  
24-Parganas, more fully and particularly described in the Schedule "A"  
hereunder written.
- d) **BUILDING:** Shall mean the proposed multi-storied building consisting  
of space and/or flats, parking spaces, shops and other structure which  
the parties hereto propose to erect in or upon the said property more  
fully and particularly described in the Schedule "A" hereunder written.
- e) **COMMON PORTION:** Shall means and include all the common areas  
and installations to comprise in the premises after completion of  
construction of new building as more fully detailed in **THE FOURTH**  
**SCHEDULE** hereunder written.

65-1164-2, 12/23/245  
নিজস্ব চাকরতি

লোকার্ট চাকরতি  
নিজস্ব চাকরতি

- f) **COMMON EXPENSES:** Shall mean and include all expenses to be incurred by all unit owners for management and maintenance of the premises/new building more fully described in the **FIFTH SCHEDULE** hereunder written.
- g) **SALEABLE SPACE:** shall mean the space in the building available for independent use and occupation after making due provision for the common facilities and space required therefore.
- h) **OWNER'S ALLOCATION:** As regards Owner's allocation the **owner** Nityananda Chakraborty will get one Flat measuring 850 square feet super built-up area on the South-West side M.G. Road facing and another Owner Gouranga Chakraborty will get 1175 square feet super built-up area on the South-East side M.G. Road facing on the 2<sup>nd</sup> Floor and a shop room measuring about 120 square feet super built-up area on the South-East side M.G. Road facing on the Ground floor along with undivided proportionate share of land and common portion and amenities, more fully described in the **SECOND SCHEDULE** hereunder.
- i) **DEVELOPER'S ALLOCATION:** shall mean remaining floor flats, shop room and car parking space of the proposed multi-storied building which will be constructed i.e. save and except the owner's allocation on the said premises including proportionate share in the common facilities, amenities and expenses on pro-rata basis more fully described in the **THIRD SCHEDULE** hereunder.
- j) **SANCTIONED PLAN:** Shall mean the plan for the construction of the building and other structures as may be sanctioned by the Kolkata Municipal Corporation and other appropriate Government Authorities and Departments in the name of the Owners on the basis of the maximum permissible floor area ratio available under the Building Rules and laws and shall include any amendments thereto and/or modification thereof as may be made from time to time with the approval of the Owners.
- k) **ROOF:** Shall mean and include the entire open space of the roof and/or top of the multi-storied building, excluding the space required for

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নিজস্ব চক্রবর্তী



installation of overhead tank, T.V. Antenna, stair-case cover and other facilities/common uses of all Flat Owners.

l) **UNIT** : Shall mean any flat in the new multi-storied building and capable of being exclusively owned used and/or enjoyed by any unit owners and which is not common portion.

m) **UNIT OWNERS**: Shall mean any person who acquired, hold and/or owner and/or agree to acquire hold and/or own any unit in the new multi-storied building and shall include owners and developer/builder for unit held by them from time to time.

1. Owner has approached the builder/developer for development of the said premises and represented to the developer/builder as follows:-

- i) That the owners are the absolute owner of the said premises and nobody except the owners have any right title and interest o the said premises and/or portion of land.
- ii) That there is no suits litigation or legal proceeding pending in respect of the said premises or any part thereof.
- iii) That the owners indemnified to Developer that right and interest of the owners in the said premises free from all encumbrances and the owners have a marketable title thereto.

**NOW THIS AGREEMENT FURTHER WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES AS FOLLOWS:-**

1. That the owner has appointed the developer/builder as developer/builder for construction of the new multi-storied building upon the said premises till the completion of the said project and developers/builders accepted such appointment.
2. That the owners at the time of execution of this agreement shall hand over to the developer/builder all Xerox copy of title deeds, corporation papers and all other papers and documents relating to the said premises against proper acknowledgement.

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3. That booking from intending purchaser or purchasers from developer's/builder's allocation will be taken by the developer/builder but the agreement of the relating flat, shop and car parking space will be signed between the intending purchasers and the developer/builder.
4. That the developer/builder is empowered to collect consideration and/or earnest money from the sale and/or agreement for sale of the developer/builder's allocation from the intending purchasers and issue money receipts in their own names.
5. That upon getting the vacant possession of the said premises the developer/builder shall notify the owner and after notify the owner, the developer/builder shall start the said construction works within the 7 (seven) days as per approved plan sanctioned by the Kolkata Municipal Corporation.
6. Builder/Developer shall offer the possession of the Owner's allocation to the owner in complete condition at the first instance by a notice in writing and within 7 (seven) days from the said notice owner shall be deemed to have taken physical possession of the Owner's allocation.
7. That the Developer/Builder at their own costs construct, erect and complete the building at the said premises in accordance with good materials which was already settled by and between Owners and Developer and as may be recommend by the Architect from time to time.
8. That all K.M.C. and other taxes shall be born by the Developer from the date of registration of Development Agreement till the date of handing over of the Physical Possession of Owners' allocation flats.
9. That the owners shall not do any act deed or thing whereby the Developer/Builder shall be prevented from construction and completion of the said building as per approve Plan subject to material to used shall be upto the mark or shall have I.S.I. code.
10. That the developer/builder will complete the entire project within 24 months from the date of sanction of the Plan, and sanction of the plan to be done within 6 months from the date of execution of these present subject to normal circumstances prevail and the same is condition procedural.

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নিম্নোক্ত চক্রান্তী



Provided that the time as specified above shall be extended on for such period during which no work of construction is possible by reason of force majeure, earth quake, riot, war, civil commotion, general strike, bandh prohibitory order issue by the concerned authority order of injunction issued by any courts of law etc.

11. That the owners shall allow the developer's/builder's appointed people and agents for the purpose do survey of land testing of soil for construction of the building, installation of meter, sewerage and water connection at the cost of the developer builders and the owners herein shall give his consent by signing the required papers and documents for its affectivity.
12. That the owners herein shall be liable for any income tax, wealth tax, GST or any other taxes in respect of owners' allocation. And on other hand the developer/builder shall be liable for any income tax, wealth tax, GST or any other taxes in respect of the developer/builder's allocation.
13. That if the Developer/Builder fail to complete the said project within stipulated time as specified in this agreement then developer/builder shall be liable to pay Rs.100/- (Rupees One hundred) only per day to the owner as liquidated damage till the handing over the possession of the owner's allocation and the same to be limited for three months only, thereafter this agreement to be treated as cancelled and owner shall have the right to take possession of his property and shall also entitled to get damages from the Developer, for which Developer shall not be able to raise any objection.

If for any technical reason the building which will be constructed upon the property of the owner be bound unsafe for human inhabitation, in that event the Developer shall have to compensate the Owner in money value of Owner's allocation in the then market price forthwith as on demand.

14. That the Owner's allocation area shall be constructed by the developer/builder for and on behalf of the owner and the rest remaining portion of the new multi-storied building shall be constructed and completed by the Developer/Builder for and on behalf of the Builder/Developer's or his nominee at the Developer/Builder's own constant expenses.

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নিজস্ব চক্রবর্তী

15. That during construction and/or after completion of the construction the Developer will execute "Sale Deed" in favour of intending purchasers of flats before Registrar after the consent of the Developer/Builder at the cost of intending purchasers.
16. That all costs and expenses for construction of the building shall be born and paid by the Developer/Builder.
17. The Owners shall grant to the Developer a Registered Development Power of Attorney for the purpose of sold of developer's allocation and all necessary permission from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the authority and other authorities which will be valid after the completion of the deal.
18. That the developer/builder indemnify the owners as follows:-
  - (a) Any loss damage cost charge that may arise during the construction;
  - (b) All claims or demands of the suppliers contractors, workmen and agents of the Developer/Builder on any account whatsoever in nature.
19. That the court having territorial and/or monitory jurisdiction over the premises shall have jurisdiction in all matters renting to this agreement.
20. That both the parties hereby undertake to comply the agreement. If either party violets the same in full or in part then the aggrieved party shall have right to take appropriate action against each other through court of law.
21. That the owners and all unit owners shall always abide by the following restriction: -
  - (a) Not to obstruct the association (upon its formation) in their acts relating to the common purpose.
  - (b) Injury, harm and damage the common portion or any other units in the new multi-storied building by making any alteration or withdrawing any apart or otherwise.
  - (c) At any time not claim partition of the undivided impartible portion.
  - (d) Damage any stair case, roof, common area etc.
22. That the owners and all unit owners shall do that following: -
  - (a) Have their units separately assessed with the K.M.C. at their own costs for the purpose of Corporation rates and taxes.

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- (b) Until such time the unit/s will not be separately assessed and/or mutated in respect of any tax or imposition, the unit/s owner shall bear and pay proportionate share of rates and taxes from the date of taking possession or date of registration of sale deed of the flat which ever is earlier.
- (c) After mutation of the said unit/s in the name of unit/s owner shall for purpose of liability of any tax or imposition in respect of unit/s and proportionately in respect of common portion.

### **FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring more or less **5(five) Cottahs 12(twelve) Square feet land with 100 square feet Tiles shed structure** lying and situated at **Premises No. 1164, Mahatma Gandhi Road, Kolkata – 700063, Assessee No. 41-124-06-2176-2, Ward No.124** at Mouza – Purba Barisha, J.L. No. 23, R.S. No.43, Pargana – Khaspur, Touzi No. 242 and 245, R.S..Dag No.3656, R.S. Khatian No.1324 L.R. Khatian No. 9042, 9044, 9045 and 9046 respectively, in L.R. Dag No.3656, Police Station – Haridevpur (previously Thakurpukur), previously South Suburban Unit now within the limits of Kolkata Municipal Corporation, **Ward No.124**, District: South 24-Parganas, **Property Zone is J.L. Sarani to Kabardanga** **More and is located on M.G. Road**, It is butted and bounded as follows: -

**ON THE NORTH:** - Land of Dag No.3656 & Land of Ganesh Khan,

**ON THE SOUTH:** - Mahatma Gandhi Road,

**ON THE EAST:** - Land of Ananda Chakraborty R.S. & L.R Dag No.3656

**ON THE WEST:-** Land of Manick Makhal.

### **SECOND SCHEDULE ABOVE REFERRED TO**

#### **(OWNER'S ALLOCATION)**

Owner shall mean **owner** Nityananda Chakraborty will get one Flat measuring 850 square feet super built-up area on the South-West side M.G. Road facing and a

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shop room measuring about 120 square feet super built-up area on the South-East side M.G. Road facing on the Ground floor another Owner Gouranga Chakraborty will get 1200 square feet super built-up area on the South-East side M.G. Road facing on the 2<sup>nd</sup> Floor and along with undivided proportionate share of land and common portion and amenities. Owners after getting the aforesaid possession they will partition their individual part.

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

Shall mean remaining floor flats, shop rooms and car parking space and constructed area in the new multi-storied building which will be constructed i.e. save and except the owners' allocation on the said premises including proportionate share in the common facilities and amenities on pro-rata basis.

**FOURTH SCHEDULE ABOVE REFERRED TO**  
**(COMMON PORTION)**

1. Entrance and exits to the premises as well as the new G+III storied building.
2. All boundary walls and main gate of the premises and as well as the new building.
3. All staircases, staircase landings, water reservoir, terrace etc.
4. Lift.
5. All common installations.
6. Open land of the new building as well as roof with parapet wall etc.

**FIFTH SCHEDULE ABOVE REFERRED TO**  
**(COMMON EXPENSES)**

1. All costs of maintaining, operating replacing, lighting, repairing, white washing etc. and removing the common portions including the exterior or interior (but no) inside of any unit walls of the new building.

গোবিন্দ চক্রবর্তী  
নিজস্ব চক্রবর্তী

গোবিন্দ চক্রবর্তী  
নিজস্ব চক্রবর্তী



2. The salaries of and all other expenses of the staff to be employed for common purpose including guards, sweepers, plumbers, electricians etc.
3. Association establishment and all other expenses of the association including its formation and miscellaneous expenses.
4. Electricity charges, for electrical energy consumed for the operation of common portion.
5. Corporation tax water tax and other levies in respect of new building in share and any litigation.

**SIXTH SCHEDULE ABOVE REFERRED TO**  
**(CONSTRUCTION SPECIFICATION)**

1. **STRUCTURE:** Reinforced cement concrete R.C.C. footings as per design specification and sanction by the KMC authority.
2. **BRICK WORK:** Outer wall and common walls will be of 8" and 5" brick work with cement monster (1:5) partition walls are of 3" brick work in cement monster (1:4), Bricks are used will be No.1 quality.
3. **FLOORING:** Flooring will be Marbel within the flat and staircase, which will be price of Rs.55/- with Granite polish.
4. **DOORS:** Main door will be Malayasian "Sall Wood" and other doors will be made thick solid flush type door, P.V.C. doors will be used in toilet. 125 x 65 mm. thick Saalwood frame of all doors, hanging type of door stopper in all doors except bathroom doors.

সৌহার্দ চক্রবর্তী  
নিম্নাঙ্ক চক্রবর্তী

সৌহার্দ চক্রবর্তী  
নিম্নাঙ্ক চক্রবর্তী

- WINDOWS:** Alumuniam paneled window filed with 3 mm. "Black" glass including M.S. Grill Box made by square bar and stay all fitting. Design of windows in Box type.
- 6. PAINTING & FINISHING:** Plaster of Paris inside the flat and paint to outside wall.
- 7. ROOM HEIGHT:** Floor to Floor room height 10' and/or according to sanctioned Plan by the K.M.C.
- 8. FITTINGS:** All hardware fitting will be of Aluminum, stainless steel hinges will be fitted to door shutters. Toilet shutters will be fitted with stainless steel of standard quality.
- 9. COOKING PLATFORM:** There will be R.C.C. cooking platform finished by "Green Granite" slab measuring 22"/24" and glazed upto 2'-6" height from granite slab over counter.
- 10. TOILET:** Commot and one wash basin, Fixed Shower, Three Bathroom Taps and Gyser connection. Toilet will be finished with glazed tiles up to 6'. All sanitary wares will be white colour, one soap tray, one towel rail, one mirror in each bathroom including W.C.
- 11. SANITARY SYSTEM:** All soil and waste water pipes will be high-density polythene pipes of "Supreme Brand" with proper jointing reaching to SW drange system. Full concealed P.V.C. pipes will be used for fresh water supply. G.I. pipes will be used for ward water supply.
- 12. ELECTRICAL:** Concealed wiring with electrical points like lights, fans, plug and power points etc. with "Havells" copper wire. All switch boards of M.S. Flush with walls with acrylic cover and all switches of "Prity"

স্বাক্ষরিত কর্তৃক  
নিম্নোক্ত চাকরত্ব

স্বাক্ষরিত কর্তৃক  
নিম্নোক্ত চাকরত্ব



Brand. All MCP Boards are "Havells" brand. Conceal pipes are to be used of "Dalda" quality. Each bedroom shall be provide with One Tube Light, One Double bracket point, One Fan Point, One 5 Amp. Plug Point and One T.V. Point. One foot light, one A.C. point. Each drawing/dining space shall be provided with Two light point, One Fan Point, One Point for Refrigerator. One Point for Washing machine, One Five Amp. Plug Point, 1 Point for Television and 1 Point for calling bell. Each kitchen shall be provided with one light point and 1 exhaust fan point. Each toilet including W.C. shall be provided with 1 light point and one geyser point and one exhaust fan point.

**13. WATER SUPPLY:** Water tank will be situated on the roof and the plumbing connection will be given in each flat from overhead tank for 24 hrs. un-interrupted water supply.

**14.** Extra work cost will be paid by the Purchaser/Purchasers.

**15. DINING SPACE:** One Basin shall be fitted.

**16. ELECTRICAL METER:** Individual meter installing place for every flat owners will be provided by the Developer and charging actual costs payable by the every flat owners. The cost of the common meter will be provided by the Developer only.

**17.** Fencing made by Grill in Front side of the new multi-storied building with multi-folding doors system in front side of Garage..

In Witnesses....P/17

স্বাক্ষরিত কর্তৃক

নিম্নোক্ত কর্তৃক

স্বাক্ষরিত কর্তৃক  
নিম্নোক্ত কর্তৃক

**IN WITNESS WHEREOF** the above named parties have set their respective signatures and seals on the day, month and year first above written.

**SIGNED SEALED & DELIVERED**

**At KOLKATA in PRESENCE OF: -**

1) Dibyendu D. Debbarh  
Res. M. G. Road - K. D. Lal  
Kolkata - 700004

গোপাল চন্দ্র দেব  
নিমাই চন্দ্র দেব  
সোণার চন্দ্র দেব  
কিত্তো নন্দকান্ত দেব  
**SIGNATURE OF THE OWNERS**

2) Sankar Patra .  
195 MG Road,  
Kolkata, Kolkata - 700104.

KAMALA CONSTRUCTION  
Ranjit Das

**SIGNATURE OF THE DEVELOPER**

Drafted and prepared in my Office  
as per instruction and as per  
documents supplied by the parties.

*Pralay Shankar Dhar.*  
**PRALAY SHANKAR DHAR**  
ADVOCATE  
ALIPORE JUDGES' COURT  
KOLKATA-700 027  
WB-400/93





	Thumb	First Finger	Middle Fingre	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME -----  
SIGNATURE



	Thumb	First Finger	Middle Fingre	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME -----  
SIGNATURE



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Right Hand					

NAME -----  
SIGNATURE -----



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Right Hand					

NAME -----  
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Right Hand					

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Left Hand					
Right Hand					

NAME-----  
SIGNATURE Ranjit Par

PHOTO

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Left Hand					
Right Hand					

NAME-----

SIGNATURE-----

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Left Hand					
Right Hand					

NAME-----

SIGNATURE-----





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

Query No / Year	2002340316/2023	Office where deed will be registered
Query Date	13/09/2023 4:46:51 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	PRALAY SHANKAR DHAR ALIPORE JUDGES COURT, KOLKATA, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9883059353, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 5,00,000/-	Rs. 1,01,18,248/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (J.L. Sarani -- Kabar Danga More (Premises Located on M.G.Road)) , Premises No: 1164, , Ward No: 124, Pin Code : 700063

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 :- )		Bastu	5 Katha 12 Chatak	4,73,000/-	1,00,91,248/-	Property is on Road
Grand Total :				9.4875Dec	4,73,000 /-	100,91,248 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	27,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	27,000 /-	27,000 /-	



Query No: 2002340316 of 2023, Printed On : Sep 13 2023 5:03PM, Generated from wbregistration.gov.in

**Lord Details :**

	Name & address	Status	Execution Admission Details :
	Mr GOBINDA CHAKRABORTY Son of Late MAHADEV CHAKRABORTY, KALUA KAZIRCHAK, KOLKATA, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BHxxxxxx4H, Aadhaar No.: 87xxxxxxxx7981, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr NEMAI CHAKROBORTY Son of Late MAHADEV CHAKRABORTY, KALUA KAZIRCHAK, KOLKATA, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ARxxxxxx4A, Aadhaar No.: 39xxxxxxxx4147, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr GOURANGA CHAKRABORTY Son of Late MAHADEV CHAKRABORTY, KALUA KAZIRCHAK, KOLKATA, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AOxxxxxx2M, Aadhaar No.: 63xxxxxxxx5825, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mr NITYANANDA CHAKRABORTY Son of Late MAHADEV CHAKRABORTY, KALUA KAZIRCHAK, KOLKATA, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJxxxxxx2M, Aadhaar No.: 72xxxxxxxx8743, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	KAMALA CONSTRUCTION ( Sole Proprietorship ) MAHATMA GANDHI ROAD, KOLKATA, 269, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 PAN No. AJxxxxxx8N, Aadhaar No.: 90xxxxxxxx6165, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr RANJIT PAL Son of Mr RABIN PALTHAKURANI CHAK, M.G. ROAD, KOLKATA, City:- , P.O:- R C THAKURANI, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJxxxxxx8N, Aadhaar No.: 90xxxxxxxx6165	KAMALA CONSTRUCTION (as )



Query No: 2002340316 of 2023, Printed On : Sep 13 2023 5:03PM, Generated from wbregistration.gov.in



ier Details :

Name & address

IBYENDU DEBNATH  
 of Mr BIMALENDU DEBNATH  
 25, MAHATMA GANDHI ROAD, KALITALA, KOLKATA, City:- , P.O:- R C THAKURANI, P.S:-Thakurpukur, District:-  
 South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of:  
 India, , Identifier Of Mr GOBINDA CHAKRABORTY, Mr RANJIT PAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr GOBINDA CHAKRABORTY	KAMALA CONSTRUCTION-2.37188 Dec
2	Mr NEMAI CHAKROBORTY	KAMALA CONSTRUCTION-2.37188 Dec
3	Mr GOURANGA CHAKRABORTY	KAMALA CONSTRUCTION-2.37188 Dec
4	Mr NITYANANDA CHAKRABORTY	KAMALA CONSTRUCTION-2.37188 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr GOBINDA CHAKRABORTY	KAMALA CONSTRUCTION-25 Sq Ft
2	Mr NEMAI CHAKROBORTY	KAMALA CONSTRUCTION-25 Sq Ft
3	Mr GOURANGA CHAKRABORTY	KAMALA CONSTRUCTION-25 Sq Ft
4	Mr NITYANANDA CHAKRABORTY	KAMALA CONSTRUCTION-25 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. : 411240621762 Premises No. : 1164 Ward No. : 124 Street Name : MAHATMA GANDHI ROAD	Reference Deed No. : I-160706584 Date of Registration. : Jul 24, 2017 Office Where Registered : ADSRBEHALA	Owner Name : SRI GOBINDA CHAKRABORTY,SRI NIMAI CHAKRABORTY , SRI GOURANGA CHAKRABORTY,SRI NITYANANDA CHAKRABORTY Owner Address : VILL- KALUA,KAJIR CHAK , P.O.-JOKA, P.S.- HARIDVPUR , KOLKATA Pin No. : 700104	Character of Premises: Constructed Building Total Area of Land: 5 Cottah, 12 Chatak,

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 13-10-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 13-10-2023)



Query No: 2002340316 of 2023, Printed On : Sep 13 2023 5:03PM, Generated from wbregristration.gov.in

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.

e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

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 lacs (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. 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



Query No: 2000240316 of 2023, Printed On : Sep 13 2023 5:03PM, Generated from: e-registration.gov.in





Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



021020232024255113

GRIPS Payment Detail

GRIPS Payment ID:	021020232024255113	Payment Init. Date:	02/10/2023 20:44:03
Total Amount:	20041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7902846489715	BRN Date:	02/10/2023 20:44:42
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr RANJIT PAL  
Mobile: 9831406371

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240242551148	Directorate of Registration & Stamp Revenue	20041
Total			20041

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.  
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192023240242551148

GRN

CRN: 192023240242551148  
CRN Date: 02/10/2023 20:44:03  
CRN Ref ID: 7902846489715  
GRIPS Payment ID: IGAQGKEHT5  
Payment Status: Successful

Payment Mode: SBI Epay  
Bank/Gateway: SBIEpay Payment Gateway  
BRN Date: 02/10/2023 20:44:42  
Method: State Bank of India NB  
Payment Init. Date: 02/10/2023 20:44:03  
Payment Ref. No: 2002340316/5/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr RANJIT PAL  
Address: 195 MG ROAD, THAKURANI CHAK, KOLKATA -700104, PAN NO - AJPPP9338N  
Mobile: 9831406371  
Email: ranjitpal1973@gmail.com  
Period From (dd/mm/yyyy): 02/10/2023  
Period To (dd/mm/yyyy): 02/10/2023  
Payment Ref ID: 2002340316/5/2023  
Dept Ref ID/DRN: 2002340316/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002340316/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	20020
2	2002340316/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				20041

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.



### Major Information of the Deed

Deed No :	I-1607-11853/2023	Date of Registration	03/10/2023
Query No / Year	1607-2002340316/2023	Office where deed is registered	
Query Date	13/09/2023 4:46:51 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRALAY SHANKAR DHAR ALIPORE JUDGES COURT, KOLKATA, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9883059353, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 1,01,18,248/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,030/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (J.L. Sarani -- Kabar Danga More (Premises Located on M.G.Road)) , , Premises No: 1164, , Ward No: 124 Pin Code : 700063



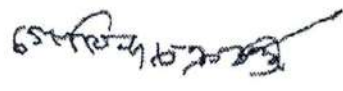


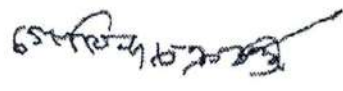


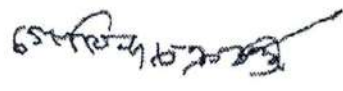


















Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	5 Katha 12 Chatak	4,73,000/-	1,00,91,248/-	Property is on Road
Grand Total :				9.4875Dec	4,73,000 /-	100,91,248 /-	

### Structure Details :



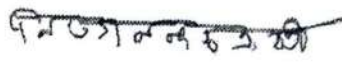
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	27,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	27,000 /-	27,000 /-	



and Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr GOBINDA CHAKRABORTY</b>                      Son of Late MAHADEV CHAKRABORTY                      Executed by: Self, Date of Execution: 03/10/2023                      , Admitted by: Self, Date of Admission: 03/10/2023 ,Place : Office                 </td> <td>  </td> <td>                       Captured                 </td> <td>  </td> </tr> <tr> <td>03/10/2023</td> <td></td> <td>LTI 03/10/2023</td> <td>03/10/2023</td> </tr> </tbody> </table> <p>KALUA KAZIRCHAK, KOLKATA, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx4H, Aadhaar No: 87xxxxxxxx7981, Status :Individual, Executed by: Self, Date of Execution: 03/10/2023                      , Admitted by: Self, Date of Admission: 03/10/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr GOBINDA CHAKRABORTY</b> Son of Late MAHADEV CHAKRABORTY Executed by: Self, Date of Execution: 03/10/2023 , Admitted by: Self, Date of Admission: 03/10/2023 ,Place : Office		 Captured		03/10/2023		LTI 03/10/2023	03/10/2023
Name	Photo	Finger Print	Signature										
<b>Mr GOBINDA CHAKRABORTY</b> Son of Late MAHADEV CHAKRABORTY Executed by: Self, Date of Execution: 03/10/2023 , Admitted by: Self, Date of Admission: 03/10/2023 ,Place : Office		 Captured											
03/10/2023		LTI 03/10/2023	03/10/2023										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr NEMAI CHAKROBORTY</b>                      Son of Late MAHADEV CHAKRABORTY                      Executed by: Self, Date of Execution: 03/10/2023                      , Admitted by: Self, Date of Admission: 03/10/2023 ,Place : Office                 </td> <td>  </td> <td>                       Captured                 </td> <td>  </td> </tr> <tr> <td>03/10/2023</td> <td></td> <td>LTI 03/10/2023</td> <td>03/10/2023</td> </tr> </tbody> </table> <p>KALUA KAZIRCHAK, KOLKATA, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx4A, Aadhaar No: 39xxxxxxxx4147, Status :Individual, Executed by: Self, Date of Execution: 03/10/2023                      , Admitted by: Self, Date of Admission: 03/10/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr NEMAI CHAKROBORTY</b> Son of Late MAHADEV CHAKRABORTY Executed by: Self, Date of Execution: 03/10/2023 , Admitted by: Self, Date of Admission: 03/10/2023 ,Place : Office		 Captured		03/10/2023		LTI 03/10/2023	03/10/2023
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Name	Photo	Finger Print	Signature										
<b>Mr GOURANGA CHAKRABORTY</b> Son of Late MAHADEV CHAKRABORTY Executed by: Self, Date of Execution: 03/10/2023 , Admitted by: Self, Date of Admission: 03/10/2023 ,Place : Office		 Captured											
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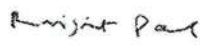


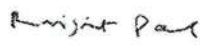


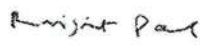
Name	Photo	Finger Print	Signature
<b>Mr NITYANANDA CHAKRABORTY</b> Son of Late MAHADEV CHAKRABORTY Executed by: Self, Date of Execution: 03/10/2023 , Admitted by: Self, Date of Admission: 03/10/2023 ,Place : Office		 Captured	
03/10/2023	03/10/2023	LTI	03/10/2023

KALUA KAZIRCHAK, KOLKATA, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx2M, Aadhaar No: 72xxxxxxxx8743, Status :Individual, Executed by: Self, Date of Execution: 03/10/2023  
 , Admitted by: Self, Date of Admission: 03/10/2023 ,Place : Office



**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>KAMALA CONSTRUCTION</b> MAHATMA GANDHI ROAD, KOLKATA, 269, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.:: AJxxxxxx8N, Aadhaar No: 90xxxxxxxx6165, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr RANJIT PAL (Presentant )</b>            Son of Mr RABIN PAL            Date of Execution - 03/10/2023 , , Admitted by: Self, Date of Admission: 03/10/2023, Place of Admission of Execution: Office         </td> <td>  </td> <td>             Captured         </td> <td>  </td> </tr> <tr> <td>Oct 3 2023 11:12AM</td> <td>03/10/2023</td> <td>LTI</td> <td>03/10/2023</td> </tr> </tbody> </table> <p>           THAKURANI CHAK, M.G. ROAD, KOLKATA, City:- , P.O:- R C THAKURANI, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx8N, Aadhaar No: 90xxxxxxxx6165 Status : Representative, Representative of : KAMALA CONSTRUCTION (as )         </p>	Name	Photo	Finger Print	Signature	<b>Mr RANJIT PAL (Presentant )</b> Son of Mr RABIN PAL Date of Execution - 03/10/2023 , , Admitted by: Self, Date of Admission: 03/10/2023, Place of Admission of Execution: Office		 Captured		Oct 3 2023 11:12AM	03/10/2023	LTI	03/10/2023
Name	Photo	Finger Print	Signature										
<b>Mr RANJIT PAL (Presentant )</b> Son of Mr RABIN PAL Date of Execution - 03/10/2023 , , Admitted by: Self, Date of Admission: 03/10/2023, Place of Admission of Execution: Office		 Captured											
Oct 3 2023 11:12AM	03/10/2023	LTI	03/10/2023										

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr DIBYENDU DEBNATH</b> Son of Mr BIMALENDU DEBNATH 205, MAHATMA GANDHI ROAD, KALITALA, KOLKATA, City:- , P.O:- R C THAKURANI, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104		 Captured	
03/10/2023	03/10/2023	03/10/2023	

Transfer of Mr GOBINDA CHAKRABORTY, Mr RANJIT PAL, Mr NEMAI CHAKROBORTY, Mr GOURANGA CHAKRABORTY, Mr NITYANANDA CHAKRABORTY

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr GOBINDA CHAKRABORTY	KAMALA CONSTRUCTION-2.37188 Dec
2	Mr NEMAI CHAKROBORTY	KAMALA CONSTRUCTION-2.37188 Dec
3	Mr GOURANGA CHAKRABORTY	KAMALA CONSTRUCTION-2.37188 Dec
4	Mr NITYANANDA CHAKRABORTY	KAMALA CONSTRUCTION-2.37188 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr GOBINDA CHAKRABORTY	KAMALA CONSTRUCTION-25.00000000 Sq Ft
2	Mr NEMAI CHAKROBORTY	KAMALA CONSTRUCTION-25.00000000 Sq Ft
3	Mr GOURANGA CHAKRABORTY	KAMALA CONSTRUCTION-25.00000000 Sq Ft
4	Mr NITYANANDA CHAKRABORTY	KAMALA CONSTRUCTION-25.00000000 Sq Ft



**Endorsement For Deed Number : I - 160711853 / 2023**

On 15-09-2023

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,01,18,248/-

*Sourav*

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

On 03-10-2023

**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 10:39 hrs on 03-10-2023, at the Office of the A.D.S.R. BEHALA by Mr RANJIT PAL ,

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

Execution is admitted on 03/10/2023 by 1. Mr GOBINDA CHAKRABORTY, Son of Late MAHADEV CHAKRABORTY, KALUA KAZIRCHAK, KOLKATA, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business, 2. Mr NEMAI CHAKROBORTY, Son of Late MAHADEV CHAKRABORTY, KALUA KAZIRCHAK, KOLKATA, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business, 3. Mr GOURANGA CHAKRABORTY, Son of Late MAHADEV CHAKRABORTY, KALUA KAZIRCHAK, KOLKATA, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business, 4. Mr NITYANANDA CHAKRABORTY, Son of Late MAHADEV CHAKRABORTY, KALUA KAZIRCHAK, KOLKATA, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business

Indetified by Mr DIBYENDU DEBNATH, , Son of Mr BIMALENDU DEBNATH, 205, MAHATMA GANDHI ROAD, KALITALA, KOLKATA, P.O: R C THAKURANI, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Student

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

Execution is admitted on 03-10-2023 by Mr RANJIT PAL, , KAMALA CONSTRUCTION (Sole Proprietorship), MAHATMA GANDHI ROAD, KOLKATA, 269, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Indetified by Mr DIBYENDU DEBNATH, , Son of Mr BIMALENDU DEBNATH, 205, MAHATMA GANDHI ROAD, KALITALA, KOLKATA, P.O: R C THAKURANI, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Student

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/10/2023 8:44PM with Govt. Ref. No: 192023240242551148 on 02-10-2023, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 7902846489715 on 02-10-2023, Head of Account 0030-03-104-001-16

**Statement of Stamp Duty**

It is certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 10.00/-  
by online = Rs 20,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 988326, Amount: Rs.10.00/-, Date of Purchase: 04/09/2023, Vendor name:  
Tarnal Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 02/10/2023 8:44PM with Govt. Ref. No: 192023240242551148 on 02-10-2023, Amount Rs: 20,020/-, Bank:  
SBI EPay (SBIPay), Ref. No. 7902846489715 on 02-10-2023, Head of Account 0030-02-103-003-02

*S. Chakraborty*

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



Date of Registration under section 60 and Rule 69.  
Entered in Book - I  
Deed number 1607-2023, Page from 353991 to 354022  
Deed No 160711853 for the year 2023.



*Sourav*

Digitally signed by SOURAV CHAKRABORTY  
Date: 2023.10.12 16:02:50 +05:30  
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 12/10/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.