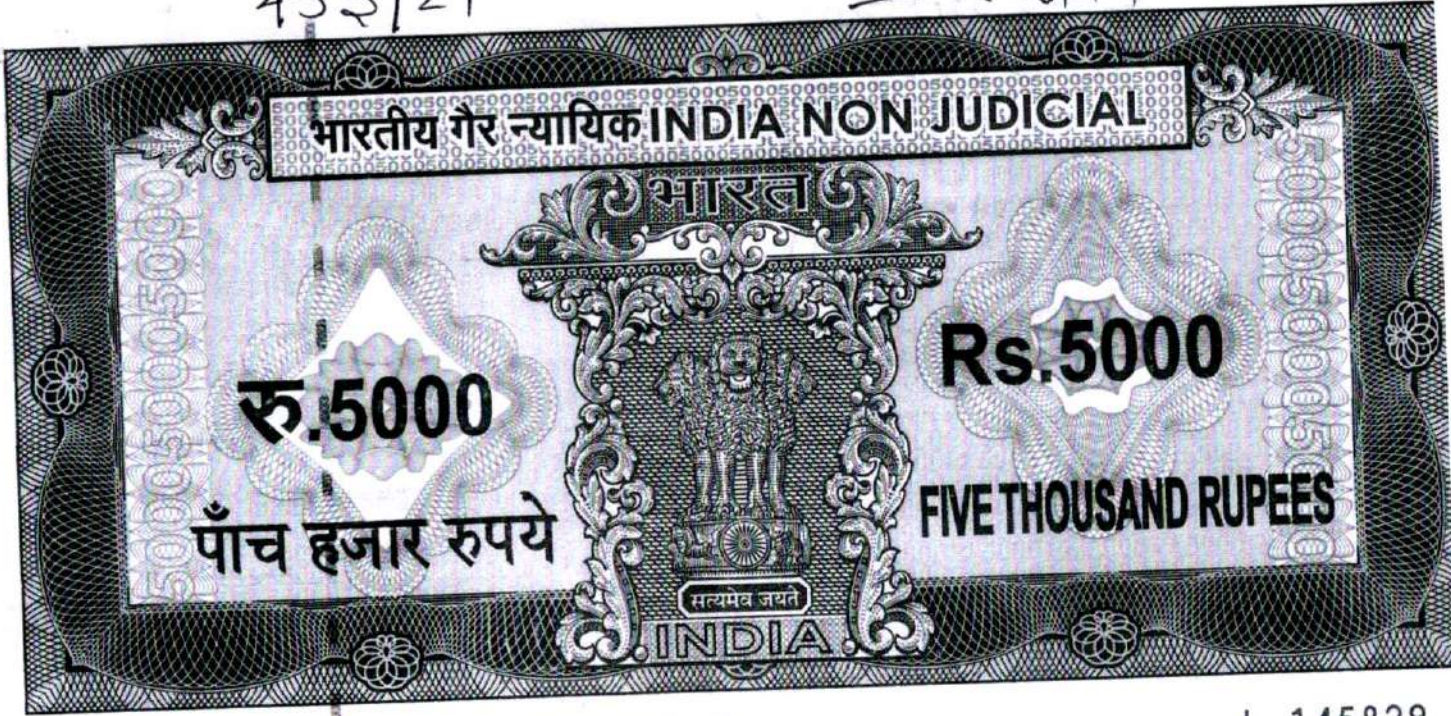


453/24

I 446/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 145829

verified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document are the part of this document

[Signature]
Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

[Signature]
22/01/24
02:00 P.M.
9-2-136/60/24

Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

22 JAN 2024

DEVELOPMENT AGREEMENT
WITH DEVELOPMENT POWER OF
ATTORNEY

22 JAN 2024

THIS MEMORANDUM AGREEMENT is made this day of 22th January, Two Thousand and Twenty-Four (2024).

BETWEEN

[Signature]

নং 3233 মূল্য ২০০/- তারিখ 22/1/2024
নামঃ Rina Sarkar
স্বাক্ষরঃ [Signature]
থানাঃ [Signature]
ভেণ্ডার সোমো ভৌমিক হাফ
এ. ভি. এস. আর ব্যারাকপুর

বি. সীল
ভেণ্ডার সোমো ভৌমিক
টি ভি নং _____
স্ট্যাম্প ক্রয় — 18 JAN 2024
মোট এতো টাকার স্ট্যাম্প

₹03000001



Dibyendu Deb Barma
S/o- Dibakur Deb Barma
Pathagar Road, P.O. Panikhat
R.S. Khurdah, Kol-700114

8
Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

22 JAN 2024

SRI DIPAJIT DAS alias DIPJIT DAS (PAN - CDAPD1526P & AADHAAR No. 4884 5686 9273) son of Ranjit Kumar Das, by faith Hindu, by occupation - Business, residing at A/16, Tirthabharati, P.O.-
by INDIAN. Khardah now Ghola, P.S.- Sodepur, Panihati (m), 24 Parganas North, Kolkata-700110, hereinafter referred to as the "**OWNER**" (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, successors, executors, administrators, legal representatives and / or assigns) of the **ONE PART FIRST / PARTY.**

AND

ADITYA CONSTRUCTIONS CO. a Sole Proprietorship, having its place of business at 47, Tarun Pally, D.P. Nagar, P.O & P.S. - Belgharia, District North 24 Parganas Kolkata 700056 represented by its Proprietor namely **MR. BISWAJIT TRIVEDI (PAN - AHPPT5484K & AADHAAR No. 7533 7949 2018)**, S/o, Late Ram Gopal Trivedi, residing at 47, Tarun Pally, D.P.Nagar, P.O & P.S. -Belgharia, District North 24 Parganas Kolkata 700056, by faith- Hindu, by Nationality - Indian by occupation - Business, hereinafter referred and called as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, representatives and assigns) of the **SECOND PART.**

WHEREAS by virtue of a Deed of Gift the Government of West Bengal gifted a plot land measuring about 02 Cottahs 14 Chittacks, a little more or less, lying and situated at Mouza - Natagorh, J.L. No. 15, L.O.P. No. 16, C.S./R.S. Plot No. 2058(P), Tirth Bharathi, P.O. - Sodepur, P.S. Khardah Now Ghola, Dist. North 24 Parganas, Kolkata 700110, more fully and particularly described hereunder as **FIRST SCHEDULE**, in favor of Hari Pada Das, son of Late Chandra Mohan Das, and the said Deed of Gift was duly registered in the office of the Additional District Register at North 24 Parganas, recorded in Book No. I, Volume No. 1, Pages 81 to 84, Being No. 21 for the Year 1989, dated on 16.03.1989 and he mutated his name in the assessment records of the Panihati Municipality being Holding No. 191, Tirtha Bharati, in Ward No. 31, in respect of the said property more fully described in the 'Schedule A' hereunder and used to pay taxes in his name as per norms of the Municipality and he was make a One storied building.

AND WHEREAS the said Hari Pada Das alias Haripada Das son of Late Chandra Mohan Das gifted his Bastu Land with structure measuring land area 640 Sq.ft out of total land area 02 Cottahs 14 Chittacks, a little

more or less, with structure area 502 Sq.ft, more or less, lying and situated at Mouza – Natagorh, J.L. No. 15, L.O.P. No. 16, C.S./R.S. Plot No. 2058(P), Tirth Bharathi, P.O. – Sodepur, P.S. Khardah Now Ghola, Dist. North 24 Parganas, Kolkata 700110, morefully and particularly described hereunder as **FIRST SCHEDULE**, in favour of his grandson namely DIPJIT DAS, by virtue of a Bengali Gift Deed, the said Deed of Gift on 21.07.2017, which was registered in the office of A.D.S. R. Sodepur, District – North 24 Parganas and recorded in Book No - I. Volume No.- 1524-2017, Pages 111537 to 111557, Being No. 152403934 for the year 2017.

AND WHEREAS by virtue of said Bengali Gift Deed said **DIPAJIT DAS alias DIPJIT DAS** become the absolute owner of a plot of land measuring area 640 Sq.ft, a little more or less, with pucca structure area 502 Sq.ft, more or less,, lying and situated at Mouza – Natagorh, J.L. No. 15, L.O.P. No. 16, C.S./R.S. Plot No. 2058(P), Tirth Bharathi, P.O. – Sodepur, P.S. Khardah Now Ghola, Dist. North 24 Parganas, Kolkata 700110, being Holding No. 191, old Holding No. 52093, in ward No. 31, within the jurisdiction of the Panihati Municipality, Dist.- North 24 Parganas, morefully and particularly described hereunder as **FIRST SCHEDULE**.

AND WHEREAS presently the land Owner with intention of construction of FAR sanctioned by the Panihati Municipality over the plot of land measuring as aforesaid and particularly described in the schedule herein below has approached the Developer herein for owing the said act and on the basis of such approach made the Owner Developer being experienced in developing the property has agreed to develop has agreed to develop the property more fully and particularly described in the Schedule hereunder written, hereinafter called **“THE SAID PROPERTY”** at its own cost and expenses on the terms and conditions hereinafter contained.

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

ARTICLE – I
DEFINITION

1) **OWNER –**

SRI DIPAJIT DAS alias DIPJIT DAS (PAN – CDAPD1526P & AADHAAR No. 4884 5686 9273) son of Ranjit Kumar Das, by faith Hindu, by occupation – Business, residing at A/16, Tirthabharati, P.O.-

Khardah now Gholā, P.S.- Sodepur, Panihati (m), 24 Parganas North, Kolkata-700110,

2) **DEVELOPER-**

ADITYA CONSTRUCTIONS Co. a Proprietorship Firm PAN-(AHPPT5484K), having its business place at 47, Tarun Pally, D.P.Nagar, P.O & P.S. – Belghoria, Kolkata-700056, represented by its Proprietor namely **Mr. BISWAJIT TRIVEDI (PAN-AHPPT5484K)**, by faith-Hindu, by Nationality - Indian by occupation – Business, residing at 47, Tarun Pally, D.P. Nagar, Belghoria, Kolkata-700056.

3) **LAND-**

Described in the schedule hereunder written.

4) **BUILDING-** Means building (G+4 or G+5) to be constructed on the schedule property in accordance with the plan to be sanctioned by the Panihati Municipality in the name of the Owner at the cost of the Developer absolutely.

5) **ARCHITECT-**

Shall mean person / firm appointed or nominated by the Developer / Promoter for construction of the proposed building.

6) **BUILDING PLAN-**

As per Plan to be sanctioned by the Panihati Municipality, construction should be made to sanctioned plan.

7) **TIME-**

Shall mean the construction to be completed within 36 (Thirty-Six) months.

8) **COMMENCEMENT-**

This agreement shall deem to have commenced with effect from the date of execution of this Agreement & the “Developer” shall be entitled to enter in to an agreement for Sale of Flat/Flats/Shop/Garage/Godown along with

R/S
Adv.

impartable and undivided proportionate share of the land out of his "Developer Allocation" of the said property to the different intending Purchaser/Purchasers without Taking consent from the Land Owner and the Owner shall not have any right to claim any money or amount from the Developer for the said purpose out of the Sale Consideration.

ARTICLE – II

CONSIDERATION

1. (OWNER ALLOCATION)

In consideration of the Owners having granted the Developer an exclusive consent to develop the said property the Owner shall be entitled to:

- i) **Ground Floor-** 1 (One) shop measuring 40 (Forty) Sq. Feet area more or less cover area along with proportionate share of stair and lift.
- ii) **Second Floor-** 1 (One) Flat measuring 750 (Seven Hundred Fifty) Sq. Feet along with proportionate share of stair and lift, area more or less cover area.
- iii) **CASH AMOUNT - Rs. 11 LAKH (Rupees Eleven Lakhs)**
 - 1) Rs. 2 Lakhs (Rupees Two Lakhs) only as advance /earnest money at the time of execution of this Deed.
 - 2) Rs. 2 Lakhs (Rupees Two Lakhs) only at the time of Completion Brick/planning Work.
 - 3) And the balance amount Rs. 7 Lakhs (Rupees Seven Lakhs) only at the time of handover the said flat and shop mention above.
- iv) **Shifting-** The Developer shall pay one sifting to **Landowner namely DIPJIT DAS** amounting to Rs. 4000/- (Four Thousand) each respectively every month till the handover of the said Flat. Or intimation to the landlord of completion of said flat in written.

2. (DEVELOPER ALLOCATION)

After providing the above-mentioned area $(750 + 40) = 790$ Square Feet cover area to Land Owner. The remaining Square Feet's (area) belongs to Developer and will be treated as "**Developer Allocation**" and the Developer will have all the rights to sell it to

intending Purchasers as per his wish and the Land owners will have no objection whatsoever to this.

ARTICLE – III **PROCEDURE**

1. The Owner shall execute a Development Power of Attorney as may be required for the purpose of obtaining sanction of the building plan, all necessary permission and sanction from different authorities in connection with the construction of the Building for perusing and following up the matter with the statutory authorities and to do all acts, regarding construction works and also negotiate with the prospective buyers jointly with the land Owner to enter into agreement for sale and to receive consideration money from the buyers for the developer's allocated area only and as well as for fulfillment and smooth completion of the entire project as well as for procuring finance for the purpose of the completion of the project. During continuation of the agreement the Owner shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer will perform all covenant and condition herein contained.

2. The Owner shall help to obtain mutation of the property in the name of the developer and/or its nominee of nominees and/or favor of future flat Owners after the completion of the construction and after transfer or sale of all flats to the said future Owners thereof.

3. That immediately after execution of these present and as well as after sanctioning of the plan by the Competent authority or **36 (Thirty Six)** from the date of sanctioning of the plan.

4. the Owner shall hand over vacant possession of the land to the developer to have access to the land for the purpose of development, soil testing etc. and further permit the developer to place hoardings to keep building materials and allow the men and agents of the developer to stay residing in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

5. The Developers shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect if the Owners' allocated portion of flats as may be determined by the association or society to be formed after construction of the building and sale of all flats. It is agreed that on and from handing over possession of the said land

for construction of building proportionate share of taxes by the developer till separation or apportionment of the flats in question among all consumers or purchasers.

ARTICLE – IV

DEVELOPERS' OBLIGATION

1. The Developer shall construct the building in terms of this agreement and in accordance with the plan to be sanctioned by the Panihati Municipality with schedule thereof.
2. The Developer shall complete the construction works within 36 (Thirty Six) months from the date of sanctioning plan from Panihati Municipality. The period of construction will be extended if there is any major natural calamity, it is expressly agreed that time is the essence of this contract.
3. It is agreed by and between the parties hereto that the developer shall be entitled to enter into an agreement for sale in respect of developer's allocation with the intending purchaser or purchasers and to receive the money/moneys from them for the Developer's allocation in the presence or absence of the Land Owners immediately after execution of this agreement.
4. The Developer will not violate or contravene any of the provisions or rules applicable for construction of the Building.
5. The Developer shall put its respective signatures in every Deed of Conveyance in the name of the respective Purchaser to be prepared by the Developers' advocate as Confirming Party.
6. The Developer shall provide good quality of material for the construction of the said multi-stored building.
7. For the common electric meter a proportionate amount has to be paid by the Land Owners for the connection to their Flats respectively.
8. If the Land Owner wishes to buy any extra Flat/Flats or Sq. feet Area, the same has to be purchased at Market Price as per Developers Convenience.

9. The developer has the absolute authority over the roof area, the land owner has to pay the proportionate share of the building common meter expenses.
10. The land owner has to hand over the said property to the developer within 45 days of this agreement signed.
11. After completing & informing the Land Owner for handover of the said Building/Owners Flats as per the (Owner Allocation) mentioned in the Development agreement the monthly rent (Shifting Expenses) will be stopped with immediate effect.
12. It is agreed by and between the Developer & the Land Owner on taking final measurement if it is found that the area of flat stand excess than that of the mentioned in The Development Agreement (Owner Allocation), in that event the Owner shall has to pay the value of the excess area as per costing price per Sq. feet to the Developer and if it is less the same will be paid by the Developer to the Owner.
13. The Owners will have no objection in amalgamation with other piece of land.
14. If the owner shall cancel/revoke/fails to abide by the obligation/responsibilities mentioned in the said Development Agreement in that case the owner shall pay the cost which has already been engaged of the said property for development etc. with 18% interest. Also in case of demise of any of the land owners the Developer will have the privileges to sell his "Developers Allocation".
15. The Developer if amalgamate the said Property with any adjoining plot or plots for the purpose of development and Developer to sign and execute all deeds and documents that we have no-objection.

ARTICLE- V

DEVELOPERS' INDIMNITY

1. The Developer hereby undertakes to keep the Owner indemnified against all third party claims actions arising out any sorts of act commission or omissions of the Developer in or in relation to the construction of the

said new building strictly in terms of the plan to the sanctioned by the Panihati Municipality on that behalf.

2. The Developer hereby undertakes to keep the Owners indemnified against all actions , suits, cost, proceeding, Losses, damages, expenses and claims, that may arise out of the Developer's Act, deeds, and actions with regard to the Development of the said premises and /or the matter or construction of the building and /or defect therein. If the developer is forced to leave the construction works, the developer shall not demand any claim and the land should be delivered in its original condition and there shall not be claim upon the owners by the developer.

ARTICLE - VI **TITLE DEEDS**

The Owner shall keep ready all original documents and the title deeds with him and on execution of these presents shall hand over all original documents and title deed / deeds to the developer.

ARTICLE - VII **COMMON FACILITIES**

1. Shall mean and include corridors, staircase, water supply, electricity, sewerage connection, Passage way, if any drive ways, lavatories to be provided by the Developer in the new building.

2. The Developer shall pay and bear all property taxes and other dues and out goings in respect of the said building due as and from the date of handing over vacant possession of the said property or part of it by the owner:

a) To use all common facilities, common areas, comprised in the said Flat and the said land so the existing facilities including septic tank could not be disturbed in any way by other flat owners and all the owners shall have to maintain it in proper manner.

b) To use and /or extend the electric line and /or connection of such manner in respect of the aforesaid flat described in the Schedule "C" hereunder written.

c) To use occupy and enjoy and /or deal with the rest portion more or less of the said Multi storied Building particularly mentioned in

the Schedule "C" hereunder written. Schedule "C" hereunder written. Schedule "B" hereunder written. as an absolute owner thereof subject to the terms and conditions as hereinbefore stated.

ARTICLE - VII **JOINT OBLIGATION**

1) The developer shall develop and construct F.A.R. of the buildings on the said land in accordance with sanction plan and as per Panihati Municipality rules after utilizing the available F.A.R. as per present rules in vogue.

2) The owners will hand over to the Developer original copy of the title deed & all Land related documents on execution of the agreement for the developer record and reference.

ARTICLE - VIII **POWER AND PROCEDURE**

1. **The Owner is** executing one Registered Power of Attorney in favor of the **Developer** including power of preparing and executing and signing and also presenting for registration of deed of conveyance for "**Developer Allocation**".
2. To manage and maintain the said land for development and construction of building from thereon time to time.
3. . To sign Execute and submit all plans, documents, Statements papers undertakings, declarations and plans as may be for the sanctioned plans modified and /or altered by the Panihati Municipality.
4. To appear represent me before the necessary authority Panihati municipality. WBSEDCL Fire brigade, west Bengal Police, the complete Authority under the land ceiling And Regulation act. 1976 in connection with the sanction, Modification And/or alteration of Plans.
5. To pay fees obtain sanction and such other orders and permissions from the necessary authorities as to be expedient for modification and/or alteration of the sanctioned plan and also submit and take delivery of title deeds concerning the said premises and also other paper and documents as may

be recurred by the necessary authorities and to appoint Engineers, architects and others agents and sub-contractor for the afore said purposes as the said Attorney shall think, fit and proper,

6. To apply for and obtain electricity, water, sewerage drainage, telephone or other connections of any other connections of any other utility to the said Land and /or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications documents and Plans and to do all other acts deeds and things as may be deemed fit and proper by the said Attorney.
7. To apply for obtained buildings materials from the concerned Authorities for Construction of the buildings on the said Land as aforesaid.
8. To pay all rent, rates & taxes charges/expenses and other out goings what so ever payable for account of the said land or any part thereof.
9. To appear and represent Land owners before all authorities including the Panihati Municipality for fixation and/or finalization of the Annual valuation of the said premises and for that purpose to sign execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said attorney may deem fit and proper.
10. To receive from the intending purchaser/purchasers any earnest money and or advance or advances against sale for all flats and shops and also the balances consideration money on completion of such sale or sales and to give good, valid receipt and discharge for the same which will protect the Purchaser or purchasers..
11. To file and submit declarations, statements, applications, and/or return to the competent authority or any other necessary authority or authorities in connections with matters herein contained.
12. To commence, prosecute, enforce, answer and oppose all action and other legal proceedings and demands touching any of the matters concerning the said premises or any part thereof including/relating acquisition and/or requisition on respect of the said premises or any part thereof and If think to compromise settle, refer to arbitration, abandon, submit to judgment or become non-suitable in any of such sanction or proceeding as aforesaid before any court civil or criminal or revenue including the rent controller.

RK
P.W.

13. To sign , declare and/or Affirm any plaint written statement , petition, affidavit, verification, vakalatnama , warrant of notary, memo of appeal or any other documents or papers in any proceedings or in any connected there with .
14. To deposit and withdraw fees documents and moneys and from any court or courts and/or any other person or authority and give valid receipt and discharges therefore.
15. To affix sign Board or install any Hording on the schedule plot of land in the name Attorneys and generally to do all acts, deeds and things in my name as I could have lawfully done and I hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in my about the land as aforesaid.

THE FIRST SCHEDULE "A" ABOVE REFERRED TO

(LAND PREMISES)

ALL THAT the piece and parcel of Bastu land measuring about 640 Sq. feet along with 502 sft R.C.C. Structure be the same a little more or less Mouza – Natagorh, J.L. No. 15, L.O.P. No. 16, and R.S. & L.R. Khatian No. 16, C.S./R.S./L.R. Plot No. 2058(P), Tirth Bharathi, P.O. – Sodepur, P.S. Khardah Now Ghola, Dist. North 24 Parganas, Kolkata 700110, being Holding No. 191, old Holding No. 52093, in ward No. 31, within the jurisdiction of the Panihati Municipality, Dist.- North 24 Parganas, corresponding upon which the multi- storied (G+4) building will be constructed.

Butted and Bounded by

On the North : L.O.P. NO- 15.

On the South : Others Property.

On the East : 20'-0" wide Colony Road, Tirtha Bharathi.

On the West : L.O.P. NO- 14.

SPECIFICATION OF WORKS

A) WALLS- BRICK masonry will be of 8"/10" thick. Partition wall will be 5" & 3" thick with a minimum height as per sanction plan and is to be cement plaster inside surface will be made smooth with plaster of parish.

B) DOORS - Door frame will be made of good quality wood, the doors will be finished by 1/2" kit ply woods

C) WINDOWS- Aluminum sliding window with Iron Grill & with reflection glass.

D) FLOORING- Flooring will be cast in Vitrified Tiles with 4 inch Skirting.

E) KITCHEN – Black stone cooking platform will be provided in kitchen and 4.5', 1 mm steel drain board sink & 3 Feet Ceramic tiles skirting.

F) TOILET - Bath Room will be provided with hind ware O.T type Pan, angel Commode Finish with flashing, PLUMBING with **Supreme** accessories & 5 Feet Ceramic tiles above skirting.

G) ELECTRICAL- Conceal wiring with adequate number of electrical points will be provided in the flat. Electric transformer, anchor made switch, Havels/Polycab/Finolex wire, etc.

H) EXTRA WORKS- Any work required to be done other than as stated in our salient feature shall be charged extra and for which the payment will have to be made in advance before the execution of such works by the owners.

I) WATER – 24 Hrs. water supplies through automated Submersible Pump & Overhead Reservoir.

Handwritten signature/initials

IN WITNESS WHERE OF the parties hereto have set and subscribed their respective hands on this day, month and year written at the outset,

SIGNED AND DELIVERED
IN PRESENCE OF
FOLLOWING WITNESSES

1. Dityendra Deb Barman
S/o - Dibakar Deb Barman
Pathagar Road, P.O. - Panibarti
P.S. - Kardai, KOL - 700114

Dityendra Deb Barman

Dityendra Deb Barman

SIGNATURE OF THE LANDLORD

2. Sekhar Chakraborty
S/o L.T. Shigir Chakraborty
A/64 Tinkha Bhakti
KOL - 700110
P.O. - Sodepur
P.S. - Gohala

Aditya Constructions Co.

Biswajit - Trivedi
Proprietor

SIGNATURE OF DEVELOPER

As per documents provided by the parties

Drafted & Prepared by:-

Raja SARKAR
(RAJA SARKAR)
Advocate

Barrackpore Court

Enrolment No F/1510/2009.

MEMO OF CONSIDERATION

RECEIVED from within mentioned Developer the within mentioned a sum of Rs. 2,00,000/- (Rupees Two Lakhs) only as Earnest money and part payment of consideration as per memo below :

Date	Cheque/Draft No.	Bank	Branch	Amount
22.01.2024	18666	IDBI BANK	SODEPUR	2,00,000/-
Total				2,00,000/-

Rs. 2,00,000/- (Rupees Two Lakhs) only

Witnesses :-

1. Dibyendu Deb Barman
40 - Dikhar Deb Barman
Patnagar Road, P.O - Panbari
KOL - 700114

2. Sekhar Chakraborty
S.O - Shikha Chakraborty (Lac)
A/69 - Tirukha Dikharati
KOL - 700110
P.O - Sodepur
P.S - Gubola

Dibyendu Deb
Dibyendu Deb

Signature of the LANDLORD

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature Dipak Dey
Dipak Dey

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature Biswajit-Tamra

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature



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



192023240356694598

GRN Details

GRN:	192023240356694598	Payment Mode:	SBI Epay
GRN Date:	22/01/2024 13:23:27	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5008584594318	BRN Date:	22/01/2024 13:23:57
Gateway Ref ID:	46308484	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	220120242035669456	Payment Init. Date:	22/01/2024 13:23:27
Payment Status:	Successful	Payment Ref. No:	2000136160/2/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name: Mr Biswajit Trivedi
Address: 47 Tarun Pally D P Nagar, City:- , P.O:- Belgharia, P.S:-Belgharia, District:- North 24-Parganas, West Bengal, India, PIN:- 700056
Mobile: 9674661625
Period From (dd/mm/yyyy): 22/01/2024
Period To (dd/mm/yyyy): 22/01/2024
Payment Ref ID: 2000136160/2/2024
Dept Ref ID/DRN: 2000136160/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000136160/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	21
2	2000136160/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	2021
Total				2042

IN WORDS: TWO THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1524-00446/2024	Date of Registration	22/01/2024
Query No / Year	1524-2000136160/2024	Office where deed is registered	
Query Date	16/01/2024 3:37:37 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	R SARKAR KHARDAH, Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, PIN - 700116, Mobile No. : 9674661625, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
	Rs. 14,30,851/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 2,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

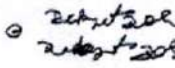
District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Tirtha Bharati, Mouza: Natagorh, , Ward No: 31, Holding No:191 JI No: 15, Pin Code : 700110

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2058 (RS :-2058)	(RS:-16\0	Bastu	Bastu	640 Sq Ft		10,92,001/-	Width of Approach Road: 20 Ft.,
Grand Total :					1.4667Dec	0 /-	10,92,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	502 Sq Ft.	0/-	3,38,850/-	Structure Type: Structure
Gr. Floor, Area of floor : 502 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		502 sq ft	0 /-	3,38,850 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Dipajit Das, (Alias: Mr DIPJIT DAS) (Presentant) Son of Mr Ranjit Kumar Das Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Office	Photo  22/01/2024	Finger Print  LTI 22/01/2024	Signature  22/01/2024
A/16 Tirthabharati, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cdxxxxxx6p, Aadhaar No: 48xxxxxxxx9273, Status :Individual, Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Aditya Construction Co 47 Tarun Pally, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 , PAN No.:: ahxxxxxx4k, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Biswajit Trivedi Son of Late Ram Gopal Trivedi Date of Execution - 22/01/2024, , Admitted by: Self, Date of Admission: 22/01/2024, Place of Admission of Execution: Office	Photo  Jan 22 2024 2:22 PM	Finger Print  LTI 22/01/2024	Signature  22/01/2024
47 Tarun Pally D P Nagar, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx4k, Aadhaar No: 75xxxxxxxx2018 Status : Representative, Representative of : Aditya Construction Co (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dibyendu Deb Barman Son of Mr Dibakar Deb Barman Pathagar Road, City:- , P.O:- Panihati, P.S:-Khardaha, District:-North 24- Parganas, West Bengal, India, PIN:- 700114		 Captured	
	22/01/2024	22/01/2024	22/01/2024
Identifier Of Mr Dipajit Das, Mr Biswajit Trivedi			

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Tirtha Bharati, Mouza: Natagorh, , Ward No: 31, Holding No:191 JI No: 15, Pin Code : 700110

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2058		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152400446 / 2024

On 22-01-2024

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

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

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

Presented for registration at 14:00 hrs on 22-01-2024, at the Office of the A.D.S.R. SODEPUR by Mr Dipajit Das Alias Mr DIPJIT DAS, Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 14,30,851/-

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

Execution is admitted on 22/01/2024 by Mr Dipajit Das, Alias Mr DIPJIT DAS, Son of Mr Ranjit Kumar Das, A/16 Tirthabharati, P.O: Sodepur, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Business

Identified by Mr Dibyendu Deb Barman, . . Son of Mr Dibakar Deb Barman, Pathagar Road, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Student

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

Execution is admitted on 22-01-2024 by Mr Biswajit Trivedi, proprietor, Aditya Construction Co (Sole Proprietorship), 47 Tarun Pally, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056

Identified by Mr Dibyendu Deb Barman, . . Son of Mr Dibakar Deb Barman, Pathagar Road, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Student

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021.00/- (B = Rs 2,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/01/2024 1:23PM with Govt. Ref. No: 192023240356694598 on 22-01-2024, Amount Rs: 2,021/-, Bank: SBI EPay (SBlePay), Ref. No. 5008584594318 on 22-01-2024, Head of Account 0030-03-104-001-16

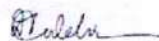
Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 3233, Amount: Rs.5,000.00/-, Date of Purchase: 22/01/2024, Vendor name: S Bhowmik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/01/2024 1:23PM with Govt. Ref. No: 192023240356694598 on 22-01-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 5008584594318 on 22-01-2024, Head of Account 0030-02-103-003-02



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal