

01/30/22

T-13230/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 070077

11/11/2022
Q-200315765/2022
6-25 PM

Certified that the document is admitted the Registration. The signature sheets and the endorsement sheets attached with it.



11.11.22
14.11.22

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this 11th day of November, Two Thousand and Twenty Two,

6-25 PM

11/11/22

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S.I. No. 749 Date 10-11-1974

Name

Address

Value 5000

Govt. S
SAP
anarpu

Sa-monde naka

P.9. Sirkar, Karmadip

14-1974

Kalpana Chatterjee



8340

Kalpana Chatterjee



8341

Nikhilesh Saha



8342

Sa-monde naka

Identified by me

Somenath Saha

40-1st Azil Kumar Saha

R.3 Sainagan

P.O. Pandharayan

Vol-94

ADVOCACY



BETWEEN

SMT. KALPANA CHATTERJEE, PAN - ACHPC0164A, Wife of Late Balai Lal Chatterjee, by faith - Hindu, by occupation - Housewife, Residing at - Dhalua West, P.O. - Dhalua via Panchpota, P.S. - Narendrapur, Kolkata - 700152, hereinafter called and referred to as the **"OWNER"** (Which expression shall unless excluded by or repugnant to the Context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

M/S. SPACE BUILD, having **PAN - ACUFS5106K**, a Partnership Firm having its office at - P-9, Srinagar, P.O. - Panchasayar, P.S. - Sonarpur present Narendrapur, Kolkata - 700094, VIDE MR No. 422064, dated 12.06.2015, under the limits of Rajpur - Sonarpur Municipality, Ward No. 1, represented by its Partners namely 1) **SRI SOUMENDU NAHA**, having **PAN - ACYPN3362J**, Son of Sri Bibhu Ranjan Naha, Residing at - P-9, Srinagar, P.O. - Panchasayar, P.S. - Sonarpur, Kolkata - 700094, 2) **SRI NIKHILESH SAHA**, having **PAN - AIBPS6091C**, Son of Nimai Chandra Saha, Residing at - D-32, Purbasha Nayabad Avenue, P.O. & P.S. - Panchasayar, Kolkata - 700094, both by faith - Hindu, by Nationality - Indian, by occupation - Business, hereinafter called and referred to as the **"DEVELOPER/ PROMOTER"** (Which term or expression shall unless excluded by or

repugnant to the context or subject be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS ALL THAT piece and parcel of Bastu land measuring 3 Cottahs 8 Chittaks or more or less 6 Decimals situated and lying at Dag No. 226, L.R. Dag No. 237, under Khatian No. 116, L.R. Khatian No. 340, at Mouza - Dhalua, Pargana - Kolkata, within the limits of Rajpur - Sonarpur Municipality, Ward No. 2, Holding No. 219, Paschim Dhalua, P.S. - Sonarpur presently Narendrapur, A.D.S.R.O. Garia, District South 24 Parganas, hereinafter referred to as the **SAID PROPERTY**.

AND WHEREAS one Gopal Krishna Naskar was the owner of the said land in 3 Annas 4 Ganda shares and while in peaceful possession said Gopal Krishna Naskar died leaving behind his son Hemanta Kumar Naskar and others sons and daughters as his sole legal heirs and successors.

AND WHEREAS one Jiban Krishna Naskar was the owner of the said land in 3 Annas 4 Ganda shares and while in peaceful possession said Jiban Krishna Naskar gifted the said land in favour of Hemanta Kumar Naskar by a Registered Deed of Sale, which was registered on 13.01.1975 at Baruipur Sub Registry Office and recorded therein its Book No. 1, Volume No. 2, Pages 200 to 204, Being Deed No. 109, for the year 1975.

AND WHEREAS by the way of inheritance and gift said Hemanta Kumar Naskar became the absolute owner of the said land and while in peaceful possession he sold, conveyed and transferred the said land in favour of Smt. Kalpana Chatterjee (Owner herein) by a Registered Deed of Sale, which was registered on 17.01.1983 at Sonarpur Sub Registry Office and recorded therein its Book No. 1, Volume No. 4, Pages 97 to 103, being Deed No. 155, for the year 1983.

AND WHEREAS by the way of purchase said Smt. Kalpana Chatterjee (Owner herein) became the absolute owner of the said land and duly mutated her name in L.R. Settlement Record vide L.R. Khatian No. 340 and also mutated her name in Rajpur - Sonarpur Municipality in Ward No. 2, Holding No. 219 and has been peacefully possessing the same by paying rent and taxes to the proper authorities.

AND WHEREAS by the above mentioned recital the Owners/First Party became the absolute owner of the said land and the Owners/First Party are desirous of developing the said premises by constructing a G+III Storied building according to modern test, design and architecture in accordance with the building plan to be sanctioned by the Rajpur - Sonarpur Municipality.

AND WHEREAS being satisfied about the marketable title and possession of the Owners/First Party, the Developer/Second Party have agreed to develop the said premises in accordance with the sanctioned plan on the terms and conditions hereinafter appearing :

NOW THIS AGREEMENT WITNESSETH : - and it is hereby agreed by and between the parties hereto as follows : -

DEFINATION : - Unless there is anything repugnant to the subject or context.

(a) **OWNERS** : - Shall mean SMT. KALPANA CHATTERJEE, PAN - ACHPC0164A, Wife of Late Balai Lal Chatterjee, by faith - Hindu, by occupation - Housewife, Residing at - Dhalua West, P.O. - Dhalua via Panchpota, P.S. - Narendrapur, Kolkata - 700152.

(b) **DEVELOPER/PROMOTER** : - "M/S SPACE BUILD, Partnership Firm.

(c) **TITLE DEEDS** : - Shall mean all the documents referred to herein above recital.

(d) **PREMISES** : - Shall mean ALL THAT piece and parcel of Bastu land measuring 3 Cottahs 8 Chittaks or more or less 6 Decimals situated and lying at Dag No. 226, L.R. Dag No. 237, under Kharian No. 116, L.R. Khatian No. 340, at Mouza - Dhalua, Pargana - Kolkata, within the limits of Rajpur - Sonarpur Municipality, Ward No. 2, Holding No. 219, Paschim Dhalua, P.S. - Sonarpur presently Narendrapur, A.D.S.R.O. Garia, District South 24 Parganas.

(c) **BUILDING** : Shall mean the building or buildings to be constructed on the said premises.

(f) **COMMON FACILITIES AND AMENITIES** : Shall include corridors, stairways, passage ways, common lavatories, pump room, tube well, ground water reservoir, overhead water tank, water pump etc. as described in the Third Schedule of this agreement.

(g) **SALEABLE SPACE** : Shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.

(h) **OWNER'S ALLOCATION** : Owner Shall get a Flat, measuring about 700 Sq. Ft. Super Built up area at the Back side of First Floor and another Flat, measuring about 700 Sq. Ft. Super Built up area at the back side of Second Floor and an non refundable amount of Rs. 35,00,000/- (Rupees Thirty Five Lac) only out of which Rs. 20,00,000/- (Rupees Twenty Lacs) only shall be paid at time of execution of this agreement and Rs. 10,00,000/- (Rupees Ten Lac) only shall be paid within three months from the day of execution of this agreement and Rs. 5,00,000/- (Rupees Five Lac) only shall be paid within 6 Months and the Owner shall get a Shifting Charges of Rs. 8,000/- only per month after demolishing the existing building within 7th day of every month till the handover of owern's allocation. which is fully described in the Second Schedule hereunder written.

(i) **DEVELOPER'S/PROMOTER'S ALLOCATION** : Shall mean remaining constructed area in the building to be constructed on the said premises to the owners which is fully described in the Third Schedule hereunder written after handover the possession of Owner's allocation.

(j) **THE ARCHITECT** : Shall mean such persons who may be appointed by the Developer for both designing and planning the building on the said premises.

(k) **BUILDING PLAN** : would mean such plan prepared by the Architect for the construction of the building and sanctioned by the Rajpur - Sonarpur Municipality or any other competent authorities as the case may be.

(l) **TRANSFER** : with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means according to Transfer of Property Act, 1882.

(m) **TRANSFeree** : Shall mean a person, firm, limited Company, Association of persons or body of individuals to whom any space in the building has been transferred.

2) **THIS AGREEMENT** shall be deemed to have commenced on and with effect from day of November, Two Thousand Twenty Two.

3) THE OWNER DECLARES AS FOLLOWS :-

- a) **THAT** owner/first party is absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said premises.
- b) **THAT** the said premises is free from all encumbrances and the owner has a marketable title in respect of the said premises.
- c) **THAT** there is no excess vacant land at the said premises within the meaning of the Urban land (Ceiling and Regulation) Act, 1976.

4. THE OWNER AND THE DEVELOPER/PROMOTER

declare and covenant as follows :

- a) **THAT** the owner hereby grants, exclusive right to Developer to undertake new construction on the said premises in accordance with the plan or plans to be sanctioned by the Rajpur - Sonarpur Municipality.
- b) **THAT** all applications plans and other papers and xerox copy of documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the owner at the Developer's cost and expenses.
- c) **THAT** on the date of obtaining the sanctioned building plan the owner shall deliver the possession of the said premises to the Developer for the purpose of construction of multistoried building thereon pursuant to the sanctioned building plan.
- d) **THAT** the owner shall grant the developer Regd. Development Power of Attorney as may be required for the purpose of obtaining sanction

plan and all necessary permissions and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Rajpur - Sonarpur Municipality.

e) **THAT** upon completion of the new buildings the Developer hand over the possession of the owners' allocation **TOGETHER WITH** the rights in common facilities and amenities.

f) **THAT** the owner and the Developer shall be exclusively entitled to their respective share of allocation of the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the other and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation only after the delivery of possession of the owner's allocation to the owner.

g) **THAT** the developer shall at its own costs construct and complete the new building at the said premises in accordance with the sanctioned plan duly sanctioned by the Rajpur - Sonarpur Municipality and conforming to such specification as are mentioned in the Annexure "A" hereunder written.

5. THE OWNER HEREBY AGREED COVENANT WITH THE DEVELOPER as follows :-

a) **NOT** to cause any interference or hindrance in the construction of the said building at the said premises by the Developer, provided the developer strictly complies with the time schedule and the sanctioned building plan.

b) **NOT** to do any act deed or things whereby the developer may be prevented from selling assigning and/or disposing of any of the Developer's allocation portion in the building at the said premises, only after the delivery of the possession of the owner's allocation to the owner.

c) To remain bound to execute all agreement for sale or transfer concerning Developer's allocation and the owner to execute a general power of attorney empowering the developer to execute all such agreements for sale or transfer for and on behalf of the owners concerning Developer's allocation of the building at the said premises, only about the delivery of possession of the owner's allocation to the owner.

6. THE DEVELOPER HEREBY AGREED AND COVENANT WITH THE OWNER as follows :-

a) **TO** complete the construction of the building within 24 (Twenty Four) months from the date of execution of this agreement and subsequently apply to take completion certificate of the said building within 6 months from the date of the completion of the aforesaid building.

b) **NOT** a transfer and/or assign the benefits of this agreement or any portion thereof without the consent of the owner.

c) **NOT** to violate or contravene any of the provision or rules applicable for construction of the said building.

d) **NOT** to do any act, deed or thing whereby the owner is prevented from enjoying selling assigning and/or disposing of any portion of the owner's allocation in the said building.

e) TO keep the owner indemnified against all third party claims and actions arising out of any sorts of act or commission of the Developer in relation to the construction of the said building.

g) TO keep the owner indemnified against all actions suits costs proceedings and claims that may be arises out of the developer's action with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

7. MUTUAL COVENANT AND INDEMNITIES : -

i) The owner hereby undertake that the developer shall be entitled to the developer's allocation to the said construction and shall enjoy its allocated space without interference or disturbance, provided, the developer performs and fulfils all terms and conditions herein contained and/or on its part to be observed and performed.

i) b) The Developer is entering into this development agreement being fully satisfied with the marketable title and possession of the owner in respect of the said premises.

ii) The Owner hereby declare that they are a good and Marketable title to the said property without any claim, right, title or interest in out of any other person thereof and that they have a good right and title to enter into this Agreement with the Developer.

8) LIQUIDATED DAMAGES AND PENALTY : -

A) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative

obligations prevented by the existence of the **FORCE MAJESURE** condition, i.e. Floor, earthquake, riot, war, storm, tempest civil commotion, strike and/or any other act or commission beyond the control of the parties.

B) That during the stipulated period if the **OWNER** die all the legal heirs shall have to abide by all the terms and conditions as within mentioned without raising any objection and then the fresh General Power of Attorney shall have to be executed by the legal heirs of the present **OWNER** if required in favour of the **DEVELOPER** as and when they shall be informed, on the contrary if the promoter/Developer dies during the stipulated period as within mentioned the legal heirs of the promoter/Developer shall remain liable to complete the proposed construction and shall also abide by the terms and conditions of this agreement.

9) **JURISDICTION** : - all courts with in the limits of appeal court, Baruipur 2nd Munsef, Addl. Subordinate Court at Baruipur, Alipore, Addl. Court, South 24 Parganas and Alipore court shall have the jurisdiction to entertain and determine all actions suit and proceeding arising out of these presents **BETWEEN** the parties hereto.

-- : THE FIRST SCHEDULE REFERRED TO ABOVE : --

(Description of the land and premises)

ALL THAT piece and parcel of Bastu land measuring 3 Cotrahs 8 Chittaks or more or less 6 Decimals situated and lying at Dag No. 226, L.R. Dag No. 237, under Khatian No. 116, L.R. Khatian No. 340, at Mouza -

Dhalua, Pargana - Kolkata, within the limits of Rajpur - Sonarpur Municipality,
Ward No. 2, Holding No. 219, Paschim Dhalua, P.S. - Sonarpur presently
Narendrapur, A.D.S.R.O. Garia, District South 24 Parganas.

- - : BUTTED AND BOUNDED BY : - -

ON THE NORTH : 12' Common Road
ON THE SOUTH : House of Uday Shankar Nandi
ON THE EAST : 10' Common Road
ON THE WEST : UPLANTA APARTMENT

- : THE SECOND SCHEDULE REFERRED TO ABOVE : -

(OWNER'S ALLOCATION)

The Owner Shall get a Flat, measuring about 700 Sq. Ft. Super Built up
area at the Back side of First Floor and another Flat, measuring about 700 Sq.
Ft. Super Built up area at the back side of ~~Second~~ Floor and a non refundable
amount of Rs. 35,00,000/- (Rupees Thirty Five Lac) only out of which Rs.
20,00,000/- (Rupees Twenty Lac) only shall be paid at time of execution of
this agreement and Rs. 10,00,000/- (Rupees Ten Lac) only shall be paid within
three months from the day of execution of this agreement and Rs. 5,00,000/
- (Rupees Five Lac) only shall be paid within 6 Months and the Owner shall
get a Shifting Charges of Rs. 8,000/- only per month within 7th day of every
month till the handover of owner's allocation.

-- : THE THIRD SCHEDULE ABOVE REFERRED TO : --

(Developers Allocation)

Rest of the constructed area in the building to be construct on the said premises together with undivided share of land except owner's allocation and interest in respect of the **FIRST SCHEDULE** hereinbefore mentioned.

-- : THE FOURTH SCHEDULE ABOVE REFERRED TO : --

(Common rights and facilities)

Pump and motor, Stair - case, Lift, Lift Landing, Lift ways, common passage, water lines, land boundary wall, water tank and reservoir, fixtures and fittings, vacant space, roof and main entrance and also the Ground floor stair case shall be enjoyed by the **OWNERS** and also the intending Purchasers to whom the **DEVELOPER** shall sell the proposed construction.

-- : THE FIFTH SCHEDULE ABOVE REFERRED TO : --

(Common Expenses to be paid Proportionately)

1) The expenses of maintaining, repairing, redecorating, renewing the main structure roof and in particular the drainage system, sewerage system, rain water discharge arrangement, Water electricity supply system to all common areas in the said building.

2) The expenses of repairing, maintaining, while washing and colour washing the main structure outer walls and common areas of the building.

3) The Cost of cleaning and lighting the entrance of the Building and the passage and spaces around the Building lobby, staircase and other common areas.

4) Salaries of all persons and other expenses for maintaining the said building,

5) Municipal taxes, water taxes, insurance premium and other taxes and other out goings whatsoever as may be applicable and / or payable as the said Building,

IN WITNESS WHEREOF the parties herein have signed on this agreement on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the PARTIES in presence of :-

WITNESSES :-

1. *Monomath Saha*
R-3 Srinagar
P.O. - Panchasayan
Kol-94

2. *Gautam Chatterjee*
Dhalma Chavira
P.O. - Dhalma Nica
Panchpota
Kolkata-700152

Kalpana Chatterjee
SIGNATURE OF THE OWNER

M/S SPACE BUILD
Samudra Naha
Partner

M/S SPACE BUILD
Abhinav Saha
Partner

SIGNATURE OF THE DEVELOPER

SCHEDULE OF WORK

(Specification of the Construction)

STRUCTURE : R.C.C. Frame Structure as per National Building Code of practices.

FLOORING : All Bed Rooms, Living and Dining Space to be done with Marble/Glaze Tiles with 4" Height Skirting to all.

TOILETS : Floors to be Anti skid tiles, approved quality and brand up to door height on the walls.

DOOR : Main Door to be factory made flash doors with concrete/wood frame and toilet and kitchen door will be PVC Door.

WINDOWS : All to be of aluminiums sliding shutters with aluminium frame work including full smoke glass panel sofa approved quality with iron grill of m.s. squarebars.

WALL (INSIDE) : Walls including to be finished by putty and primer.

WALL (OUTSIDE) : Exterior water proof weather coat paint finished of superior brand.

PLUMBING : For all water lines standard PVC/GI to be fitted with ISI or similar brand fixtures and fittings. All toilets will have two bib cock,

shower, pillar cock, wash hand basin. All toilet to be provided with hot and cold water lines with a wall mixture instead of the bib cocks, but basin mixture shall be provided. No Geyser will be provided but electric point to be kept for connection.

SANITARY : Each Toilet to be provided with Western type commode with cistern and One Wash hand basin to be provided at each dining place. All sanitary fittings will be of white colour of Nelco.

PAINTING : Internal doors to be painted with one coat of primer and two coats of white Enamel paint. Main door to be finished in Wooden Polish on one side and other side with white enamel paint.

ELECTRICAL : Three phase concealed wiring to be provided with copper wire of reputable brand, One exhaust fan, aqua guard and 16 Amp point in kitchen and 16 Amp point for geyser in one toilet. All rooms with have two light points, one fan point, 5 AMP & 16 Amp Socket. Two Nos earthing pit with salt and charcoal and 50 mm dia G.I. Pipe drawn to a average depth of 3.15 M. tr. below ground level and DB earthing using Cu SWG wire as necessary.

KITCHEN : Platform to be 2' ft wide and length as per site requirement Red/Black granite, stainless steel sink, counter will have ceramic digital (15'x10') tiles upto door/window heights above the platform flooring will be marble.

TELEPHONE & T.V. : One concealed point for each to be provided in each flat in dining space for T.V. and Telephone.

ROOF : Water proofing of roof as suggested by the Architect, pre constructional anti termited treatment shall be provided as per 15 Specification. Rain Water, sewage pipes & shoes etc shall be PVC ISI Brand. Gully / Floor traps shall be provided as required basis. Internal sewage/ Vest water drains shall be covered suitably.

STAIR CASE : The stair case railing shall be of MS Square bar.

HAND RAIL : With PVC hand rail over flat iron of requisite section.

LIFT : Lift shall be installed from reputed Company.

COMMON FACILITIES : The Building will have causing pucca over head water tank and pump of required capacity, common staircase with light point, light point around the building, septic tank & gale.

Drafted by Me : -

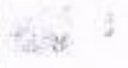
Prabir Kumar Roy
Advocate W.B. 828/81
Alipora Criminal Court
Vol-27.

Drafted by me: -

Somenath Laha
Advocate
Saldah civil & criminal
court Vol-15
WB-76/1798

Typed By Me : -

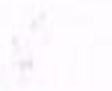
S. Dutta
Sonarpur Sub Registry Office.

PHOTO		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name Signature Kalpna Chatterjee

PHOTO		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name SOUMENDU NAHA Signature Soumendu Naha

PHOTO		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name NIKHILESH SAHA Signature Nikhilesh Saha

PHOTO		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name Signature

RECEIVED the sum of Rs. 20,00,000/- (Rupees Twenty Lacs) only in the manner as per memo below.

- : MEMO OF CONSIDERATION :-

Kalpana Chatterjee

Date	Bank	Branch	Cheque/DD No.	Amount Rs.
9.12.2022	IDBI	Garia	157389	20,00,000/-

WITNESSESS :-

1) Somnath Saha
R-2, Srivastava
P.O. - Panchayat
Kolkata - 94

2) Gautam Chatterjee
Dhulia (Baria)
P.O. - Dhulia via Panchpota
Kolkata - 70052

Kalpana Chatterjee

SIGNATURE OF THE LAND OWENER

Drafted by :-

Somnath Saha
Advocate
WB-76/1998
Sardar Civil
Criminal Court
Kolkata - 15

Printed by :-

S. Dutta
Sonarpur Sub Registry Office.



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 16042003187665/2022

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	Mrs KALPANA CHATTERJEE Dhalua West City - Not Specified P.O Panchpota P.S - Sonarpur District -South 24-Parganas, West Bengal, India, PIN - 700152	Land Lord			<i>Kalpana Chatterjee</i>
2	Mr NIKHILESH SAHA D 32 Purbasha Nayabad Avenue City - Not Specified P.O P. Chakraborty P.S - Sonarpur District -South 24-Parganas, West Bengal India PIN 700094	Represent ative of Developer [SPACE] BUILD			<i>Nikhilesh Saha</i> 11/11/2022

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
3	Mr SOUMENDU NAHA P-9 Srinagar, City - Not Specified, P.O - Panchasayar, P.S - Sonarpur, District -South 24-Parganas, West Bengal, India. PIN - 700094	Representative of Developer [SPACE BUILD]			
Sl No	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Somnath Saha Son of Late Ajit Kumar Saha R-3 Srinagar, City - Not Specified, P.O - Panchasayar, P.S - Sonarpur, District - South 24-Parganas, West Bengal, India, PIN - 700094	Mrs KALPANA CHATTERJEE, Mr NIKHILESH SAHA, Mr SOUMENDU NAHA			 11.11.2022

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS

South 24-Parganas, West
Bengal



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



192022230167801500

GRN Details

GRN:	192022230167801588	Payment Mode:	SBI Epay
GRN Date:	10/11/2022 12:55:09	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5818992873037	BRN Date:	10/11/2022 12:55:25
Gateway Ref ID:	752221763	Method:	Central Bank of India - Retail NB
GRIPS Payment ID:	101120222016780157	Payment Init. Date:	10/11/2022 12:55:09
Payment Status:	Successful	Payment Ref. No:	2003187665/4/2022
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr NIKHELISH SAHA
Address:	32 PURBASHA NAYABAD AVENUE KOL. 94
Mobile:	9674872250
Period From (dd/mm/yyyy):	10/11/2022
Period To (dd/mm/yyyy):	10/11/2022
Payment Ref ID:	2003187665/4/2022
Dept Ref ID/DRN:	2003187665/4/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003187665/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2003187665/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	20021
Total				22042

IN WORDS: TWENTY TWO THOUSAND FORTY TWO ONLY.

PAID



M/S SPACE BUILD

for more info

Partner

M/S SPACE BUILD

Nikhillesh Saha

Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACHPC0164A



नाम /NAME

KALPANA CHAKRABORTY

पिता का नाम /FATHER'S NAME

CHARU CHAKRABORTY

जन्म तिथि /DATE OF BIRTH

08-01-1942

हस्ताक्षर /SIGNATURE

Kalpna Chakraborty

K. H. S.

आयकर आयुक्त, प. सं. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के शीटों को धीरे धीरे फूटने वाली तरफ

वाले अधिकारी को सौंपित / वापस कर दें

संबुद्ध आयकर आयुक्त(पञ्चम एवं सहायकी),

पी-7,

चौबिशी बंगला,

काकोला - 700 009.

In case this card is lost/found, kindly inform/return to

the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),

P-7,

Chowringhee Square,

Kolkata - 700 009

Kalpna Chatterjee @ Chakraborty



ভারত সরকার
Government of India

কল্পনা চ্যাটার্জী
Kalpana Chatterjee
পতি : বলরাম লাল চ্যাটার্জী
Husband: Balraj Lal Chatterjee
জন্ম বর্ষ / Year of Birth: 1942
সহিতা / Female



7384 7216 5300

আধার - সাধারণ মানুষের অধিকার

Unique Identification Authority of India

ঠিকানা:

C/O: কল্পনা চ্যাটার্জী, ঢালুয়া
পশ্চিম, রাঙ্গপুর সোলতপুর, পশ্চিম
২৪ পরগনা, পঞ্চগোড়া, পশ্চিমবঙ্গ
700152

ই-মেইল:

C/O: Kalpana Chatterjee,
DHANUA WEST, Raipur
Sonarpur, South 24 Parganas,
Panchpota, West Bengal, 700152

7384 7216 5300

1947
1800 300 1947

info@uidai.gov.in

www.uidai.gov.in

Kalpana Chatterjee



ভারত সরকার
Unique Identification Authority of India
Government of India

আধার নং: 3415 7390 9567

To
শ্রীমান নাহ
Soumen Naha
203, Bina Bangla Naha
PO: CHHATRAPATI MAHARAJ
Panchajanya
Panchajanya
Citrus Avenue Park 50
West Bengal 700094
9030071111

2103178
3415 7390 9567



আপনার আধার সংখ্যা / Your Aadhaar No. :

3415 7390 9567

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্রীমান নাহ
Soumen Naha
বিতা - শ্রীমান নাহ
Father - Bina Bangla Naha
জন্ম: ১৯৭১ / Year of Birth: 1971
পুরুষ / Male



3415 7390 9567

আধার - সাধারণ মানুষের অধিকার

Soumen Naha

आयकर विभाग
INCOME TAX DEPARTMENT

सरकार भारत
GOVT. OF INDIA

सोमेंदु नाहा
BIBHU RANJAN NAHA
15/08/1971
पंजीकृत आयकर भुक्तान
ACYPN3352J

Signature
Signature



farmer's note

भारत सरकार
Government of India

 Nikhilesh Saha
Date of Birth/DOS: 29/05/1973
Male/ MALE

5417 9804 2653
VID : 9122 0043 0935 7264

मेरा आधार, मेरी पहचान

भारत सरकार, प्रधानाधिकारण
Ministry of Information and Public Relations, Government of India

Address:
C/O: Nima Chandra Saha, SAKHAREPARA
WARD NO 02, Barpeta Road, Barpeta,
Assam - 781315



5417 9804 2653
VID : 9122 0043 0935 7264

1947 | Photo@uidai.gov.in | www.uidai.gov.in

Nikhilesh Saha.

PERMANENT ACCOUNT NUMBER
AIBPS6091C

नाम / NAME
NIKHILESH SAHA

पिता का नाम / FATHER'S NAME
NIMAI CHANDRA SAHA

जन्म तिथि / DATE OF BIRTH
29-06-1973

हस्ताक्षर / SIGNATURE
Nikhilesh Saha

आयकर आयुक्त(सिस्टम), शिलांग
COMMISSIONER OF INCOME TAX(SYSTEM), SHILONG

इस कार्ड के खो / भिल जाने पर कृपया जारी करने
वाले अधिकारी को सूचित / वापस कर दें
आयकर आयुक्त(सिस्टम),
कम्प्यूटर केन्द्र, आयकर भवन,
पो.बॉ.नं. - 20,
शिलांग - 793 001.

In case this card is lost/found, please inform/return to
the issuing authority
Commissioner of Income-tax(Systems)
Computer Centre, Ayazkar Bhawan,
Post Box No. 20,
Shillong - 793 001

Nikhilesh Saha.



ভারত সরকার
Government of India



নাম: সঞ্জয় সাহা
Somenath Saha
জন্ম তারিখ: 03/01/1965
লিঙ্গ: Male



8925 2432 0605

আধার - সাধারণ মানুষের অধিকার



আধার

ভারত সরকার
Government of India

ঠিকানা:
S/O: অজিত কুমার সাহা,
আর-3, শ্রীনগর ইষ্ট, পঞ্চসায়র,
পশ্চিমবঙ্গ, কলকাতা, পশ্চিমবঙ্গ,
700094

Address:
S/O: Ajit Kumar Saha, R-3,
SRINAGAR EAST, Panchasayer,
Panchasayer, Kolkata, West
Bengal, 700094

8925 2432 0605

1800 300 1047

help@uidai.gov.in

www.uidai.gov.in

Somenath Saha

Major Information of the Deed

Deed No :	I-1604-13330/2022	Date of Registration	17/11/2022
Query No / Year	1604-2003187665/2022	Office where deed is registered	
Query Date	09/11/2022 3:03:15 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S R CHOWDHURY HASANPUR, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 743330, Mobile No. : 9674872250, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 42,54,547/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 20,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Dhelua, JI No: 43, Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-237 (RS :-)	LR-340	Bastu	Bastu	6 Dec	10,00,000/-	42,54,547/-	Width of Approach Road: 25 Ft.
Grand Total :					6Dec	10,00,000 /-	42,54,547 /-	

Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Mrs KALPANA CHATTERJEE (Presentant) Wife of Late BALAI LAL CHATTERJEE Dhalua West, City:- Not Specified, P.O:- Panchpota, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ACxxxxxx4A, Aadhaar No: 73xxxxxxx5300, Status :Individual, Executed by: Self, Date of Execution: 11/11/2022 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/11/2022 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SPACE BUILD R 9 Srinagar, City:- Not Specified, P.O:- Panchasayar, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 , PAN No.:: ACxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr NIKHILESH SAHA Son of NIMAI CHANDRA SAHA D 32 Purbasha Nayabad Avenue, City:- Not Specified, P.O:- Panchasayar, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx1C, Aadhaar No: 54xxxxxxxx2653 Status : Representative, Representative of : SPACE BUILD (as partners)
2	Mr SOUMENDU NAHA Son of Mr Bibhu Ranjan Naha P 9 Srinagar, City:- Not Specified, P.O:- Panchasayar, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx2J, Aadhaar No: 34xxxxxxxx9567 Status : Representative, Representative of : SPACE BUILD (as partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somenath Saha Son of Late Ajit Kumar Saha R 3 Srinagar, City:- Not Specified, P.O:- Panchasayar, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700094			
Identifier Of Mrs KALPANA CHATTERJEE, Mr NIKHILESH SAHA, Mr SOUMENDU NAHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs KALPANA CHATTERJEE	SPACE BUILD-6 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Dhelua, JI No: 43, Pin Code : 700094

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 237, LR Khatian No:- 340	Owner:কমলা চাটার্জী, Gurdian:বলই লাল, Address:নিজ , Classification:বাড়ি, Area:0.06000000 Acre,	Mrs KALPANA CHATTERJEE

Endorsement For Deed Number : I - 160413330 / 2022

On 10-11-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 42,54,547/-


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

On 11-11-2022

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

Presented for registration at 18:25 hrs on 11-11-2022, at the Private residence by Mrs KALPANA CHATTERJEE, Executant.

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

Execution is admitted on 11/11/2022 by Mrs KALPANA CHATTERJEE, Wife of Late BALAI LAL CHATTERJEE, Dhalua West, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife

Identified by Mr Somenath Saha, , Son of Late Ajit Kumar Saha, R 3 Srinagar, P.O: Panchasayar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-11-2022 by Mr NIKHILESH SAHA, partners, SPACE BUILD, R 9 Srinagar, City:- Not Specified, P.O:- Panchasayar, P.S:-Sonarpur, District-South 24-Parganas, West Bengal, India, PIN:- 700094

Identified by Mr Somenath Saha, , Son of Late Ajit Kumar Saha, R 3 Srinagar, P.O: Panchasayar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Advocate

Execution is admitted on 11-11-2022 by Mr SOUMENDU NAHA, partners, SPACE BUILD, R 9 Srinagar, City:- Not Specified, P.O:- Panchasayar, P.S:-Sonarpur, District-South 24-Parganas, West Bengal, India, PIN:- 700094

Identified by Mr Somenath Saha, , Son of Late Ajit Kumar Saha, R 3 Srinagar, P.O: Panchasayar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Advocate


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

On 17-11-2022

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 20,053.00/- (B = Rs 20,000.00/- ,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 20,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/11/2022 12:55PM with Govt. Ref. No: 192022230167801588 on 10-11-2022, Amount Rs: 20,021/-,
Bank: SBI EPay (SBIPay), Ref. No. 5818992873037 on 10-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 749, Amount: Rs.5,000.00/-, Date of Purchase: 10/11/2022, Vendor name: Sabyasachi Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/11/2022 12:55PM with Govt. Ref. No: 192022230167801588 on 10-11-2022, Amount Rs: 2,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 5818992873037 on 10-11-2022, Head of Account 0030-02-103-003-02


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 1604-2022, Page from 391241 to 391270

being No 160413330 for the year 2022.



Digitally signed by ANUPAM HALDER

Date: 2022.11.21 11:08:48 +05:30

Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/11/21 11:08:48 AM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)