

DEVELOPMENT AGREEMENT

BETWEEN

- ✔ SMT. PURNIMA DEY
- ✔ SRI SUBHASIS DEY
- ✔ SMT. MITALJ SADHUKHAN

OWNERS.....

AND

- ✔ MAA TARA CONSTRUCTION
a Proprietorship Firm represented by
its sole proprietor SMT.GANGA DEY

DEVELOPER.....

DRAFTED & PREPARED BY :

K. C. DUTTA

Advocate.

Enrolment No. WB-922/84

Sealdah Civil Court

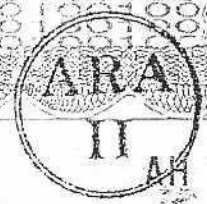
Kolkata- 14

Mobile No. 9831056487

10/9/2022

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AH 322982

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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7-20 P.M.
07/09/22

Certified that the Document is admitted to
Registration and
endorsed as the part of this document

[Signature]

Additional Registrar
of Assurances II Kolkata

2/2459118/22

10 SEP 2022

Additional Registrar of Assurances-II
Kolkata

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this st 31 day of JULY,
Two Thousand and Twenty Two (2022).

BETWEEN

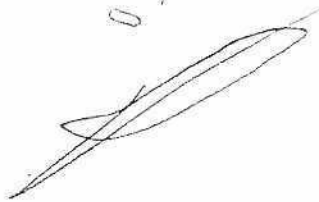
1732 6/9
250
400
10/9/22

116101

NAME: K. C. Datta Ach
 Address: Sealder Court
 - 6 JUN 2022
 S. CHATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 237, K. S. Roy Road, Kol-1

06 JUN 2022
NPR 90

06 JUN 2022
NPR 90



Ganga Dey

Identified by me
 Swapan Sankar
 S/o Dinabandhu Sankar
 60/18/B, Gouri Bazar Lane
 Kol-700004

Occupation: Service



1
 ADDITIONAL REGISTRAR
 OF ASSURANCE-II, KOLKATA
 - 7 SEP 2022

1. **SMT. PURNIMA DEY , PAN- EJCPD0366K, Mobile No. 9831130976**
wife of Late Prodosh Kumar Dey , by faith-Hindu, by occupation-House wife,
by Nationality-Indian.

2. **SRI SUBHASIS DEY, PAN- ATTPD7603G, Mobile No. 7980876793**
son of Late Prodosh Kumar Dey, by faith-Hindu, by occupation-Service, by
Nationality-Indian.

Both residing at premises no. 60/19A , Gouri Bari Lane, Police Station-
Burtala, P.O.-Shyambazar, Kolkata-700004.

3. **SMT. MITALI SADHUKHAN, PAN- FIMPS5982J, Mobile No. 8902116689**
wife of Sri Swapan Sadhukhan, daughter of late Prodosh Kumar Dey, by faith
Hindu, by occupation- House wife, by Nationality-Indian, residing at
premises no.18/18B, Gouri Bari Lane, Police Station-Burtala, P.O.-
Shyambazar Kolkata-700004, herein after referred to as the **OWNERS**
(Which term or expression shall unless otherwise excluded by or
repugnant to the subject or context be deemed to mean and to include
their heirs, executors, administrators, representatives and assigns) of the
FIRST PART.

AND

MAA TARA CONSTRUCTION,

a Proprietorship Firm represented by its sole proprietor **SMT.GANGA DEY, PAN-EOKPS0943J** , Mobile No. 9748407652, wife of Sri. Swapan Dey, daughter of late Binod Bihari Sen , by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 3, Ratan Neogi Lane, Police Station-Maniktala, P.O. : Sahityaparisad, Kolkata-700004, herein after referred to as the **DEVELOPER** (Which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and to include her heirs, executors, administrators, representatives and assigns) of the **SECOND PART**.

WHEREAS *Provakar Dey* since deceased the father-in law of owner no.-1 and grand father of owners nos. 2 & 3 was the sole and absolute owner in respect of premises no. 60/19A and 60/19B Gouribari Lane, police station-Burtala, A.R.A. at Kolkata, Kolkata-700004, comprising an area of more or less 2(Two) cottahs 8(Eight) chittaks together with standing structures there on herein after referred to as the said property .

AND WHEREAS said *Provakar Dey* during his life time executed and registered one **WILL** on 20/3/1960 in respect of the said property including his other properties bequeathed his movable and immovable properties in favour of his son *Prodosh Kumar Dey* .

AND WHEREAS there after said WILL was duly probated by the Hon'ble High Court at Calcutta being probate case no. 155/1965 and by virtue of that WILL *Prodosh Kumar Dey* became the sole and absolute owner in respect of the said property.

AND WHEREAS said *Prodosh Kumar Dey* died intestate on 13/3/1999 leaving behind Wife Owner no. 1 herein and One Son Owner no. 2 and One Daughter Owner no. 3, herein and they have inherited the said property in equal share.

AND WHERE the OWNERS applied for having amalgamation premises no. 60/19A and 60/19B, Gouribari Lane, police station- Burtola, A.R.A. at Kolkata, Kolkata-700004 in to one premises before the Kolkata Municipal Corporation and Kolkata Municipal Corporation vide case no. M/015/28-MAR-22/3222 dated 28/03/2022 approved the amalgamation of premises 60/19A and 60/19B Gouribari Lane, Police Station- Burtola, A.R.A. at Kolkata, Kolkata-700004, renumbered as 60/19A, Gouribari Lane, police station- Burtola, A.R.A. at Kolkata, Kolkata-700004, being Assessee No. 110150501374.

AND WHEREAS the OWNERS desired to develop ALL THAT premises no.60/19A, Gouribari Lane, police station- Burtola, A.R.A. at Kolkata, Kolkata-700004, comprising an area of more or less 2 (Two) cottahs 8 (Eight) chittaks together with standing structures there on which is morefully and particularly described in the FIRST SCHEDULE here under

written and herein after referred to as the SAID PREMISES by construction a multi-storied building thereon as per sanction plan and/or revised sanction plan and contacted with the Second part to materialise the develop works at the cost and liabilities of the DEVELOPER.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed upon by and between the owner and Developer as follows:-

ARTICLES- I DEFINATION

In this agreement unless there is anything repugnant to or in-consistent with;-

DEVELOPER/ PROMOTER :

Shall mean: MAA TARA CONSTRUCTION, a Proprietorship Firm represented by its sole proprietor SMT.GANGA DEY, PAN-EOKPS0943J, wife of Sri. Swapan Dey, daughter of late Binod Bihari Sen, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 3, Ratan Neogi Lane, Police Station-Maniktala, P.O. Sahityaparisad, Kolkata -700 004.

OWNER:

shall mean the aforesaid :

1. SMT. PURNIMA DEY , PAN- EJCPCD0366K, wife of Late Prodosh Kumar Dey.
2. SRI SUBHASIS DEY, PAN- ATTPD7603G, son of Late Prodosh Kumar Dey.

Both residing at premises no. 60/19A, Gouri Bari Lane, Police Station- Burtala, P.O.-Shyambazar, Kolkata-700004.

3. SMT. MITAL SADHUKHAN, PAN- FIMPS5982J, wife of Sri Swapan Sadhukhan, daughter of late Prodosh Kumar Dey, by faith Hindu, by occupation- house wife, residing at premises no.18/18B, Gouri Bari Lane, Police Station-Burtala, P.O.-Shyambazar Kolkata-700004

TITLE DEED: shall mean will dated 20/3/1960 left by Provakar Dey.

PREMISES: ALL THAT premises no.60/19A and 60/19B, Gouribari Lane, police station- Burtola, A.R.A. at Kolkata, Kolkata-700004, after amalgamation renumbered as premises no. 60/19A, Gouribari Lane, police station- Burtola, A.R.A. at Kolkata, Kolkata-700004, comprising an area of more or less 2 (Two) cottahs 8(Eight) chittaks together with standing structure there on.

BUILDING: shall mean the *G + 4 Multi-storied building* to be constructed on the First Schedule land as per sanction plan and /or revised plan.

COMMON FACILITIES AND AMENITIES: shall include corridors, stair case, roof, lift, side space, passage ways, water pump, overhead and underground water tank, motor, and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions and/or management of the building and land there under as per Apartments Ownership Act or mutually agreed.

SALEABLE SPACE: shall mean the Flats or space in building available for independent use and occupation of the Developer.

OWNERS ALLOCATION: 50% of the sanctioned area on the First Schedule property morefully described in the Second Schedule hereunder including tenants accommodations.

DEVELOPER'S ALLOCATION: shall mean remaining Sanction area on First Schedule property which is morefully described in the Third Schedule hereunder.

ARTICLE-II COMMENCEMENT

THIS AGREEMENT shall be deemed to have commenced with effect from the date of execution.

ARTICLE-III
OWNERS RIGHT AND REPRESENTATION

The owners hereto are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT premises no..60/19A and 60/19B, Gouribari Lane, after amalgamation renumbered as premises no. 60/19A, Gouribari Lane, police station- Burtola, A.R.A. at Kolkata, Kolkata-700004, comprising an area of more or less 2(Two) cottahs 8(Eight) chittaks together with standing structure there on.

The said property is free from all encumbrances lien and charges. The owners have a good and marketable title in all respect of the said premises.

All cost for construction additional fee and all other charges relating to construction, mutation, arrears and current tax and all other ancillary cost and expenses shall be borne and paid by the Developer.

The Owners shall execute and register one Power of Attorney in favour of the Developer.

ARTICLE-IV DEVELOPER'S RIGHTS

1. The Owners hereby grant subject to what has been hereunder provided, exclusive right to the developer to develop the said premises by way of construction of a G + 4 Multi-storied building thereon in accordance with the building plan and/or revised sanction plan.
2. The Developer shall complete the building within 24 [twenty four] months from the date of sanction plan and/or from the vacant possession which ever shall be later on. It is provided here that during construction period and/or prior to that if any litigation comes, that time shall be excluded. It is also provided here that the Developer shall have the right to take advance and to execute and registry the Sale Deed in respect of Developer's allocation including proportionate share of land. The Developer shall furnish one Xerox copy of sanction plan in favour of the owners.
3. That the Developer shall have the authority and/or right and/or power to amalgamate the SAID PREMISES with other contiguous and/or attached premises for better facilities to use the proposed multi-storeyed building but in that case the OWNERS shall get their allocation proportionately according to the F.A.R of the sanctioned building plan and/ or revised sanctioned plan.

4. That the Developer shall pay Rs.10,00,000/= (Ten Lakhs) to the owners as refundable amount and/or adjustable amount as follows:
- a) on the date of execution and registration of Development agreement. Rs. 4,00,000 = 00
 - b) on the date of execution and registration of Power of Attorney. Rs. 3,00,000 = 00
 - c) on the date of vacant possession. Rs. 3,00,000 = 00
 - d) The owners shall refund the above amount on or before possession in to the owners allocation.
5. That the Developer shall provide alternative accommodation to the owners and shall pay the rent there of till the date of notice of repossessions .

ARTICLE-V BUILDING

The developer shall at the developer's own cost and liability construct erect and complete the building on the said premises..

The developer shall install all amenities in the said building at the developer's own cost and shall provide standard pump set, overhead reservoir, electric wirings fitting and installations and other facilities as are required to be provided in a residential building having self contained apartments and construct for sale of Flats on ownership basis as specified in the Fourth Schedule.

The Developer have to solve all types of local and administrative hazards and disturbances during the period of demolishing the existing house and construction of the new building.

ARTICLE-VI MISCELLANEOUS

1. That the owners shall produce the original documents to the department whenever necessary.
2. That the Developer shall issue 15 days prior notice to the owners after completion of their allocation as per specification of **FOURTH SCHEDULE** for delivery of possession of owners allocation.
3. That the Developer shall arrange electric line and meter and if necessary separate transformer for supply of power in to the building.
4. That the Owners and Develop and/or their nominee/nominees shall be entitled all the common benefits of **FIFTH SCHEDULE** and after possession shall pay **COMMON EXPENSES** of the **SIXTH SCHEDULE** proportionately with the other Flat owners.
5. That every parties shall have the right to take legal action if any one violates the terms and conditions of this agreement.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT premises no. 60/19A and 60/19B, Gouribari Lane, after amalgamation renumbered as premises no. 60/19A, Gouribari Lane, police station- Burtola, A.R.A. at Kolkata, Kolkata-700004 comprising an area of more or less 2(Two) cottahs 8(Eight) chittaks together with standing structure there on.

Butted and Bounded in the manner following that is to say:-

- ON THE NORTH BY: Pre. No.60/20, Gouri Bari Lane)
- ON THE SOUTH BY: Premises No.60/18A &60/18B, Gouri Bari Lane
- ON THE EAST BY : 20' ft. Gouribari Lane
- ON THE WEST BY : Premises No.1F, Nandan Bagan Street)

**SECOND SCHEDULE ABOVE REFERRED TO
OWNERS ALLOCATION**

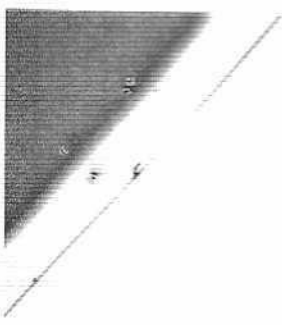
50% of the sanctioned area on the First Schedule property including tenants accommodations that is :- a) 50% of the ground floor. b) Entire first floor. c) 50% of third and fourth floor.

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

shall mean remaining construction area of the multi-storeyed building on First Schedule property.

**FOURTH SCHEDULE ABOVE REFERRED TO :
SPECIFICATION OF THE CONSTRUCTION**

- | | | | |
|----|----------------------------|---|---|
| 1. | FOUNDATION | : | <i>The building is designed of R.C.C.Footing and frame TATA Rod, and 2½'height from Road level.</i> |
| 2. | WALL | : | <i>All the external walls.</i> |
| 3. | DOORS | : | <i>All door frames of good quality block board.</i> |
| 4. | WINDOWS | : | <i>All the windows shall Aluminum channel fitted with glass.</i> |
| 5. | FLOORING | : | <i>All the flooring shall Marble.</i> |
| 6. | INTERNAL FINISH & TO WALLS | : | <i>All internal walls and ceiling of living rooms verandah shall be finished in paris.</i> |
| 7. | ROOF | : | <i>Parapet wall by 3'.</i> |

- 
8. SANITARY AND PLUMBING : *All the internal horizontal soils and waste water pipe. All the vertical soil, vent and waste pipes. All the rain water pipes.*
 9. KITCHEN : *One Black stone platform with cylinder space on bottom, one Steel sink, 2.1/2'-0" skirting made of glazed tiles on the back of the cooking platform to protect the oil spots.*
 10. ELECTRIFICATION : *All the internal wiring shall be concealed in polythene.*
 11. DINING : *One porcelain basin (standard).*
 12. WATER SUPPLY : *Each flat will be provided water supply line from R.C.C. over head water tank shall be fitted up by water pump from underground water reservoir for all the flats. It is provided here that the Developer shall provide Temporary water connection to the owner for his labour and factory.*
 13. PAINTING : *Plaster of paris in Bed Rooms; Dinning/ Drawing, Kitchen and Toilet.*
 14. GENERAL : *All the internal approach roads shall be cement concrete.*

FIFTH SCHEDULE ABOVE REFERRED TO
[Common facilities]

1. The foundation columns, beams, supports, corridors, lobbies, stairs, upper roof, stair ways, entrance and exists.
2. Corporation Tap water and water pump and motor with installations.
3. Common passage and common areas inside or outside the building.
4. Water, motor overhead tanks and underground water reservoirs, water pipes and other common plumbing installations.
5. Electrical fittings, meters and fittings and fixtures for lightings, staircase and other common areas [excluding those that are installed inside any particular flat].
6. Drainage and sewerage.
7. Water and sewerage evacuation pipes from the flat to drain and sewers common to the building.
8. Doors and windows on the staircase.

9. Boundary walls including outside plastering of the walls of the said building and main gates.
10. Such other common parts, areas, equipments, installations, fixtures, covered and open space in or around the said building as are necessary of the building.
11. If sanction is obtained, the vendor can construct another floor the purchasers shall have no objection for the same, then the purchaser's common right over the roof will be shifted on the ultimate roof which will come into existence.
12. Lift.

SIXTH SCHEDULE ABOVE REFERRED TO
*(Proportionate common charges and Expenses for
maintenance and managements)*

1. The expenses of maintaining repairing and redecorating and expenses for administrators, maintenance, repair or replacement of the common areas and facilities of the said Building and in particular the roof, gutter and rain-water pipes, gas pipes of the said building, common water pipes and common electric wires in under or upon the said building enjoyable or usable by the

owners in common with other flat-owners and the boundary walls of the building compounds terraces etc. and all other amount assessed against the said building and the said premises by the Association of the Apartment owners.

2. The cost of cleaning and lighting of common passages landings staircase and other common parts of the said Building and the said premises as enjoyed or used by the owners in common.
3. The cost of decorating the exterior of the said Building.
4. The cost of the salaries of clerks, Bill Collectors, Lift man, Sweepers and other staff for maintenance work.
5. The costs of working and maintenance of light water supply and other service charges.
6. Municipal and other rents, rates and taxes and/or other outgoings, save those expressly or separately assessed on the owners or other co-owners or on the respective unit/ flat.
7. All electricity charges payable in common for the common portions of the said building.
8. The cost of establishment for maintenance of the said Building and for watch and ward-staff, if any.
9. All charges and deposits for suppliers of common utilities.

10. Insurance premiums for insuring the said building against earth quake, fire, lighting, mob-damages, civil commotion etc.
11. The cost of water meter if any or electric meters and/ or deposits for water or electricity.

All litigation expenses appertaining to the maintenance and protection of the said building and dispute regarding claims and/or demands from the Municipality and/or other local Authority.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

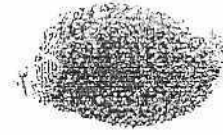
**SIGNED SEALED AND
DELIVERED WITNESSES:-**

1. Name & Address:

Swapna Sathukhan
S/o Dinabhai Sathukhan
80/18/B, Gouri Bari Lane
KOL-700004
P.O. Shyambagar
P.S. Burtola

2. Name & Address:

Arun Das.
22 Sarat Chatterjee
Road KOL-89
Lake TOWN




- R.T.I of Purvima Sathukhan
1. by the pen of Swapna Sathukhan
 2. Indradis Dey
 3. Mitali Sathukhan.

.....
SIGNATURE OF THE OWNERS

Maa Tara Construction
Ganga Dey
Proprietor

.....
SIGNATURE OF THE DEVELOPER

DRAFTED & PREPARED BY:


K. C. Dutta
Advocate.

Enrolment No. WB-922/84
Sealdah Civil Court
Kolkata- 14
Mobile No. 9831056487
e-mail : kcduttaadvocate20@gmail.com

MEMO OF CONSIDERATION


Received the sum of Rs.4,00,000/= (Four lakhs) from the developer as follows:

Sl. No.	Cheque No./ Cash	Date	Name of Bank	Name of Branch	Amount
1.	038247	03/02/2021	Allahabad	Arabinda Sarani	2,00,000=00
2.	606889	07/9/2022	indian	Kolkata Arabinda Sarani	2,00,000=00

Total Rs. 4,00,000=00
Rupees Four Lakhs only.

1. Name & Address:










Neelam Sachdevan
S/o Dinabandhu Sachdevan
60/18/B, Gouri Barikame
KOL - 700004
P.O. Shyambazar
P.S. Buxtora


R.T. of Purchase
by the of the of the
Sulhas D.M. Sachdevan
Mitali Sachdevan
SIGNATURES OF OWNERS

2. Name & Address:

Arun Das.
22 Sasat Chatterjee
Road, KOL - 89
Lake town

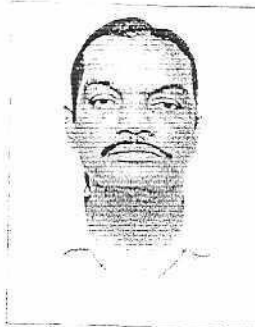
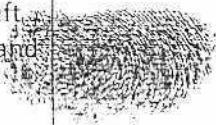







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	t d				

Name :

Signature :

R.T.T of Purvius Dey
by the p.c. of Subhasis Dey -










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	ght land				

Name :

Subhasis Dey

Signature :

Subhasis Dey












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Name :

Mitali Sadhukhona

Signature :

Mitali Sadhukhona

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	ht id					

Name :

Maa Tara Construction

Signature: *Ganga Dey*



Proprietor

Ganga Dey

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	Right Hand					

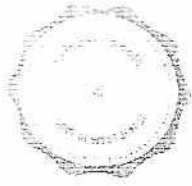
Name :

Signature :

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PHOTO	Left Hand					
	Right Hand					

Name :

Signature :



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

GRN Details

GRN: 192022230105361781
GRN Date: 24/08/2022 16:02:19
BRN: IK0BVXUGQ4
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 24/08/2022 16:03:41
Payment Ref. No: 2002459118/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Srijib Sundar Adhya
Address: 101/2 Sarat Chatterjee Road, How-2
Mobile: 9804182673
Depositor Status: Others
Query No: 2002459118
Applicant's Name: Mr SAMIR DUTTA
Identification No: 2002459118/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002459118/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2002459118/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	4021
			Total	13942

IN WORDS: THIRTEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue





OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19022002459118/2022

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	Smt PURNIMA DEY 60/19A, Gouri Bari Lane., City:- Not Specified, P.O:- Shyambazar, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004	Land Lord		4731 	PT. I of Purnima Dey. by the Pen of Sreyansu Sarkar 07-09-2022
2	Shri SUBHASIS DEY 60/19A, Gouri Bari Lane., City:- Not Specified, P.O:- Shyambazar, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004	Land Lord		4729 	Subhasis dey 07-09-2022
3	Smt MITALI SADHUKHAN 18/18B, Gouri Bari Lane., City:- Not Specified, P.O:- Shyambazar, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004	Land Lord		4730 	Mitali Sadhukhan 07/09/2022

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	Smt GANGA DEY 3, Ratan Neogi Lane,, City:- Not Specified, P.O:- Sahityaparisad, P.S:-Maniktala, District:- Kolkata, West Bengal, India, PIN:- 700004	Represent ative of Developer [MAA TARA CONSTR UCTION]		4728 	Maa Tara Construction Ganga DeY Proprietor 7.9.22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri SWAPAN SADHUKHAN Son of Dinabandhu Sadhukhan 60/18/B, Gouri Bari Lane,, City:- Not Specified, P.O:- Shyambazar, P.S:- Burtola, District:- Kolkata, West Bengal, India, PIN:- 700004	Smt PURNIMA DEY, Shri SUBHASIS DEY, Smt MITALI SADHUKHAN, Smt GANGA DEY		4732 	Swapan Sadhukhan 07/09/22

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
II KOLKATA

Kolkata, West Bengal

Major Information of the Deed

Deed No :	I-1902-10687/2022	Date of Registration	10/09/2022
Query No / Year	1902-2002459118/2022	Office where deed is registered	
Query Date	13/08/2022 9:49:36 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SAMIR DUTTA Birati, Thana : Airport, District : North 24-Parganas, WEST BENGAL, PIN - 700051, M No. : 7980658667, Status : Solicitor firm		
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 : 4,00,000/-]		
Set Forth value	Market Value		
	Rs. 89,10,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 4,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Ur area)		

Land Details :

District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gouri Bari Lane, , Pre
 No: 60/19A, , Ward No: 015 Pin Code : 700004

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Detail
L1	(RS :-)		Bastu			89,10,000/-	Width of Appro Road: 20 Ft.,
Grand Total :				4.125Dec	0/-	89,10,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt PURNIMA DEY Wife of Late Prodosh Kumar Dey 60/19A, Gouri Bari Lane,, City:- Not Specified, P.O:- Shyambazar, P.S:-Burt District:- Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EJxxxxxx6K, Aadhaar No: 66xxxxxxxx7142, Status :Individual, Executed by: Self, D of Execution: 31/07/2022 , Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execut 31/07/2022 , Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence

Shri SUBHASIS DEY

Son of Late Prodosh Kumar Dey 60/19A, Gouri Bari Lane., City:- Not Specified, P.O:- Shyambazar, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ATxxxxxx3G, Aadhaar No: 46xxxxxxxx6162, Status :Individual, Executed by: Self, Date of Execution: 31/07/2022

, Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/07/2022

, Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence

3 Smt MITALI SADHUKHAN

Wife of Shri Swapan Sadhukhan 18/18B, Gouri Bari Lane., City:- Not Specified, P.O:- Shyambazar, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: FLxxxxxx2J, Aadhaar No: 37xxxxxxxx3677, Status :Individual, Executed by: Self, Date of Execution: 31/07/2022

, Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/07/2022

, Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA TARA CONSTRUCTION 3, Ratan Neogi Lane., City:- Not Specified, P.O:- Sahityaparisad, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700004 , PAN No.: eoxxxxxx3j, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt GANGA DEY (Presentant) Wife of Shri Swapan Dey 3, Ratan Neogi Lane., City:- Not Specified, P.O:- Sahityaparisad, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700004, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: EOxxxxxx3j, Aadhaar No: 77xxxxxxxx7553 Status : Representative, Representative of : MAA TARA CONSTRUCTION (as Sole Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SWAPAN SADHUKHAN Son of Dinabandhu Sadhukhan 60/18/B, Gouri Bari Lane., City:- Not Specified, P.O:- Shyambazar, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004			

Identifier Of Smt PURNIMA DEY, Shri SUBHASIS DEY, Smt MITALI SADHUKHAN, Smt GANGA DEY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt PURNIMA DEY	MAA TARA CONSTRUCTION-1.375 Dec
2	Shri SUBHASIS DEY	MAA TARA CONSTRUCTION-1.375 Dec
3	Smt MITALI SADHUKHAN	MAA TARA CONSTRUCTION-1.375 Dec

On 06-09-2022

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 89,10,000/-



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 07-09-2022

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

Presented for registration at 19:20 hrs on 07-09-2022, at the Private residence by Smt GANGA DEY .

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

Execution is admitted on 07/09/2022 by 1. Smt PURNIMA DEY, Wife of Late Prodosh Kumar Dey, 60/19A, Gouri Bari Lane,, P.O: Shyambazar, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 2. Shri SUBHASIS DEY, Son of Late Prodosh Kumar Dey, 60/19A, Gouri Bari Lane,, P.O: Shyambazar, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession S. 3. Smt MITALI SADHUKHAN, Wife of Shri Swapan Sadhukhan, 18/18B, Gouri Bari Lane,, P.O: Shyambazar, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife

Indetified by Shri SWAPAN SADHUKHAN, , , Son of Dinabandhu Sadhukhan, 60/18/B, Gouri Bari Lane,, P.O: Shyambazar, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Other

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

Execution is admitted on 07-09-2022 by Smt GANGA DEY, Sole Proprietor, MAA TARA CONSTRUCTION, 3, P. Neogi Lane,, City:- Not Specified, P.O:- Sahityaparisad, P.S:-Maniktala, District:-Kolkata, West Bengal, India; PIN 700004

Indetified by Shri SWAPAN SADHUKHAN, , , Son of Dinabandhu Sadhukhan, 60/18/B, Gouri Bari Lane,, P.O: Shyambazar, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Other



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 10-09-2022

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 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,021/- (B = Rs 4,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 2-4/08/2022 4:03PM with Govt. Ref. No: 192022230105361781 on 24-08-2022, Amount Rs: 4,021/-, E = Rs 21/-, State Bank of India (SBIN0000001), Ref. No. IK0BVXUGQ4 on 24-08-2022, Head of Account 0030-03-104-001-

ent of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs
y online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 116101, Amount: Rs.100/-, Date of Purchase: 06/06/2022, Vendor name:
CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt.

Online on 24/08/2022 4:03PM with Govt. Ref. No: 192022230105361781 on 24-08-2022, Amount Rs: 9,921/-

State Bank of India (SBIN0000001), Ref. No. IK0BVXUGQ4 on 24-08-2022, Head of Account 0030-02-103-003

fmj

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSUR

OFFICE OF THE A.R.A. - II KOLKA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 380170 to 380202
being No 190210687 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.09.16 13:14:20 -07:00
Reason: Digital Signing of Deed.

Satyajit Biswas

(Satyajit Biswas) 2022/09/16 01:14:20 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)