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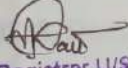


पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document.


Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

05 APR 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on
this **5th day of April, 2022 (Two Thousand
Twenty Two) A.D.**

[Page 1 of 41]

তারিখ: 05/04/22

নম্বর: 571

ক্রয়কার নাম:

Hrishikesh Borik

ঠিকানা:

5009 Madhyangra

মূল্য :-

5009

ডেডার :-

Dh

16 MAR 2022

হাটকা এ.ডি.এস. অফিস

জেনারেল - উঃ ২৪ পরগনা

সিডি নং :-

মোট স্ট্যাম্প খরিস :-

200000

ট্রেজারী বাসাতে

ডেডার :- শ্রী সুদীপ ঘোষ

Ver:for- Sudip Ghosh



Dh

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

05 APR 2022

BETWEEN

(1) SRI BISWANATH GANGULY (PAN-ATXPG5751C), son of Late Santidhar Ganguly and Late Sabita Rani Ganguly, residing at 2nd Colony, P.O. – Ganganagar, P.S. – Airport, Kolkata – 700132, District – North 24 Parganas,

(2) SRI TANMOY GANGULY (PAN-CLHPG0667B), son of Late Santidhar Ganguly and Late Sabita Rani Ganguly, residing at Kazipara Iraboti Pally, P.O. & P.S. – Barasat, Kolkata – 700124, District – North 24 Parganas,

(3) SRI AMAR GANGULY (PAN-BCWPG7050D), son of Late Santidhar Ganguly and Late Sabita Rani Ganguly, residing at Ganganagar 2 No. Colony, P.O. – Ganganagar, P.S. – Airport, Kolkata – 700132, District – North 24 Parganas,

(4) SRI SAMAR KUMAR GANGULY (PAN-AEGPG3448G), son of Late Santidhar Ganguly and Late Sabita Rani Ganguly, residing at Near Shiv Mandir, Dr. C. G. Road, Room No. 3/25, Ramtekdi, Chembur Camp, FCI S.O., Mumbai, Maharashtra, Pin-400074, presently residing at 2 No. Colony, P.O. – Ganganagar, P.S. – Airport, Kolkata – 700132, District – North 24 Parganas,

(5) SMT. KAMINI GHOSAL (GANGULY) (PAN-BEOPG0565F), daughter of Late Santidhar Ganguly and Late Sabita Rani Ganguly,

...e of Late Somenath Ghosal, residing at Pandit Quarters Type, 1/52
...adanga Main Road, P.O. & P.S. – Ultadanga, Kolkata – 700067,
...istrict – Kolkata, all are by nationality – Indian, by religion – Hindu,
...occupation – Nos. 1 & 4 Service, Nos. 2 & 3 Business, No. 5
...ouse-wife, hereinafter referred to as the **Landowner**, (which term
...expression shall unless, otherwise excluded by or repugnant to the
...ontext or subject be deemed to mean and include her respective
...eirs, executors, administrators, legal representatives, assigns and/or
...ominees) of the **FIRST PART**.

A N D

BANIK CONSTRUCTION & SUPPLIERS” (PAN –
...EAPB7429Q), a Proprietorship Firm, having its registered office at
...anganagar Old Jessore Road, P.O. – Ganganagar, P.S. – Airport,
...olkata – 700132, District – North 24 Parganas, represented by its
...roprietor, **SRI HRISHIKESH BANIK**, (PAN – AEAPB7429Q),
...ion of Late Dr. Surendra Nath Banik, by nationality – Indian, by
...eligion – Hindu, by occupation – Business, residing at Ramohon
...estate, Madhyamgram, P.O. & P.S. – Madhyamgram, Kolkata –
...00129, District – North 24 Parganas, hereinafter referred as
...DEVELOPER (which expression shall unless excluded by or
...epugnant to the context be deemed to mean and include its present

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proprietor, respective executors, administrator, representative and assigns) of the **SECOND PART**.

WHEREAS the mother of the Land Owners herein namely Sabita Rani Ganguly (now deceased) during her lifetime purchased a piece and parcel of land measuring an area of 13 Decimals more or less out of 91 Decimals lying and situated at Mouza - Ganganagar, XL. No. 49, Re.Su. No. 1, Touzi No. 568, now 146, comprised in R.S. Dag No. 368 under R.S. Khatian No. 72, P.S. Barasat, now Airport, ADSRO Bidhannagar (Salt Lake City), District - North 24-Parganas and within the local limits of Madhyamgram Municipality, by virtue of a Deed of Sale being No. 9545, dated 25.11.1957, duly registered in the office of the Sub-Registrar at Barasat, executed and registered by the then Vendor Sadhan Chandra Ghosh (son of Late Panchanan Ghosh) of Ganganagar and the said Deed was copied in Book No. I, Volume No. 89, pages from 290 to 291 being No. 9545 for the year 1957.

AND WHEREAS said Sabita Rani Ganguly further purchased a piece and parcel of land measuring an area of 20 Decimals more or less out of which land area 06 Decimals comprised in R.S. Dag No. 370, land area 06 Decimals comprised in R.S. Dag No. 371 under R.S. Khatian No. 109 and land area 08 Decimals comprised in R.S.

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Dag No. 369 under R.S. Khatian No. 72, lying and situates at Mouza - Ganganagar, J.L. No. 49, Re.Su. No. 1, Touzi No. 1562 & 568, now 146, P.S. Barasat, now Airport, ADSRO Bidhannagar (Salt Lake City), District - North 24-Parganas and within the local limits of Madhyamgram Municipality, by virtue of a Deed of Sale being No. 985, dated 17.04.1961, duly registered in the office of the District Registrar at North 24-Parganas, executed and registered by the then Vendor Nripendra Nath Basu of 8 No. Mohini Mohan Road, Bhabanipur, Kolkata and the said Deed was copied in Book No. I, Volume No. 75, pages from 98 to 102 being No. 985 for the year 1961.

AND WHEREAS thus by way of above mentioned two separate Deed of Sale said Sabita Rani Ganguly became the sole and absolute owner of 33 Decimals of land and recorded her name in the L.R. Settlement Record vide L.R. Khatian No. 268, R.S. & L.R. Dag Nos. 368, 369, 370, 371 of Mouza - Ganganagar and had been seized and well possessed on the same without interruption of others.

AND WHEREAS subsequently said Sabita Rani Ganguly died intestate on 7.5.1993 leaving behind her four sons and one daughter, the Land Owner Nos. 1 to 5 herein as her legal heirs and survivors and as per provision of Dayabhaga Law, the Land Owners herein inherited the property left by their mother.

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AND WHEREAS thus the Land Owners herein become the joint owners of the aforesaid 33 Decimals of land by way of inheritance from their mother and they recorded their names in the B.L. & L.R.O in the following manner:-

- 1) The Land Owner No. 1 Sri Biswanath Ganguly in L.R. Khatian No. 944, R.S. & L.R. Dag Nos. 368, 369, 370, 371 of Mouza - Ganganagar, land area 6.60 Decimals more or less.
- 2) The Land Owner No. 2 Sri Tanmoy Ganguly in L.R. Khatian No. 941, R.S. & L.R. Dag Nos. 368, 369, 370, 371 of Mouza - Ganganagar, land area ET.60 Decimals more or less.
- 3) The Land Owner No. 3 Sri Amar Ganguly in L.R. Khatian No. 943, R.S. & L.R. Dag Nos. 368, 369, 370, 371 of Mouza - Ganganagar, land area 6.60 Decimals more or less.
- 4) The Land Owner No. 4 Sri Samar Ganguly in L.R. Khatian No. 940, R.S. & L.R. Dag Nos. 368, 369, 370, 371 of Mouza - Ganganagar, land area 6.60 Decimals more or less.
- 5) The Land Owner No. 5 Smt. Kamini Ganguly in L.R. Khatian No. 942, R.S. & L.R. Dag Nos. 368, 369, 370, 371 of Mouza - Ganganagar, land area 6.60 Decimals more or less.

AND WHEREAS the Land Owners herein also mutated their names in the office of the Madhyamgram Municipality under Ward

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No. 26, Holding No. 80, Premises at 2 No. Colony, P.S. Madhyamgram, District - North 24-Parganas.

AND WHEREAS the above named **Owners** are the sole and absolute owner of **ALL THAT** the piece or parcel of Revenue Paying **Bastu Land** measuring an area of **33 (Thirty Three) Decimals or 20 (Twenty) Cottahs** more or less equivalent to 1 Bigha more or less lying and situates at **MOUZA – GANGANAGAR**, J.L. No. – 49, Re.Su. No. – 1, Touzi No. – 146, Pargana – Anowarpur, the details of which is given as follows :

MOUZA – GANGANAGAR

R.S. & L.R. Dag No.	R.S. Khatian No.	L.R. Khatian No.	Area
368	72	944	2.60 Dec.
369	72	944	1.60 Dec.
370	109	944	1.20 Dec.
371	109	944	1.20 Dec.
368	72	941	2.60 Dec.
369	72	941	1.60 Dec.
370	109	941	1.20 Dec.
371	109	941	1.20 Dec.
368	72	943	2.60 Dec.

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R.S. & L.R. Dag No.	R.S. Khatian No.	L.R. Khatian No.	Area
369	72	943	1.60 Dec.
370	109	943	1.20 Dec.
371	109	943	1.20 Dec.
368	72	940	2.60 Dec.
369	72	940	1.60 Dec.
370	109	940	1.20 Dec.
371	109	940	1.20 Dec.
368	72	942	2.60 Dec.
369	72	942	1.60 Dec.
370	109	942	1.20 Dec.
371	109	942	1.20 Dec.

Total land **33 (Thirty Three) Decimals or 20 (Twenty) Cottahs** more or less, within the local limits of **North Dum Dum Municipality, Ward No. – 26, Holding No. – 80, at Premises 2 No. Colony, Ganganagar** in P.S. – Barasat, now Airport, A.D.S.R.O. – Barasat now Bidhannagar (Salt Lake City), District – North 24-Parganas.

AND WHEREAS the **Landowners, Sri Biswanath Ganguly, Sri Tanmoy Ganguly, Sri Amar Ganguly, Sri Samar**

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Kumar Ganguly and Smt. Kamini Ghosal (Ganguly) declare that they have good marketable title over the said property and the said property, which is free from all sorts of encumbrances, attachments, interferences and disturbances from any other person or persons whatsoever.

AND WHEREAS the **Landowners** have decided to develop the said property over the piece and parcel of land measuring about **33 (Thirty Three) Decimals or 20 (Twenty) Cottahs** be the same little more or less by raising construction of a Multi-storied building upon the said property but due to their personal difficulties, she has decided to depute Developer for getting development of the said property and the Developer herein coming to know the intention of the Owner, the Developer made necessary searches before concerned authority in respect of the said property and after their satisfaction the Developer has approached before the Owner to allow them to carry on the works at "AS IS WHERE IS" basis of the said property and the Owners have agreed with the above proposal.

AND WHEREAS the **Landowners** have approached the Developer to undertake the Development of the aforesaid land, to which the Developer has agreed on the certain terms and conditions.

AND WHEREAS the Developer shall have borne all expenses for the Development work of the proposed multi-storied building.

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AND WHEREAS the Developer will bear the expenses of mutation in the Municipality & B.L.&L.R.O. and the amount shall be paid by the Developer.

AND WHEREAS the **Landowners** shall have the liberty to forfeit the earnest money and shall claim for further demurrage if the Developer fail to complete the said proposed Multi-storied building **within 30 (thirty) months** from the date of sanction of proposed Multi-storied building plan by the **North Dum Dum Municipality**.

AND WHEREAS the Developer shall apply for obtaining sanction plan and necessary permission in respect of Schedule Property for the said construction work before the competent authority immediately after the execution of this Agreement.

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

ARTICLE-I DEFINATIONS :-

- OWNERS** : shall means (1) **SRI BISWANATH GANGULY** (PAN-ATXPG5751C), son of Late Santidhar Ganguly and Late Sabita Rani Ganguly, residing at 2nd Colony, P.O. – Ganganagar, P.S. – Airport, Kolkata – 700132, District – North 24 Parganas, (2) **SRI TANMOY GANGULY** (PAN-CLHPG0667B), son of Late

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Santidhar Ganguly and Late Sabita Rani Ganguly, residing at Kazipara Iraboti Pally, P.O. & P.S. – Barasat, Kolkata – 700124, District – North 24 Parganas, **(3) SRI AMAR GANGULY** (PAN-BCWPG7050D), son of Late Santidhar Ganguly and Late Sabita Rani Ganguly, residing at Ganganagar 2 No. Colony, P.O. – Ganganagar, P.S. – Airport, Kolkata – 700132, District – North 24 Parganas, **(4) SRI SAMAR KUMAR GANGULY** (PAN-AEGPG3448G), son of Late Santidhar Ganguly and Late Sabita Rani Ganguly, residing at Near Shiv Mandir, Dr. C. G. Road, Room No. 3/25, Ramtekdi, Chembur Camp, FCI S.O., Mumbai, Maharashtra, Pin-400074, presently residing at 2 No. Colony, P.O. – Ganganagar, P.S. – Airport, Kolkata – 700132, District – North 24 Parganas and **(5) SMT. KAMINI GHOSAL (GANGULY)** (PAN-BEOPG0565F), daughter of Late Santidhar Ganguly and Late Sabita Rani Ganguly, wife of Late Somenath Ghosal, residing at Pandit Quaters Type, 1/52 Ultadanga Main Road, P.O. & P.S. – Ultadanga, Kolkata – 700067, District – Kolkata, all are by nationality – Indian, by religion – Hindu, by occupation – Nos. 1 & 4 Service, Nos. 2 & 3 Business, No. 5

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House-wife Landlords/First Part herein and their heirs, legal representative, executors, administrators and assigns.

2. **DEVELOPER** : shall mean **“BANIK CONSTRUCTION”** (PAN - AEAPB7429Q), a Proprietorship Firm, having its registered office at Ganganagar Old Jessore Road, P.O. - Ganganagar, P.S. - Airport, Kolkata - 700132, District - North 24 Parganas, represented by its Proprietor, **SRI HRISHIKESH BANIK**, (PAN - AEAPB7429Q), Son of Late Dr. Surendra Nath Banik, by nationality - Indian, by religion - Hindu, by occupation - Business, residing at Ramohon Estate, Madhyamgram, P.O. & P.S. - Madhyamgram, Kolkata - 700129, District - North 24 Parganas, West Bengal, and its successor or successes and assigns.
3. **PREMISES** : shall mean **ALL THAT** the piece or parcel of Revenue Paying **Bastu Land** measuring an area of **33 (Thirty Three) Decimals or 20 (Twenty) Cottahs** more or less equivalent to 1 Bigha more or less lying and situates at **MOUZA - GANGANAGAR**, J.L. No. - 49, Re.Su. No. - 1,

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Touzi No. – 146, Pargana – Anowarpur, the details of which is given as follows :

MOUZA – GANGANAGAR

R.S. & L.R. Dag No.	R.S. Khatian No.	L.R. Khatian No.	Area
368	72	944	2.60 Dec.
369	72	944	1.60 Dec.
370	109	944	1.20 Dec.
371	109	944	1.20 Dec.
368	72	941	2.60 Dec.
369	72	941	1.60 Dec.
370	109	941	1.20 Dec.
371	109	941	1.20 Dec.
368	72	943	2.60 Dec.
369	72	943	1.60 Dec.
370	109	943	1.20 Dec.
371	109	943	1.20 Dec.
368	72	940	2.60 Dec.
369	72	940	1.60 Dec.
370	109	940	1.20 Dec.
371	109	940	1.20 Dec.
368	72	942	2.60 Dec.
369	72	942	1.60 Dec.
370	109	942	1.20 Dec.
371	109	942	1.20 Dec.

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Total land **33 (Thirty Three) Decimals or 20 (Twenty) Cottahs** more or less, within the local limits of **North Dum Dum Municipality, Ward No. – 26, Holding No. – 80**, at **Premises 2 No. Colony, Ganganagar** in P.S. – Barasat, now Airport, A.D.S.R.O. – Barasat now Bidhannagar (Salt Lake City), District – North 24-Parganas.

4. **BUILDING** : shall mean the **multi-storied building** to be constructed at the said premises in accordance with plan to be sanctioned by the appropriate authorities.
5. **COMMON FACILITIES AND AMENITIES** : shall mean corridors, stairways, passage ways, provided by the Developer, pump room, tube well, overhead tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment maintenance and/or management of the building.
6. **SALEABLE** : space shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required.
7. **OWNER'S ALLOCATION** : the **Landowners** shall be entitled to get **36% constructed area** out of the proposed G+4 Storied Building as per sanctioned building plan of the

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North Dum Dum Municipality togetherwith undivided proportionate share of land and all other common facilities of the said proposed building for consideration of causing construction over the said land.

Out of the said 36% share the Land Owners are entitled to get **four (4) number of 3BHK Flats** out of which **2 (two) numbers of 3BHK Flat on the First Floor, Front side in Block-"A", each containing an area of 1000 sq. ft. Super Built-up Area** more or less and **one Shop Room on the Ground Floor measuring covered area 100 sq. ft.** more or less in **Block-"A"** and **1 (one) 3BHK Flat on the First Floor, Front side in Block-"B",** containing an area of **1000 sq. ft. Super Built-up Area** more or less and **1 (one) 3BHK Flat on the First Floor, Front side in Block-"C",** containing an area of **1000 sq. ft. Super Built-up Area** more or less.

Except the above mentioned four flats the Developer will also pay a sum of **Rs. 40,00,000.00 (Rupees Forty lakh)** only to the Land Owners/Vendors and out of which Rs. 6,00,000.00 (Rupees Six Lakh) only will be paid by the Developer to the Vendors/ Land Owners at the time of execution of this Development Agreement and the balance

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amount of Rs. 34,00,000.00 (Rupees Thirty Four Lakh) only will be paid by the Developer to the Land Owners after obtaining sanction building plan.

After delivery of said four (4) flats and one Shop Room, the remaining constructed area out of the said 36% share of Owners' Allocation will be adjusted with said amount of Rs. 40,00,000.00 (Rupees Forty lakh) only @ Rs. 1775/- per sq. ft.

After delivery of four flats and one Shop Room and after adjustment of constructed area with 36% share Owners' Allocation with Rs. 40,00,000.00 (Rupees Forty lakh) only, if any remaining area out of said 36% share of Owners' Allocation is to be rest, the excess area will be delivered by the Developer to the Land Owners at the rate of Rs. 2000/- per sq. ft.

The Developer will also pay Rs. 5,000/- x 2 = Rs. 10,000.00 (Rupees Ten thousand) only per month to the Vendor/Land Owner Nos. 3 & 4 for their residential accommodation from the date of delivery of Scheduled Property in favour of the Developer for proposed construction, till such time the Developer handover the Owners' Allocation in favour of the Land Owners. The Developer is also agreed that the gross monthly rent for the first six (6) months of Rs. 60,000.00

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(Rupees Sixty thousand) only will be paid by the Developer to the Land Owners at a time i.e. at the time of payment of first monthly rent.

8. **DEVELOPER'S ALLOCATION** : shall mean that after delivery of Owners' allocation the remaining **64% constructed area** out of the proposed G+4 Storied Building as per sanctioned building plan of the North Dum Dum Municipality together with undivided proportionate share of land and all other common facilities of the said proposed building for consideration of causing construction over the said land will be the sole property of the Developer and the Developer shall be entitled and empowered to transfer its allocation by sale, lease or mortgages, agreement as per transfer of property Act and in this regard the owners will execute and register a Development Power of Attorney in favour of the Developer.
9. **ARCHITECT** : shall mean the person or persons who may be appointed by the Developer for designing and planning of the building with the approval of the Owner.
10. **BUILDING PLAN** : Shall mean the plan to be sanctioned by the appropriate authorities with such alteration or modifications as may be made by the Developer with the approval of the Owner from time to time.

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11. **TRANSFeree** : shall mean the person, firm, limited company association or persons to whom any space in the building has been transferred.
12. **WORD IMPARTING** : Singular shall include plural vice-versa.
13. **WORD IMPARTING** : masculine gender shall include feminine and neuter genders likewise words imparting feminine genders shall include masculine and neuter gender and similarly words imparting neuter gender shall include masculine and feminine genders.

ARTICLES-II : COMMENCEMENT

This agreement shall be deemed to have commenced on and with effect from 29th day of March, 2022.

ARTICLES-III : OWNER'S REPRESENTATIONS

1. The Owner are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, attachment and liens whatsoever.
2. The said premises are not vested under the Urban Land (Ceiling and Regulation) Act, 1976.
3. The Owners have not entered into any Agreement or contract with any person or persons or Developer except the present Developer.

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ARTICLES-IV : DEVELOPER'S RIGHT

1. The Owners hereby grants subject to what has been hereinafter provided the exclusive right to the Developer to build, construct, erect and complete the said building comprising the various sizes of flats in order to sale the said flats to the member of the public for their residential purpose by entering into agreements for sale and/or transfer and/or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the Developer.
2. The Developer shall be entitled to prepare modify or alter the plan and to submit the same to the appropriate authorities in the name of the Owners at its Own costs and Developer shall pay and bear all expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities if required for construction of the building at the said premises provided however that Developer shall be exclusively entitled to all refunds of any or all payments and/or deposits paid by the developer.
3. Nothing in these presents shall be construct as a demise or assignment or transfer by the Owners of the said premises or any part thereof to the Developer or as creating any right, title

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or interest in respect thereof in favour of the Developer other than an exclusive license to the Developer to sale the flats of the said premises in terms thereof and to deal with the developer's allocation in building to be constructed thereon in the manner and subject to the terms hereafter stated.

ARTICLES-V : APPARENT CONSIDERATION

1. In consideration of the owners having agreed to permit the Developer to sale the flats of the said premises and construct, erect and complete the building at the said premises the Developer agrees :~
 - a) At their own costs shall obtain all necessary permission and/or approvals and/or consent.
 - b) Developer shall bear all taxes / khazna from the date of execution of Development Agreement.
 - c) In respect of the construction of the building to pay costs of supervision of the development and construction of the owner's allocation in the building at the said premises.
 - d) To bears all costs charges and expenses for construction of the building at the said premises.
 - e) Allocate the owner's allocation in the said building to be constructed at free of costs at the said premises within 30 (thirty) months from the date of sanction of building plan.

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The aforesaid shall constitute the apparent consideration for grant of exclusive right for development for the premises.

ARTICLE-VI : OWNERS ALLOCATION

1. Owners Allocation: the owners shall entitled to get **4 residential Flat and 1 Shop**, as mentioned in Clause 1 of Article - 1 as per sanctioned Plan, fully constructed completed and finished in all respect with the undivided proportionate right, title, interest, in the building, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building.
2. The Developer shall also construct, erect, and complete at its own costs the entire common facilities and amenities for the building.
3. The Developer shall have no right, title and interest whatsoever in the Owner's allocation and undivided proportionate share thereof in the land in common facilities and amenities, which shall solely and exclusively belong and continue to belong to Owners.
4. The Developer shall have no right or claim for payment or reimbursement of any costs, expense or charges incurred towards construction of Owners' Allocation and of the undivided proportionate share in common facilities and amenities.

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5. While allocating allocation of the Owner's if any area is allocated extra to the Owner, the Owners shall pay such consideration to the Developer as per the market value prevailing at the time for the extra area. Similarly if any area is less allocated, the Developer shall pay such consideration to the Owners as per the market value if that area prevailing at that time.

ARTICLES-VII : DEVELOPER'S ALLOCATION

In consideration of the above the Developer shall be entitled to the Developer's Allocation of the saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after providing for Owner's Allocation and the Developer shall be entitled to enter into agreement for sale and transfer its own name with any transferees for their residential purpose or any person as it necessary and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the owners and this agreement by itself shall be

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treated as consent by the owners, provided however the Developer will not be entitled to delivery possession of Developer's allocation to any transferees until the Developer shall make over possession of the owners allocation to the owners and comply with all other obligation of the Developer to the owners under this agreement.

ARTICLES-VIII : PROCEDURE

OWNERS shall grant to the Registered Developer a General Power of Attorney as may be required for the purpose of obtaining the sanctions from different authorities in connection with the construction of the building and also for the pursuing and following up the matter with appropriate authority or authorities and to sell the Developer's allocation

ARTICLES-IX : CONSTRUCTION

The Developer shall be solely and exclusively responsible for Construction of the said building.

The Developer shall commence construction of the said building within a maximum period of **36 (thirty six) months** from the date of execution of these presents and shall complete the

[Page 23 of 41]

construction of the said Building complete in all respect and the specification morefully described in the Second Schedule hereunder written in a fully habitable condition within a maximum of period of **36 (thirty six) months** from the date of obtaining entirely vacant and peaceful possession of the said premises from the Owners free from all encumbrances, charges and lien whatsoever or the from the date sanctioned Plan whichever is later.

In the event the Developer fails to commence construction or complete construction of the said Building within the period mentioned hereinbefore the Owners shall rescind and/or cancel the Agreement and shall appoint a new Developer and shall return the amount spent by the Developer till that date without any interest accrued thereon.

ARTICLES-X : SPACE ALLOCATION

1. After completion of the building the owners shall be entitled to obtained physical possession of the Owner's allocation and balance constructed area and other portions of the said building shall belong to the Developer.

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2. Subject as aforesaid and subject to Owner's Allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space shall exclusively belong to the Developer contained herein.
3. The Owners shall be entitled to transfer or otherwise deal with the Owner's Allocation in the building without any claim whatsoever of the developer.
4. The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to obtain transfer from Owners and to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the owners and Owners shall not in any way to interfere with or disturbed the quiet and peaceful possession of the developer's allocation.

ARTICLES-XI : BUILDING

1. The Developer shall at their own cost construct, erect and complete the building and common facilities and amenities at

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the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time. Such construction of the building shall completed entirely by the Developer **within 36 (thirty six) months** from the date of obtaining sanction plan.

2. Subject as aforesaid the decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto.
3. The Developer shall erect in the building at its own costs as per as per specification and drawings provided by the architect, pump, tube well water storage tanks, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be provided as residential building self-contained apartment and constructed spaces for sale and/or residential flats and/or constructed space therein on ownership basis.

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4. The Developer shall be authorized in the name of the owners in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the owners for the construction of the building and to similarly apply for the obtained temporary and permanent connection of water electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of enjoyment of the building for which purpose the owners shall execute in favour of the Developer a General power of attorney and other authorities as shall be required by the developer.
5. The Developer shall at its own cost and expenses and without creating any financial or other liability on the owners construct and complete the building and various units and/or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be made by the Developer.

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6. All costs, charges and expenses including architects fees shall be paid discharged and borne by the Developer and the owners shall have no liability in this context.
7. The Developer shall provide at its own cost of electricity wiring, water, pipeline, sewerage connection in portion of the owner's allocation.
8. The Developer shall obtained 'Completion Certificate' from the North Dum Dum Municipality at its own cost and the owners will co-operate with the Developer in that regards.

ARTICLES-XII : COMMON FACILITIES

1. The Developer shall pay and bear the property taxes and other dues and outgoings in respect of the owner's allocation of the said building till the Owner's allocation is delivered to the Owners and thereafter the Owners shall pay the above mentioned taxes etc. for their allocation.
2. As soon as the building is completed and the electricity wiring sewerage line and water pipe lines are ready up to the portion

[Page 28 of 41]

of the Owner's Allocation, the Developer shall give written notice to the Owners requesting to take possession of the owners allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and certificate of the architect herein produced to this effect then after 30 (thirty) days from the date of service of such notice and at all times thereafter the Owners shall be responsible for payment of all Municipal and property taxes, dues duties and other public outgoing of and impositions whatsoever the (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owners allocation, the said rates to be apportioned prorata with reference to the saleable space in the building if they are levies on the building as a whole.

3. The Owners and the Developer shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually

[Page 29 of 41]

agreed upon the owners and Developer and both the parties shall kept each other indemnified against all claims actions demand, costs, charges and expenses and proceedings whatsoever directly and indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the owners or the Developer in this behalf.

4. As and from the date of service of notice of possession, the Owners and the Developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both Owner's and Developer's Allocation and the said charge include proportionate share of premises for insurance of the building, water, fire and scavenging charges, taxes, light, sanitation and maintenance operation, repair and renewal charges for bill collection, renovation, replacement and expenses for building and mechanical installations, application and equipments, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.

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ARTICLE-XIII : LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer as constituted attorney of the Owners to defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owners shall be borne and paid by the Developer specific may be required to be done by the Developer and for which the Developer may need the authority of the Owner's applications and other documents may be required to be signed to be signed made by the owner's relating to which specific provisions may not have been mentioned herein. The owners hereby undertake to do all such acts, deed, matters, and other things that may be reasonably required to be done in the matter and the owners shall execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the owners also undertake to sign and execute all such additional

[Page 31 of 41]

appliance and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the owners and/or go against the spirit of this agreement.

2. Any notice required to be given by the Developer shall without prejudice to any other mode of service available demand to have been served on the Owners if delivered by hand and duly acknowledgement due to the residence of the Owners shall likewise be deemed to have been served on the Developer if delivered by hand or send by pre-paid register post to the registered office of the developer.
3. Both the Developer and the Owners shall frame a Scheme for the management and administration of the said building or buildings and/or common parts thereof the owners hereof the owners hereby agree to abide by all the rules and regulations and as such management society /association/holdings organization do hereby give their consent to abide by the same.

[Page 32 of 41]

4. The name of the building shall be "**S.S. APARTMENT**".
5. Nothing in these present shall be construed as a demises or assignment or conveyance in the law by the owners of the premises or any part thereof to the Developer or as creating any right, title, or interest in respect thereof other than an exclusive license to Developer to commercially exploit the same in the terms thereof provided however the purchaser's of the Developer's allocation shall be entitled to borrow money or take Home Loans from any bank without against mortgaging their own flats creating any financial liability of the Owners or affecting their estate and interest in the premises and it is being expressly agreed and understood that in no event the owners or any of their estate shall be responsible and/or made liable for payment of any dues of such banks and for that purpose, the Developer shall keep the Owners indemnity against all actions suits proceedings and costs, charges and expenses in respect thereof.

[Page 33 of 41]

6. As and from date of completion of the building the Developer and/or its transferees and the Owners and/or their transferees shall be liable to pay and bear proportionate charges on account of ground rent and wealth taxes payable in respect of their spaces.
7. The parties herein shall execute a Supplementary Agreement after sanction of the Building Plan demarcating the Owner's and Developer's Allocation to be clearly demarcated in the Sanctioned Plan in **RED** and **BLUE** colour respectively.

ARTICLE-XIV : FORCE MAJURE

1. The Developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

[Page 34 of 41]

2. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other or further commotion belong to the reasonable control of the developer.

ARTICLE-XV : ARBITRATION

1. If at any time and dispute shall between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitration, or Civil Court, in case the parties agree to otherwise to two arbitrators one to be appointed by each of the parties in dispute and the same be deemed to be referred within the meaning of the Arbitration Act, 1996 or any statutory modifications there under in force.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of Revenue Paying **Bastu Land** measuring an area of **33 (Thirty Three) Decimals or 20 (Twenty) Cottahs** more or less equivalent to 1 Bigha more or less lying and

[Page 35 of 41]

situates at **MOUZA – GANGANAGAR**, J.L. No. – 49, Re.Su. No. – 1, Touzi No. – 146, Pargana – Anowarpur, the details of which is given as follows :

MOUZA – GANGANAGAR

R.S. & L.R. Dag No.	R.S. Khatian No.	L.R. Khatian No.	Area
368	72	944	2.60 Dec.
369	72	944	1.60 Dec.
370	109	944	1.20 Dec.
371	109	944	1.20 Dec.
368	72	941	2.60 Dec.
369	72	941	1.60 Dec.
370	109	941	1.20 Dec.
371	109	941	1.20 Dec.
368	72	943	2.60 Dec.
369	72	943	1.60 Dec.
370	109	943	1.20 Dec.
371	109	943	1.20 Dec.
368	72	940	2.60 Dec.
369	72	940	1.60 Dec.
370	109	940	1.20 Dec.
371	109	940	1.20 Dec.
368	72	942	2.60 Dec.
369	72	942	1.60 Dec.
370	109	942	1.20 Dec.
371	109	942	1.20 Dec.

Total land **33 (Thirty Three) Decimals or 20 (Twenty) Cottahs** more or less, within the local limits of **North Dum Dum Municipality, Ward No. – 26, Holding No. – 80**, at **Premises 2 No. Colony, Ganganagar** in P.S. – Barasat, now Airport, A.D.S.R.O. – Barasat now Bidhannagar (Salt Lake City), District – North 24-Parganas., together with all easement right appertaining thereto shown in the annexed site Plan be Red Border Boundary Line is butted and bounded as under :

ON THE NORTH : 12' wide Municipal Road;
ON THE SOUTH : 25' wide Municipal Road;
ON THE EAST : House of Hrishikesh Banik;
ON THE WEST : House of Biswanath Oraon.

THE SECOND SCHEDULE ABOVE REFERRED TO
SPECIFICATION

BUILDING STRUCTURE :

R.C.C. Column, beam, roof, pillar, tie-bear as per structural design approved by the competent authority, outside brick wall 8", 5" & 3" thickness inside partition wall as per Engineer's choice.

FLOORING :

All flooring will be marble/tiles finish with 4" height dado skirting.

[Page 37 of 41]

TOILET DADO :

The Toilet dado upto 6ft height glazed tiles.

KITCHEN :

One table installed with black stone and back wall 4' ft height glazed tiles above cooking platform to protect the oil spot, one sink basin with tap.

TOILET :

In the toilet Indian type pan/commode will be installed.

WINDOWS :

All windows will be made of steel with glass fittings sliding

DOOR :

Door frame will be standard quality wood.

Main door will be wooden and other doors will be commercial flush door,

VERANDAH /BALCONY :

Parapet wall with 1' height grill.

PLUMBING :

Inside of the toilet pipe line will be concealed. Pipe line will be P.V.C./G.I. as suitable.

ELECTRICAL :

- i) Full concealed wiring in all flats,

[Page 38 of 41]

- ii) Two light point in bed room, one 5 amp plug point and one fan point,
- iii) Kitchen: One light point, one exhaust fan point, one extra point,
- iv) Toilet: One light point, one exhaust fan point , one geezer point (15 amp),
- v) Calling Bell: One calling bell point at the main entrance,
- vi) Dining: one fridge point and others lights and fans.

WATER SUPPLY :

Water supply round the clock is assured to which necessary sub marshal deep tube-well will be installed.

PAINTING :

Inside wall of the flat will be finished with Putty. Outside wall of the building will be finished with snowcem.

COMMON SERVICE AND UTILITIES AREA :

Septic tank, overhead water tank, electric meter space and tube- well at the ground floor common passage.

EXTRA WORK :

For extra works other than specified above the Purchasers shall pay extra amount for extra work to the Developer before commencing the extra work. The owners shall pay the charges including Security Deposit for bringing new electric meter for their allocation only and no outside worker/engineer /architect shall be allowed.

[Page 39 of 41]

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

SIGNED, SEALED & DELIVERED
at Barasat in the presence of

WITNESSES:

1. Subhajit Saha
2. Partha Ganguly
Gangaganagar.

1. Pradyot Sengupta
2. Anur Sengupta - (Pun may ganguly)
3. Anur Sengupta
4. Anur Sengupta - Ganguly
5. Kamnesh Chakrabarti (Ganguly)

Drafted by :

Fouad Khan
En.No- F/1224/2010
Advocate,
District Judges' Court
Barasat, North 24 Parganas

Signature of Landowners

BANIK CONSTRUCTION & SUPPLIERS
Hominir Das Banik
Proprietor

Signature of Developer

Composed by :-
Biplab Goswami
District Judges' Court,
Barasat, North 24 Parganas

[Page 40 of 41]

MEMO OF CONSIDERATION

Received a sum of **Rs. 6,00,000/- (Rupees Six Lakh)** only in the following manner:~

<u>Date</u>	<u>Mode</u>	<u>Amount</u>
29.03.2022	By Cheque No. – 054501 of Union Bank of India	1,00,000/-
29.03.2022	By Cheque No. – 054502 of Union Bank of India	1,00,000/-
29.03.2022	By Cheque No. – 054503 of Union Bank of India	1,00,000/-
29.03.2022	By Cheque No. – 054504 of Union Bank of India	1,00,000/-
29.03.2022	By Cash	2,00,000/-

Total Rs. 6,00,000/-

(Rupees Six Lakh only)

WITNESSES :

1. Subhojit Saha.
2. Partha Ganguly
Gangangari.
3. Anur Ganguly.
4. ~~Sanku~~ Samar Kir', Ganguly
5. Kamini Chakrabarti (Ganguly)

Signature of Landowners

[Page 41 of 41]

UNDER RULE 44A OF THE I.R. ACT 1908

1) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

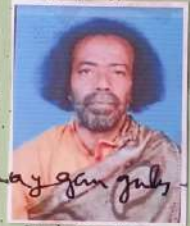
Amay Ganguly
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Tanmay Ganguly
Signature of the Presentant

3) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Subhajit
Signature of the Presentant

B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Samar Kumar Ganguly

ডান হাত

S.K. Ganguly (Samar Kumar Ganguly)
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Kamini Chobal Ganguly

ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Kamini Chobal (Ganguly)
Signature of the Presentant

(3) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Homi M. Desai

ডান হাত

Homi M. Desai
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



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

GRN Details

GRN: 192022230001715491
GRN Date: 05/04/2022 11:49:04
BRN : CBI050422871460
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: Central Bank of India
BRN Date: 05/04/2022 11:04:27
Payment Ref. No: 2000983841/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: BANIK CONSTRUCTION
Address: GANGANAGAR OLD JESSORE ROAD PS AIRPORT PIN 700132
Mobile: 6290414313
Depositor Status: Buyer/Claimants
Query No: 2000983841
Applicant's Name: Mr SK APTABUDDIN
Identification No: 2000983841/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000983841/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	35021
2	2000983841/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	6021
			Total	41042

IN WORDS: FORTY ONE THOUSAND FORTY TWO ONLY.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

CKW4222691

পরিচয় পত্র



Elector's Name Biswanath Ganguly

নির্বাচকের নাম বিহনাথ গাঙ্গুলী

Father's Name Santidhar Ganguly

পিতার নাম শান্তিধর গাঙ্গুলী

Sex M

লিঙ্গ পুং

Age as on 1.1.2006 43

১.১.২০০৬ এ বয়স ৪৩

B.N. Ganguly

Address:
GanganagarMadhyamgram, 16 Barasat North 24
Parganas 700132

ঠিকানা:
গঙ্গানগর মধ্যগ্রাম, ১৬-বারাসাত উত্তর ২৪ পরগণা ৭০০১৩২

Facsimile Signature
Electoral Registration Officer

নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 90-Barasat

বিধানসভা নির্বাচন ক্ষেত্র: ৯০-বারাসাত

District:Norin 24 Parganas জেলা: উত্তর ২৪ পরগণা

Date: 08.02.2006 তারিখ: ০৮.০২.২০০৬

368014



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/13/090/987853



নির্বাচকের নাম : তাময় গাঙ্গুলী

Elector's Name : Tanmoy Ganguly

পিতার নাম : শান্তিধর গাঙ্গুলী

Father's Name : Santidhar Ganguly

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ / Date of Birth : XX / XX / 1967

Tanmoy Ganguly

WB/13/090/987853

ঠিকানা:
গঙ্গানগর 1নং কলোনী মধ্যগ্রাম এয়ারপোর্ট উত্তর 24
পর্গনা 700132

Address:
GANGANAGAR 1NO KALONI
MADHYAMGRAM AIRPORT NORTH 24
PARGANAS 700132

Date: 06/03/2009
118-মধ্যগ্রাম নির্বাচন কেন্দ্রের নির্বাচক নিরঞ্জন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
118-Madhyamgram Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানাযে ভোটার লিষ্টে নাম
তোলা ও একই নামের নতুন লিষ্টে পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

118/121


ELECTION COMMISSION OF INDIA
 উত্তর বেঙ্গল নির্বাচন কমিশন

IDENTITY CARD WB/13/090/0987273
 পরিচয় পত্র




Elector's Name : GANGULY AMAR
 নির্বাচকের নাম : গাঙ্গুলী অমর
 Father/Mother : SANTIDHAR
 Husband's Name : SANTIDHAR
 পিতা/মাতা/স্বামীর নাম : সন্তিধর
 Sex : M
 লিঙ্গ : পুরুষ
 Age as on 1.1.1995 : 33
 ১.১.১৯৯৫-এ বয়স : ৩৩

Address PART NO. 330
 MADHYAMGRAM MUNICIPALITY
 NORTH 24 PARGANAS

ঠিকানা : পার্ট নং ৩৩০
 মধ্যগ্রাম পৌরসভা
 উত্তর ২৪ পরগনা


 Facsimile Signature
 Electoral Registration Officer
 নির্বাচক নির্বাচন আধিকারিক

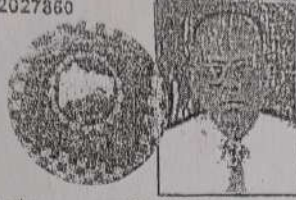
For 090-BARASAT Assembly Constituency
 ০৯০ বারসাত বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT
 স্থান : বারসাত
 Date : 01/02/95
 তারিখ : ০১/০২/৯৫



भारत निवडणूक आयोग
ऑलिखपत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XYP2027860



मतदारांचे नांव : एस.के. के. गांगुली

Elector's Name : S.k. Ganguli

चडिलांचे नांव : सतधर गांगुली

Father's Name : Salidhar Ganguli

लिंग / Sex : पुरूष / MALE

जन्म तारीख/Date of Birth : XXXX/1960

XYP2027860

पत्ता : झ-197, रामटेकडी झोपडपट्टी भाग - 1 नानक भद्रावानी उद्यान, जवळ आणि जवळील परिसर चाडवाळी रामटेकडी झोपडपट्टी भाग - 1 जिल्हा, मुंबई उपनगर(महाराष्ट्र)-400074

Address: Zo 197, Ramatekadi Zopadpatti Bhag 1 Nanak Bhozavani Udyan, & Surrounding Locality Vadavali Ramatekadi Zopadpatti Bhag 1 DISTT. Mumbai Suburban Dist. (M.H.)-400074

Date: 27/06/2019
1. चवथी विधानसभा मतदारसंघा करिता

मतदार नोंदणी अधिकारी
यश्विनी संतोषा शिबका
Facsimile Signature of the
Electoral Registration Officer
for 173 Chembur Constituency

मना बदलविण्याकरीता निवडणूक प्रसंगीच आपली नवीन मतदार संघातील
रामाविषय करणे. 1. चवथी विधानसभा मतदार संघाचे जाई प्रेषण करिता
कार्यालय (अपेक्षा) वर नवीन निवेदन
In case of change in address, mention this Card No. in
the relevant Form for including your name in the roll at
the changed address and to obtain the card with same
number. 173/153/666/087


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন


IDENTITY CARD WB/13/090/0987501
পরিচয় পত্র

Elector's Name : GHOSAL KAMINI
নির্বাচকের নাম : ঘোষাল কামিনি
Father/Mother/
Husband's Name : SOMNATH
পিতা/মাতা/স্বামীর নাম : সোমনাথ
Sex : F
লিঙ্গ : মহিলা
Age as on 1.1.1995 : 27
১.১.১৯৯৫-এ বয়স : ২৭

Address PART NO.: 330
MADHYAMGRAM MUNICIPALITY
NORTH 24 - PARGANAS

ঠিকানা : পার্ট নং: ৩৩০
মধ্যমগ্রাম পৌর পতা
উত্তর ২৪ পর্গানা


Facsimile Signature
Electoral Registration Officer
নির্বাচক-নিবন্ধন অধিকারিক

For 090-BARASAT Assembly Constituency
০৯০-বারাসাত বিধানসভা নির্বাচন ক্ষেত্র

Place : BARASAT
স্থান : বারাসাত
Date : 27/01/96
তারিখ : ২৭/০১/৯৬



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/13/090 / 987204

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name

Hrishikesh Banik

নির্বাচকের নাম

হরিশেক্ষ বনিক

Father's Name

Surendra

পিতার নাম

সুরেন্দ্র

Sex

M

লিঙ্গ

পুং

Age as on 1.1.2000

32

১.১.২০০০-এ বয়স

৩২

Address

Ganganagar (1No. Kaloni) 16 Barasat
North 24 - Parganas 743250

ঠিকানা

গঙ্গানগর (১নং কলোনী) ১৬ বারাসাত উত্তর ২৪
পরগণা ৭৪৩২৫০

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 90-Barasat

Assembly Constituency

৯০-বারাসাত

বিধানসভা নির্বাচন ক্ষেত্র

Place North 24 - Parganas

স্থান উত্তর ২৪-পরগণা

Date 06.09.2000

তারিখ ০৬.০৯.২০০০

330/0745

Hrishikesh Banik

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
YCW1679968



নির্বাচকের নাম : শুভজিৎ সাহা
Elector's Name : Subhajit Saha
পিতার নাম : সঞ্জীব সাহা
Father's Name : Sanjib Saha
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ
Date of Birth : 16/11/1996

YCW1679968

ঠিকানা:
২ নং কলোনি, গঙ্গানগর, মধ্যমগ্রাম, এয়ারপোর্ট, উত্তর ২৪
পারগনা- 700132

Address:
2NO. COLONY, GANGANAGAR,
MADHYAMGRAM, AIR PORT, NORTH 24
PARAGANAS-700132

Date: 28/12/2014

118-মধ্যমগ্রাম নির্বাচন কেন্দ্রে নির্বাচন নিয়ন্ত্রক
অতিরিক্তের সহকারে অনুষ্ঠিত
Facsimile Signature of the Electoral
Registration Officer for
118-Madhyamgram Constituency

নিয়ন্ত্রক পরিদপ্তরে যোগে মূল পরিচয় পত্রের নকল জমা দিতে হবে এবং এ নকল
স্বাক্ষর করলে মূল পরিচয়পত্র পুনরায় জারি করিয়ে দেয়া হবে এই
পরিচয়পত্রের নম্বরটি উল্লেখ করলে।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Major Information of the Deed

Deed No :	I-1502-01854/2022	Date of Registration	05/04/2022
Query No / Year	1502-2000983841/2022	Office where deed is registered	
Query Date	28/03/2022 5:38:01 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	SK APTABUDDIN Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 6290414313. 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 : 6,00,000/-]		
Set Forth value	Market Value		
Rs. 6,00,000/-	Rs. 2,18,06,995/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:46(g))	Rs. 6,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: Ganganagar, Mouza: Ganganagar, JI No. 49, Pin Code : 700132

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-368	RS-72	Bastu	Bastu	2.6 Dec	30,000/-	17,15,999/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	RS-369	RS-72	Bastu	Danga	1.6 Dec	30,000/-	10,56,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	RS-370	RS-109	Bastu	Danga	1.2 Dec	30,000/-	7,92,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L4	RS-371	RS-109	Bastu	Danga	1.2 Dec	30,000/-	7,92,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L5	RS-368	RS-72	Bastu	Bastu	2.6 Dec	30,000/-	17,15,999/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L6	RS-369	RS-72	Bastu	Danga	1.6 Dec	30,000/-	10,56,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,

L9	RS-370	RS-109	Bastu	Bastu	1.2 Dec	30,000/-	7,92,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L10	RS-371	RS-109	Bastu	Danga	1.2 Dec	30,000/-	7,92,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L9	RS-368	RS-72	Bastu	Bastu	2.6 Dec	30,000/-	17,15,999/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L10	RS-369	RS-72	Bastu	Danga	1.6 Dec	30,000/-	10,56,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L11	RS-370	RS-109	Bastu	Danga	1.2 Dec	30,000/-	7,92,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L12	RS-371	RS-109	Bastu	Danga	1.2 Dec	30,000/-	7,92,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L13	RS-368	RS-72	Bastu	Bastu	2.6 Dec	30,000/-	17,15,999/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L14	RS-369	RS-72	Bastu	Danga	1.6 Dec	30,000/-	10,56,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L15	RS-370	RS-109	Bastu	Danga	1.2 Dec	15,000/-	7,92,000/-	Width of Approach Road: 25 Ft.,
L16	RS-371	RS-109	Bastu	Danga	1.2 Dec	30,000/-	7,92,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L17	RS-368	RS-72	Bastu	Bastu	2.6 Dec	30,000/-	17,15,999/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L18	RS-369	RS-72	Bastu	Danga	1.6 Dec	30,000/-	10,56,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L19	RS-370	RS-109	Bastu	Danga	1.2 Dec	30,000/-	7,92,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L20	RS-371	RS-109	Bastu	Danga	1.2 Dec	30,000/-	7,92,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
TOTAL :					33Dec	5,85,000 /-	217,79,995 /-	
Grand Total :					33Dec	5,85,000 /-	217,79,995 /-	

07/04/2022 Query No: 15022000963641 / 2022 Deed No: 1 - 150201654 / 2022, Document is digitally signed.
 Para 55 of RR

vivo V21, Subhajit
 Jul 20, 2023, 11:58



Structure Details :

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20	100 Sq Ft.	15,000/-	27,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	100 sq ft	15,000 /-	27,000 /-	
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Lord Details :

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
Biswanath Ganguly (Presentant) Son of Late Santi Dhar Ganguly Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022 , Place : Office			
2 No Colony, City:- , P.O:- Gangaganagar, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700132, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: abxxxxx1c, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022 , Place : Office			
Name	Photo	Finger Print	Signature
Tanmoy Ganguly Son of Late Santidhar Ganguly Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022 , Place : Office			

07/04/2022 Query No.-15022000983841 / 2022 Deed No.1 - 150201854 / 2022. Document is digitally signed.

Chipara Trabati Pally, City:- , P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: clxxxxx7b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/04/2022
 Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Amar Ganguly Son of Late Santidhar Ganguly Executed by: Self, Date of Execution: 05/04/2022 Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office			
	05/04/2022	LTI 05/04/2022	05/04/2022

Ganganagar 2 No Colony, City:- , P.O:- Ganganagar, P.S:-Airport, District:-North 24-Pargana West Bengal, India, PIN:- 700132 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: bcxxxxx0d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/04/2022
 Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Samar Kumar Ganguly Son of Late Santidhar Ganguly Executed by: Self, Date of Execution: 05/04/2022 Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office			
	05/04/2022	LTI 05/04/2022	05/04/2022

2 No Colony, City:- , P.O:- Ganganagar, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700132 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aexxxxx8g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/04/2022
 Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Kamini Ghosal Ganguly Daughter of Late Santidhar Ganguly Executed by: Self, Date of Execution: 05/04/2022 Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office			
	05/04/2022	LTI 05/04/2022	05/04/2022

Pandit Quater Type, 1/52 Ultadanga Main Road, City:- , P.O:- Ganganagar, P.S:-Airport, Dist North 24-Parganas, West Bengal, India, PIN:- 700067 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BExxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/04/2022
 Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office

Developer Details :



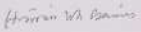
Name,Address,Photo,Finger print and Signature

BANIK CONSTRUCTION AND SUPPLIERS

Ganganagar Old Jessore Road, City:- , P.O:- Ganganagar, P.S:-Airport, District-North 24-Parganas, West Bengal, India, PIN:- 700132 , PAN No.:: AExxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Hrshikesh Banik Son of Late Dr Surendra Nath Banik Date of Execution - 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022, Place of Admission of Execution: Office			
	Apr 5 2022 1:01PM	L11 05/04/2022	05/04/2022
Ramohin Estate, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx9Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BANIK CONSTRUCTION AND SUPPLIERS (as Proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Subhojit Saha Son of Sanjay Saha Ganganagar, 2no Colony, City:- P.O:- Ganganagar, P.S:-Airport, District-North 24-Parganas, West Bengal, India, PIN:- 700132			
	05/04/2022	05/04/2022	05/04/2022
Identifier Of Biswanath Ganguly, Tanmoy Ganguly, Amar Ganguly, Samar Kumar Ganguly, Kamini Ghosal Ganguly, Hrshikesh Banik			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec
2	Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec
3	Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec
4	Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec
5	Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec
2	Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec

07/04/2022 Query No:-1502200983841 / 2022 Deed No : 1 - 150201854 / 2022, Document is digitally signed.

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Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec
Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec
Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec

Transfer of property for L11

From	To. with area (Name-Area)
Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec

Transfer of property for L12

From	To. with area (Name-Area)
Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec

Transfer of property for L13

From	To. with area (Name-Area)
Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec
Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec
Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec
Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec
Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec

Transfer of property for L14

From	To. with area (Name-Area)
Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec
Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec
Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec
Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec
Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec

Transfer of property for L15

From	To. with area (Name-Area)
Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec

Transfer of property for L16

From	To. with area (Name-Area)
Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec

Transfer of property for L17

From	To. with area (Name-Area)
Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec
Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec
Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec
Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec
Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec

Transfer of property for L18

Sl.No	From	To. with area (Name-Area)
1	Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec
2	Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec
3	Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec
4	Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec
5	Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec

Transfer of property for L19

Sl.No	From	To. with area (Name-Area)
1	Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
2	Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
3	Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
4	Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
5	Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec
2	Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec
3	Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec
4	Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec
5	Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec

Transfer of property for L20

Sl.No	From	To. with area (Name-Area)
1	Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
2	Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
3	Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
4	Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
5	Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
2	Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
3	Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
4	Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
5	Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec

Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec
2	Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec
3	Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec
4	Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec
5	Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec
2	Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec
3	Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec
4	Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec
5	Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.32 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
2	Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
3	Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
4	Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
5	Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
2	Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
3	Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
4	Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec
5	Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.24 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec
2	Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec
3	Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec
4	Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec
5	Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-0.52 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Biswanath Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-20,00000000 Sq Ft
2	Tanmoy Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-20,00000000 Sq Ft
3	Amar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-20,00000000 Sq Ft
4	Samar Kumar Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-20,00000000 Sq Ft
5	Kamini Ghosal Ganguly	BANIK CONSTRUCTION AND SUPPLIERS-20,00000000 Sq Ft

Endorsement For Deed Number : I - 150201854 / 2022

05-04-2022

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

is admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number :
of Indian Stamp Act 1899.

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

presented, for registration at 12:35 hrs on 05-04-2022, at the Office of the D.S.R. - II NORTH 24-PARGANAS by
Biswanath Ganguly , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

certified that the market value of this property which is the subject matter of the deed has been assessed at Rs
1,06,995/-

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

Execution is admitted on 05/04/2022 by 1. Biswanath Ganguly, Son of Late Santi Dhar Ganguly, 2 No Colony, P.O: Ganganagar, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Hindu, by profession Others, 2. Tanmoy Ganguly, Son of Late Santidhar Ganguly, Kazipara Irabati Pally, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Others, 3. Amar Ganguly, Son of Late Santidhar Ganguly, Ganganagar 2 No Colony, P.O: Ganganagar, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Hindu, by Profession Others, 4. Samar Kumar Ganguly, Son of Late Santidhar Ganguly, 2 No Colony, P.O: Ganganagar, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Hindu, by Profession Service, 5. Kamini Ghosal Ganguly, Daughter of Late Santidhar Ganguly, Pandit Quater Type, 1/52 Ultadanga Main Road, P.O: Ganganagar, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession House wife

certified by Subhojit Saha, , Son of Sanjay Saha, Ganganagar, 2no Colony, P.O: Ganganagar, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Hindu, by profession Others

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

Execution is admitted on 05-04-2022 by Hrishikesh Banik, Proprietor, BANIK CONSTRUCTION AND SUPPLIERS (sole Proprietorship), Ganganagar Old Jessore Road, City:-, P.O:- Ganganagar, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700132

certified by Subhojit Saha, , Son of Sanjay Saha, Ganganagar, 2no Colony, P.O: Ganganagar, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Hindu, by profession Others

Payment of Fees

certified that required Registration Fees payable for this document is Rs 6,053/- (B = Rs 6,000/- ,E = Rs 21/- ,H = Rs 32/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 6,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB on 05/04/2022 11:50AM with Govt. Ref. No: 192022230001715491 on 05-04-2022, Amount Rs: 6,021/-, Bank: Central Bank of India (CBIN0280107), Ref. No: CBI050422871460 on 05-04-2022, Head of Account 0030-03-104-001-

05/2022 Query No:-15022000983841 / 2022 Deed No. I - 150201854 / 2022, Document is digitally signed.

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Statement of Stamp Duty

Notified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/-, online = Rs 35,021/-

Description of Stamp

1. Stamp Type: Court Fees, Amount: Rs.10/-
2. Stamp Type: Impressed, Serial no 571, Amount: Rs.5,000/-, Date of Purchase: 05/04/2022, Vendor name: Sudip Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal on 05/04/2022 11:50AM with Govt. Ref. No: 192022230001715491 on 05-04-2022, Amount Rs: 35,021/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI050422871480 on 05-04-2022, Head of Account 0030-02-103-003-02



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1502-2022, Page from 63247 to 63311
Drawing No 150201854 for the year 2022.



Digitally signed by AMITAVA CATT
Date: 2022.04.07 13:19:02 +05:30
Reason: Digital Signing of Deed.

Amitava Datta) 2022/04/07 01:19:02 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

2022 Query No.-15022000983841 / 2022 Deed No 1 - 150201854 / 2022, Document is digitally signed.

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