

2820/16

P-2720/16



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

6/5/16

1604
17/26/16

C 754678
 The document are part of this document
 The endorsement sheet attached with
 the registration. The signature sheet o
 returned that the document is not re-

[Signature]
 District Sub-Registrar &
 Registrar U/S 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas
 - 6 MAY 2016

MEMORANDUM OF AGREEMENT

THIS AGREEMENT made this the 6th day of May, 2016 (Two thousand and Sixteen) B E T W E E N (1) SRI ARUN KUMAR HALDAR son of Late Harendra Nath Haldar, aged about 68 years, by faith Hindu, by Nationality Indian, by occupation retired from service, residing at EE-47/7, Salt Lake, P.O- Bidhannagar, P.S- Bidhannagar (East), Kolkata 700091, District 24-Parganas (North) (2) SMT. BITHI ROY w/o of Sri S.K. Roy and daughter of Late Harendra Nath Haldar, aged about 65 years by faith Hindu, by Nationality Indian, by occupation Housewife, residing at W2B-2/1, N.S.P. Housing Co-operative Society, Biren Roy Road (West), P.O. & P.S-

নং 125 তার 05/05/16 মূল 5000/-
খরিদদার
সাং

শঙ্কর কুমার সরকার
স্ট্যাম্প ভেজার
সোনারপুর এ্যা.ডি.এস.আর অফিস
দঃ ২৪ পরগণা

A MANIAR
Advocate
ALIPORE POLICE COURT
COL-27



[Signature]
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
= 5 MAY 2016.

Identified by me
Apurba Mandal
(Hd)
Alipore Police Court
Col-27


Behala, Kolkata 700061, and (3) **SMT. NABANITA CHAUDHURI** w/o of Dr. Satyabrata Chaudhuri and daughter of Late Harendra Nath Haldar, aged about 61 years by faith Hindu, by Nationality Indian, by occupation Housewife, residing at AA, 603, Ashabhari Housing Complex, Baishnabghata Patuli Township, P.O& P.S. - Patuli, Kolkata 700094, hereinafter called and referred to as the **OWNERS/FIRST PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART** :

A N D

FREESTYLE ENTERPRISES proprietor **SRI SUBHASIS MANDAL** son of Sri Mahadev Mandal, by faith Hindu, by occupation Business/Service, residing at B-1/5, 002, Prantik, Peerless Housing Society, Sonarpur, Kolkata 700150, Police Station Sonarpur, District 24-Parganas (South), hereinafter called and referred to as the **BUILDER/DEVELOPER/SECOND PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Ashrama Praktan Chhatra Sangha, A body corporate registered under Act 21 of 1860 having its registered office at Narendrapur P.S. Sonarpur, 24 Parganas (South) was the absolute owner and seized and possessed inter-alia of a vast area of land within the limits of Police Station Sonarpur, Parganas Medan Malla under SR Baruipur, 24 Parganas purchased by the said Ashrema Praktan Chhatra Sangha under different Deeds of Conveyance of which all that the piece and parcel of land measuring about 5 Cottah 2 Chittacks 23 Sq.ft. comprising in its plot No. 374, appertaining to R.S. Dag No. 87 & 89 under R.S. Khatian No. 37 & 44, J.L. No. Mouza Nischimtapur, P.S. Rajpur within the limits of Rajpur/Sonarpur Municipality Ward No. 8 in the District of 24 Parganas (South), morefully and particularly described in the First schedule written hereunder, absolute belonged to the said Ashrama Praktan Chhatra Sangha.




District Sub-Registrar-IV
Registrar U.S. 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
= 6 MAY 2016

AND WHEREAS while seized and possessed of the said vast area of land under Shri Ramkrishna Palli including the schedule land property, the said Ashrama Praktan Chhatra Sangha had developed the same for residential purpose and divided into diverse plot and the schedule land measuring about 5 Cottah 2 Chittacks 23 Sq.ft. comprising in its plot No. 374, appertaining to R.S. Dag No. 87 & 89 under R.S. Khatian No. 37 & 44, J.L. No. Mouza Nischimtapur, P.S. Rajpur within the limits of Rajpur/Sonarpur Municipality Ward No. 8 in the District of 24 Parganas (South) which was sold and transferred by the said Ashrama Praktan Chhatra Sangha to one Hemendra Nath Haldar, son of Late Manmatha Nath Haldar by virtue of a Deed of Conveyance dated 06.07.1967 registered in the office of the S.R. at Sonarpur and recorded in Book No. – 1, Vol. No. – 17, Pages 150 to 153, Being No. – 1132 for the year 1967.

AND WHEREAS by virtue of said sale Deed Hamendra Nath Haldar became the absolute and lawful owner of ALL THAT piece and parcel of land measuring 5 Cottahs 2 Chittacks 23 sq.ft. was marked as Plot No 374 appertaining to R.S. Dag No. 87 & 89, under R.S. Khatian No. 37 & 44, in Mouza Nischimtapur, P.S. Rajpur within the limits of Rajpur/Sonarpur Municipality Ward No. 8 in the District of 24 Parganas (South), morefully mentioned in the Schedule hereunder written and hereinafter for the sake of brevity referred to as "the said property" and while he was in possession of the said property Mr. Hemendra Nath Haldar made a construction thereon ,

AND WHEREAS while being seized and possessed of the aforesaid property said Hamendra Nath Halder died intestate on 5th day of February, 2004 leaving behind him surviving his wife **Smt. Maya Haldar** , one son namely, **Sri Arun Kumar Haldar** and two daughter namely **Smt. Bithi Roy** and **Smt Nabanita Chaudhuri**, as the only legal heirs and successors and subsequently on 24.10.2013 **Smt. Maya Haldar** died intestate leaving behind her surviving her son and daughters namely **Sri Arun Kumar Haldar** , **Smt. Bithi Roy** and **Smt Nabanita Chaudhuri**, as the only legal heirs and successors who jointly inherited the aforesaid property (each having undivided 1/3rd share therein) by way of inheritance and/or succession.



[Signature]
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
= 6 MAY 2016,

AND WHEREAS by virtue of inheritance said **Sri Arun Kumar Haldar, Smt. Bithi Roy** and **Smt Nabanita Chaudhuri**, (the First Party herein) became the absolute and lawful owners of ALL THAT piece and parcel of land measuring 5 Cottahs 2 Chittaks 23 sq.ft. was marked as Plot No 374 appertaining to R.S. Dag No. 87 & 89, under R.S. Khatian No. 37 & 44, in Mouza Nischimtapur, P.S. sonarpur within the limits of Rajpur-Sonarpur Municipality Ward No. 8 in the District of 24 Parganas (South), morefully mentioned in the Schedule hereunder written and hereinafter for the sake of brevity referred to as "the said property".

AND WHEREAS the First Party herein, as such lawful and absolute owners of the aforesaid property got their names mutated in the assessment records of the Rajpur Sonarpur Municipality vide municipal **Holding No. 656, R.K Pally**, and the said owners while in peaceful khas possession and enjoyment of the aforesaid property and with a view to develop the said property they desirous to enter into an Agreement with the Second Party .

AND WHEREAS the Owner/First Party hereto have approached the Second Party/Developer to construct and complete the building(s) in accordance with the sanctioned building plan AND the Second Party herein has agreed to develop the said property by making construction of a building into and over the said plot of land lying or situate at and being municipal **Holding/premises No. 656, R.K Pally**, Police Station Sonarpur, Ward No. 8, within the limits of the Rajpur Sonarpur Municipality more fully mentioned and described in the First schedule hereunder written (hereinafter for the sake of brevity referred to as "the said property") at the cost and expenses of the Second Party/Developer herein.

NOW THIS AGREEMENT WITNESSETH AND BOTH THE PARTIES HERETO HAVE AGREED AND DECLARE as follows:

1. That the First Party/Owner doth hereby appoint and engage the Second Party hereto as the Builder/Developer to cause necessary development by making construction of the building(s) into and over the said property morefully mentioned in the **FIRST SCHEDULE** hereunder written



[Signature]
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
= 6 MAY 2016,

2. That the First Party/Owners hereby declare that the said property is free from all encumbrances and attachments and there is no legal proceedings pending before any Court of Law and/or Tribunal relating to the said property or any part thereof.

3. That the First Party hereby further declares that the property under reference is not subject matter of any lien, charges, mortgages, acquisition/requisition or other proceedings and no order of attachment is pending under the Income Tax Act, Wealth Tax Act, Gift Tax Act and/or for the assessment dues pending pertaining to the property under reference.

4. That the Second Party/Developer shall construct and complete the buildings as per the sanctioned plan duly sanctioned by the Rajpur Sonarpur Municipality at his own costs and expenses and the First Party shall however sign all papers, documents, declarations as may be required for completion of the said building and shall also cooperate with the Developer to enable him to complete the building at the earliest.

5. That the Developer/Second Party shall demolish the existing structure from his own cost and shall commence construction of the proposed building on the said plots of land. The first party shall have no claim over the building materials of the existing building standing upon the said land.

6. That it is hereby expressly agreed by and between the parties herein that in lieu of the cost of the land and on completion of the proposed building the Second Party/Developer will provide and deliver up the possession of ALL THAT 46% built up area of G+4 storied Building morefully mentioned in the Second Schedule (Part - I) hereunder written, (hereinafter for the sake of brevity referred to as the Owners' allocation)^{do thisst party} and the remaining portion of the building shall absolutely belonging to the Developer (hereinafter referred to as the Developer's allocation) and fully mentioned in the Second Schedule (Part - II) hereunder written. The developer shall hand over the possession of one self contained fully finished flat on the first floor of the building rear side and two covered garage space measuring about 125 sq.ft each on the ground floor and the remaining portion of 46 % of land owners ' share on the second floor of the building .

7. It is further agreed by and between the parties that the developer will pay Rs. 1,00,000/- (Rupees One Lakh) only to the landowners on the date of execution of this agreement which will be treated as refundable or adjustable amount. Be it be categorically stated herein that aforesaid refundable consideration amount of Rs. 1,00,000/- (Rupees One Lakh) will be refunded by the landowners to the developer on getting physical possession of the land owners' allocation in the said building and unless and until the said refundable amount of Rs. 1,00,000/- (Rupees one lakh) is returned to the developer , the developer will have liberty to withhold giving possession of the allotted garage / parking

Sushris Medel

3/11/2020



[Signature]
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
= 6 MAY 2016,

space to the land owners and ultimately the developer will be allowed to sale the garage spaces are marked for the land owners to recover the refundable amount.

8. The Owner/First Party shall not make any further claim save and except the Owner' allocation as stated hereinbefore and morefully and elaborately mentioned in the Second Schedule hereunder written. The remaining portion of the proposed building (save and except Owners' allocation) shall absolutely belong to the Developer particulars whereof mentioned in the Third Schedule hereunder written..

9. That it is hereby expressly agreed that the Developer will negotiate with the existing /intending buyer(s) out of his own allocation (i.e. Developer's allocation) in such other way or manner which the Developer at his own discretion shall think and fit for which the Owners shall not be liable in future whatsoever and the Owners hereby handover and deliver the possession of the property under reference to the Developer herein and the Developer shall handover the possession of the said flats within 24 months from the date of approval of the sanction Plan from Rajpur- Somnrapur municipality.

10. That the Owners/First Party shall also deliver the Original Title Deed, Tax Bill, and other papers documents relating to the said property in favour of the Developer/Second Party herein.

11. That if it is found that the title of the Owners/First Party relating to the property under reference is not marketable or any defect in title in that event the Owners shall bear all costs and damages so suffered by the Developer with proper receipt.

12. That the Second Party/Developer shall be entitled to deal with and/or negotiate with the existing/prospective Purchaser/buyer(s) in respect of the several flat / parking space/shop etc. in the proposed building i.e. Developer's allocation (save and except Owner's allocation) in such way or manner which the Developer at his own discretion shall think fit and proper for which neither the Owners/First Party nor their heirs, successors or nominee(s) shall have any claim, demand or raise any objection in future whatsoever.

13. That the Developer shall be entitled to enter into agreement with the intending purchaser/buyer(s) in respect of the flats/parking space/shop etc. etc. in the proposed building out of Developer's allocation (save and except Owners' allocation) along with undivided proportionate share of land and other common spaces thereto under such terms and conditions and at such consideration which the Developer at their own discretion shall time to time think and fit and the Developer shall be entitled to receive the advance/earnest money and the balance consideration amount and to grant valid receipt in favour of the prospective purchaser(s).




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
= 6 MAY 2016,

14. That the First Party/Owners hereby undertakes and assures to execute and register proper Deed of Conveyance in favour of the Developer or his nominated person(s) i.e. prospective /intending purchaser/buyer(s) in respect of the several flat, car parking space, shop etc. and others spaces (out of Developer's allocation) in the proposed building save and except Owners' allocation without making any further claim, demand or objection whatsoever.

15. That all the costs and expenses towards construction cost and all other charges and expenses relating to the proposed construction/building shall be borne and paid by the Developer out of his own fund.

16. That all arrears of rates and taxes and other charges and expenses incidental or relating to the said property (till the date of execution of this agreement) shall be borne and paid by the Owners and the Developer shall be liable to pay all municipal rates and taxes and all outgoings in respect of the said premises during the period of construction and till delivery possession of the owners and other prospective buyer(s).

17. That for smooth running of the proposed construction and other allied works the Owners/First Party hereby agreed to grant in favour of the Developer a Deed of General Power of Attorney to do all act, deeds and things for the expeditious construction of the proposed building and to take appropriate steps from time to time and the Owners hereby further agreed to authorize and empower the Developer to do all such other acts deeds and things relating to the schedule below property which the Developer shall from time to time at his own discretion shall think and fit for the purpose of construction and earlier completion thereof.

18. That it is hereby expressly agreed by and between the parties that the First Party/Owners shall not have any, claim, demand or interest into and over the flats, and other spaces belonging to the Developer (i.e. Developer's allocation, particulars whereof mentioned in the Second Schedule hereunder written) in the proposed building which will be constructed on the schedule below property at the cost and expenses of the Developer and similarly the Developer shall not have any, claim, demand or interest into and over the flats belonging to the Owners herein.

19. That the Developer shall obtain all necessary permission and/or consent from the Rajpur Sonarpur Municipality or other authorities concerned at his own cost and responsibility and the Owners shall not be called for to invest any amount to that effect.

20. That in case of breach of any of the terms of the agreement, the parties hereto be entitled or may seek for proper redress before the competent Court of Law.



[Signature]
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
= 6 MAY 2016

21. That the Developer hereby undertake to construct and complete the proposed building in accordance with the plan, design and specification duly accorded by the Kolkata Municipal Corporation within a stipulated period of **24 months** from the date of obtaining the Sanction Plan. *and after completion of the construction the developer will hand over the physical possession of allotted area as per second schedule to the host party prior to any other person.*

22. That the time for completion of construction of the proposed building is hereby fixed for 24 months from the date of obtaining the Sanction Plan. but in case of natural calamity or other unforeseen circumstances the time for completion of the building will be suitably extended for a further period of 6 months by mutual consent. The Developer shall not be deemed to be a defaulter in case of being prevented by force majeure i.e. uncalled situation like earth quake, flood, strike, etc. but if any dispute is raised in future regarding the completion of Project, the developers will be liable

23. The Developer will have the right and authority to execute and register the Deed of Conveyance(s) or any other documents unto and in favour of the intending/prospective purchaser(s) on the basis of the General Power of Attorney in respect of the flats/ spaces etc. belonging to the Developer (i.e. Developer's allocation) and after handing over the flats of land owners, the developer shall give possession to the intending purchasers.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

First Schedule – Entire land

ALL THAT piece and parcel of land measuring 5 Cottahs 2 Chittaks 23 sq.ft. was marked as Plot No 374 and Municipal Holding No. 656, R.K.Pally, appertaining to R.S. Dag No. 87 & 89, under R.S. Khatian No. 37 & 44, corresponding to L.R Dag No. 209 under L.R Khatian 577, in Mouza Nischimtapur, J.L No.53, P.S. Sonarpur within the limits of Rajpur/Sonarpur Municipality Ward No. 8 in the District of 24 Parganas (South) alongwith the structure thereon.

North by : 30' wide Common Road
 South by : Building of Mrs Durga Sinha Roy
 East by : Plot No. 373, R.K. Pally
 West by : Plot No. 375, R.K. Pally.



[Signature]
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
= 6 MAY 2016

SECOND SCHEDULE REFERRED TO ABOVE

(Part – I : OWNERS' ALLOCATION)

ALL THAT 46% of the total Built up area of the proposed G+4 storied building consisting one self contained fully finished flat on the first floor of the building rear side and two covered garage space measuring about 125 sq.ft each on the ground floor and the remaining portion of 46 % of land owners ' share on the second floor of the building together with undivided proportionate share of the land underneath the building and all other common rights, benefits, and facilities attached therein or thereto at and being municipal Holding/premises **No. 656, R.K.Pally** , appertaining to R.S. Dag No. 87 & 89, under R.S. Khatian No. 37 & 44, corresponding to L.R Dag No. 209 under L.R Khatian 577, in Mouza Nischintapur, J.L No.53 , P.S. Sonarpur, within the limits of **Ward No. 8** of the Rajpur Sonarpur Municipality.

(Part – II : DEVELOPER'S ALLOCATION)

ALL THAT remaining constructed area i.e. several self contained residential unit/flats, parking space, shop etc. (save and except Owners' allocation as mentioned above) in the new (proposed) building (to be completed in all respect) together with undivided proportionate share of the land underneath the building and all other common rights, benefits, and facilities attached therein or thereto at and being municipal Holding/premises **No. 656, R.K Pally** appertaining to R.S. Dag No. 87 & 89, under R.S. Khatian No. 37 & 44, corresponding to L.R Dag No. 209 under L.R Khatian 577, in Mouza Nischintapur, J.L No.53 , **Police Station** Sonarpur, within the limits of **Ward No. 8** of the Rajpur Sonarpur Municipality.

SPECIFICATION OF THE PROPOSED BUILDING/CONSTRUCTION

I FLOORING : Marble flooring (White / light colour with grain) , thickness -1" (only for land owners')

ii. WINDOW sil and Dado with same marble as in floor , underneath should be with termite treatment.

iii. Windows : heavy gauge of thick

Anodised Aluminium shutter (brown) , Panel fitted with smoke grey glass (Hindustan)

Grill with 0.5" square bar

iv. DOORS : a) Main entrance to flat – frame – seasoned sal wood- 4"x3" thickness

b) Internal flashdoor , single panel from branded agency and termite free ply- board- 1.5" thick

Door Height – 6'.6"

Window height -4'6"

c.Toilet- PVC door



[Signature]
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
6 MAY 2016

d. putty on walls – birla white or KJK Putty may be used

e. Kitchen-

- i) cooking platform with marble sheet or granite top
- ii) walls on kitchen finished with glazed tiles
- iii) one exhaust hole and chimney outlet is to be kept
- iv) steel sink basin

f. Toilets –

- i) marble floor
- ii) glazed Tiles
- iii) Commode
- iv) Telephone Shower
- v) basin
- vi) Gyser/ water hitter connection

g. Plumbing & sanitation

- i) Pipeline – out side exposed CI/PVC pipe
- ii) Fittings – Essco/ Jaguar
 - basin tap- play or cook
 - commode- tap – bib cock
 - shower- rain nickel brass
 - bib cock- bathing

h. Drinking water Line

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

SIGNED SEALED AT KOLKATA

IN THE PRESENCE OF

WITNESSES :

1. Satyabrata Chaudhuri

(DR. SATYABRATA CHAUDHURI)

AA-603, ASHABARI,
B.P. TOWNSHIP, PATULI,
KOLKATA - 700094

1) Arun Kumar Halder

2) Bithi Ray

3) Nabanita Chaudhuri

2. Anish Banerjee

Sonapur

KOL - 150

SIGNATURE OF THE OWNERS

Freestyle Enterprise
Subhasis Mandal
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by:

Apurba Mandal

(APURBA MANDAL)

Advocate

Allpore Police Court, Kolkata 700027.












Encl. NO - WT31757/99














[Signature]
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas
= 6 MAY 2016,

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







Name ARUN KUMAR HALDAR
 Signature *Arun Kumar Haldar*

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

Name BITHI ROY
 Signature *Bithi Roy*


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

Name NABANITA CHAUDHURI
 Signature *Nabanita Chaudhuri*

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

Name SUBHASIS MANDAL
 Signature *Subhasis Mandal*




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas
= 6 MAY 2016,



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

Query No / Year	16041000171265/2016	Query Date	03/05/2016 3:03:53 PM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Apurba Mondal		
Address	Prantik, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 9830212183		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction Details	[4305] Other than Immoveable Property, Declaration [No of Declaration : 1] <i>Deed 10000</i> <i>Deed 10000</i>		
Set Forth value	Rs. 2,00,000/-	Total Market Value:	Rs. 31,49,946/-
Stampduty Payable	Rs. 7,010/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 46/-	Registration Fee Article:-	E, E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 100/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		



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

Query No / Year	16041000171265/2016	Query Date	03/05/2016 3:03:53 PM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Apurba Mondal		
Address	Prantik, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 9830212183		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction Details	[4305] Other than Immoveable Property, Declaration [No of Declaration : 1] <i>deed 1 row</i> <i>deed 124</i>		
Set Forth value	Rs. 2,00,000/-	Total Market Value:	Rs. 31,49,946/-
Stampduty Payable	Rs. 7,010/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 46/-	Registration Fee Article:-	E, E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 100/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Nishchintapur, Premises No. 374, Ward No: 8	LR Plot No:- 178 , LR Khatian No:- 577	3 Katha 2 Chatak 23 Sq Ft	1,00,000/-	19,09,948/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Nishchintapur, Premises No. 374, Ward No: 8	RS Plot No:- 89 , RS Khatian No:- 37	2 Katha	70,000/-	12,09,998/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Total			8.50895841 Dec	1,70,000/-	31,19,946/-	
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
	Gr. Floor	100 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete	
S1	On Land L1, L2	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure	
Land Lord Details						
Sl No.	Name & Address	Status	Execution And Admission Details	Other Details		
1	Mr Arun Kr Halder Son of Late Harendra Nath Halder E E 47/7 Saltlake, P.O:- Bidhannagar, P.S:- East Bidhannagar, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700091	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AASPH8953M,		

دوره ۱۴۰۰



Land Lord Details				
Sl No.	Name & Address	Status	Execution And Admission Details	Other Details
2	Mrs Bithi Roy Wife of Mr S K Roy W 2 B 2/1 N S P Housing Co Operative Society Biren, P.O:- Ehala, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700061	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AVPPR8536C,
3	Mrs Nabanita Chaudhuri Wife of Late Harendra Nath Halder A A 603 Ashabhari Housing Complex Baishnabghata Pa, P.O:- Patuli, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700094	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ALSPC9670P,
Developer Details				
Sl No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
1	Freestyle Enterprises B 1/5 002 Prantik Peerless Housing Society, P.O:- Sonarpur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700150	Organization	Executed by: Representative,	Form 60/61 supplied,
Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Shri Subhasis Mandal B-1/5 002 Prantik Peerless Housing Societes, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,		Freestyle Enterprises
Identifier Details				
Identifier Name & Address		Other Details	Identifier of	
Mr Apurba Mandal Son of Mr Mahadev Mandal Alipur Police Court, P.O:- Alipur, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027		Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr Arun Kr Halder, Mrs Bithi Roy, Mrs Nabanita Chaudhuri, Shri Subhasis Mandal	




Transfer of Property from Land Lord To Developer				
Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area in(%)
L1	Mr Arun Kr Halder	Freestyle Enterprises	1.73632 Dec	33.3333
L1	Mrs Bithi Roy	Freestyle Enterprises	1.73632 Dec	33.3333
L1	Mrs Nabanita Chaudhuri	Freestyle Enterprises	1.73632 Dec	33.3333
Transfer of Property from Land Lord To Developer				
Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area in(%)
L2	Mr Arun Kr Halder	Freestyle Enterprises	1.1 Dec	33.3333
L2	Mrs Bithi Roy	Freestyle Enterprises	1.1 Dec	33.3333
L2	Mrs Nabanita Chaudhuri	Freestyle Enterprises	1.1 Dec	33.3333
Transfer of Property from Land Lord To Developer				
Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area in(%)
S1	Mr Arun Kr Halder	Freestyle Enterprises	33.3333 Sq Ft	33.3333
S1	Mrs Bithi Roy	Freestyle Enterprises	33.3333 Sq Ft	33.3333
S1	Mrs Nabanita Chaudhuri	Freestyle Enterprises	33.3333 Sq Ft	33.3333

For Information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 16/06/2016.
3. Standard User charge of Rs. 240/- (Rupees two hundred forty only) includes all taxes per transaction upto 17 (seventeen) pages and Rs 7/- (Rupees seven only) for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.


 (Trip Misra)



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



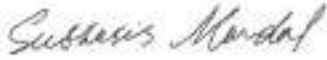




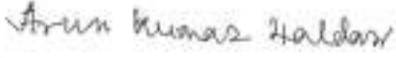
100/100



Seller, Buyer and Property Details







A. Land Lord & Developer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Shri Subhasis Mandal B-1/5 002 Prantik Peerless Housing Societes, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	 06/05/2016 2:15:59 PM	 LTI 06/05/2016 2:16:13 PM
		 06/05/2016 2:16:29 PM	



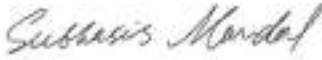
Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Arun Kr Halder Son of Late Harendra Nath Halder E E 47/7 Saltlake, P.O:- Bidhannagar, P.S:- East Bidhannagar, Khardah, District-North 24- Parganas, West Bengal, India, PIN - 700091 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AASPH8953M.; Status : Individual; Date of Execution : 06/05/2016; Date of Admission : 06/05/2016; Place of Admission of Execution : Office	 06/05/2016 2:15:15 PM	 LTI 06/05/2016 2:15:26 PM
		 06/05/2016 2:15:48 PM	



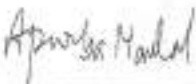
Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature		
2	<p>Mrs Bithi Roy Wife of Mr S K Roy W 2 B 2/1 N S P Housing Co Operative Society Biren, P.O:- Ehalia, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AVPPR8536C.; Status : Individual; Date of Execution : 06/05/2016; Date of Admission : 06/05/2016; Place of Admission of Execution : Office</p>	 06/05/2016 2:13:13 PM	 LTI 06/05/2016 2:13:22 PM
		 06/05/2016 2:13:40 PM	
3	<p>Mrs Nabanita Chaudhuri Wife of Late Harendra Nath Halder A A 603 Ashabhari Housing Complex Baishnabghata Pa, P.O:- Patuli, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ALSPC9670P.; Status : Individual; Date of Execution : 06/05/2016; Date of Admission : 06/05/2016; Place of Admission of Execution : Office</p>	 06/05/2016 2:14:03 PM	 LTI 06/05/2016 2:14:17 PM
		 06/05/2016 2:14:51 PM	



Developer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Freestyle Enterprises B 1/5 002 Prantik Peerless Housing Society, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150. Status : Organization; Represented by representative as given below:-		
1(1)	Shri Subhasis Mandal B-1/5 002 Prantik Peerless Housing Societes, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 06/05/2016; Date of Admission : 06/05/2016; Place of Admission of Execution : Office	 06/05/2016 2:15:59 PM	 LTI 06/05/2016 2:16:13 PM
		 06/05/2016 2:16:29 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Apurba Mandal Son of Mr Mahadev Mandal Alipur Police Court, P.O:- Allpur, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr Arun Kr Halder, Mrs Bithi Roy, Mrs Nabanita Chaudhuri, Shri Subhasis Mandal	 06/05/2016 2:16:48 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

تور و الا



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Nishchintapur, Premises No. 374, Ward No: 8	LR Plot No:- 178 , LR Khatian No:- 577	3 Katha 2 Chatak 23 Sq Ft	1,00,000/-	19,09,948/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Nishchintapur, Premises No. 374, Ward No: 8	RS Plot No:- 89 , RS Khatian No:- 37	2 Katha	70,000/-	12,09,998/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 30 Ft., Adjacent to Metal Road,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1, L2	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Mr Arun Kr Halder	Freestyle Enterprises	1.73632	33.3333
	Mrs Bithi Roy	Freestyle Enterprises	1.73632	33.3333
	Mrs Nabanita Chaudhuri	Freestyle Enterprises	1.73632	33.3333
L2	Mr Arun Kr Halder	Freestyle Enterprises	1.1	33.3333
	Mrs Bithi Roy	Freestyle Enterprises	1.1	33.3333
	Mrs Nabanita Chaudhuri	Freestyle Enterprises	1.1	33.3333

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)



Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
S1	Mr Arun Kr Halder	Freestyle Enterprises	33.3333 Sq Ft	33.3333
	Mrs Bithi Roy	Freestyle Enterprises	33.3333 Sq Ft	33.3333
	Mrs Nabanita Chaudhuri	Freestyle Enterprises	33.3333 Sq Ft	33.3333

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Apurba Mondal
Address	Prantik, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate





Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160402720 / 2016

Query No/Year	16041000171265/2016	Serial no/Year	1604002820 / 2016
Deed No/Year	I - 160402720 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Shri Subhasis Mandal	Presented At	Office
Date of Execution	06-05-2016	Date of Presentation	06-05-2016

Remarks

On 05/05/2016

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 31,49,946/-



(Tridip Misra)

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

South 24-Parganas, West Bengal

On 06/05/2016

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

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

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

Presented for registration at 13:17 hrs on : 06/05/2016, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Subhasis Mandal .,

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

Execution is admitted on 06/05/2016 by

Mr Arun Kr Halder, Son of Late Harendra Nath Halder, E E 47/7 Saltlake, P.O: Bidhannagar, Thana: East Bidhannagar, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700091, By caste Hindu, By Profession Retired Person

Indetified by Mr Apurba Mandal, Son of Mr Mahadev Mandal, Alipur Police Court, P.O: Alipur, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 06/05/2016 by

Mrs Bithi Roy, Wife of Mr S K Roy, W 2 B 2/1 N S P Housing Co Operative Society Biren, P.O: Ehala, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700061, By caste Hindu, By Profession House wife
Indetified by Mr Apurba Mandal, Son of Mr Mahadev Mandal, Alipur Police Court, P.O: Alipur, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 06/05/2016 by

Mrs Nabanita Chaudhuri, Wife of Late Harendra Nath Halder, A A 603 Ashabhari Housing Complex Baishnabghata Pa, P.O: Patuli, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700094, By caste Hindu, By Profession House wife

Indetified by Mr Apurba Mandal, Son of Mr Mahadev Mandal, Alipur Police Court, P.O: Alipur, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 06/05/2016 by

Shri Subhasis Mandal Shri Subhasis Mandal, Son of Shri Mahadev Mandal, B-1/5 002 Prantik Peerless Housing Societes, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, By caste Hindu, By profession Business

Indetified by Mr Apurba Mandal, Son of Mr Mahadev Mandal, Alipur Police Court, P.O: Alipur, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,128/- (B = Rs 1,089/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 1,128/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,001/- and Stamp Duty paid by Draft Rs 2,010/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 125, Purchased on 05/05/2016, Vendor named Shashanka Kumar Mondal.

Description of Draft

1. Rs 2,010/- is paid, by the Draft(other) No: 902402000442, Date: 06/05/2016, Bank: STATE BANK OF INDIA (SBI), MAHAMAYATALA.



(Tridip Misra)

DISTRICT SUB-REGISTRAR

تورمات



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2016, Page from 75062 to 75088

being No 160402720 for the year 2016.



Digitally signed by TRIDIP MISRA
Date: 2016.05.11 19:41:21 +05:30
Reason: Digital Signing of Deed.

Tridip Misra

(Tridip Misra) 5/11/2016 7:41:20 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)