

2792/19

I-2671/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

AB 540994
Addl. District Sub-Registrar
Behala, South 24 Parganas

11 MAR 2019

DEVELOPMENT AGREEMENT

11.10A
11/3/19
359998

THIS AGREEMENT made this the 11th day of March Two Thousand and Nineteen (2019)

BETWEEN

(1) SMT. DIPTI DAS (PAN -BARPD3640M) [9874849940] wife of Sri Bilash Das, daughter Late Tickendra Kumar Bhowmick, by faith - Hindu, by Nationality -- Indian, by occupation - House wife, residing at 25, James Long Sarani, Joka Nabapally, P.S- Haridevpur, P.O-Joka, Kolkata - 700104, (2) SMT. TULSI BHOWMICK, (PAN - DDLPB1047P) [9836219389] wife of Late Tickendra Kumar Bhowmick, by faith -

15539

13 FEB 2019

No.....Rs. **100/-** Date..... PINAKI RANJAN DAS
 Name:..... ADVOCATE
 Address:..... Regd. No.-WB/1342/2003
 Vendors:..... Alipore Judges & Criminal Court

Alipur Collectorate, 24 Pgs. 15)
SUBHANKAR DAS
STAMP VENDOR
 Allour Police Court, Knt-27





A.D.S.R. Behala
 11 MAR 2019
 Dist.- South 24 Pgs.



Pinalinda

Government of West Bengal
Office of the A.D.S.R. BEHALA, District: South 24-Parganas
W.B. FORM NO. 1504

Query No / Year	16071000065122/2019	Serial No/Year	1607002816/2019
Transaction id	0000495658	Date of Receipt	11/03/2019 12 47PM
Deed No / Year	I - 160702688 / 2019		
Presentant Name	MAINAK SEN		
Principal	DIPTI DAS, TULSI BHOWMICK, CHANDANA ROY CHOWDHURY, BANDANA BHOWMIK, SHILA DUTTA, ARCHANA PAUL, SHYAMAL BHOWMICK, GOUTAM BHOWMICK, RINA SHOME, SUBHASHIS DAS, PINKU BHOWMICK, MINTU BHOWMICK, REKHA BHOWMICK		
Attorney	INTACT CONSTRUCTION AND PROJECTS		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration 2]		
Total Setforth Value	Rs. 1,00,002/-	Market Value	Rs. 1,70,19,517/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 21/-	Fees Articles	E
Standard User Charge	387/-	Requisition Form Fee	50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160702671/2019		

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Subhankar Das	540993	13/02/2019	100/-

Registration Fees Paid (Break up as below)

By Cash		Amount in Rs.
Amount Paid		21/-

Other Fees Paid (Break up as below)

Major Information of the Deed

Deed No :	I-1607-02671/2019	Date of Registration	11/03/2019
Query No / Year	1607-0000359998/2019	Office where deed is registered	
Query Date	02/03/2019 7:13:17 PM	A.D.S.R. BEHALA, District South 24-Parganas	
Applicant Name, Address & Other Details	PINAKI RANJAN DAS Alipore Court, Thana Alipore, District South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No 9433100811, Status Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property Declaration [No of Declaration 2]		
Set Forth value	Market Value		
Rs 1,00,002/-	Rs 1,70,19,517/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 40,020/- (Article 48(g))	Rs. 21/- (Article E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District South 24-Parganas, P.S - Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road Nabapally Main Road, Premises No: 6, , Ward No: 143 Pin Code : 700104



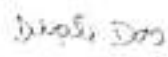


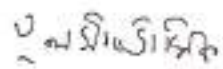


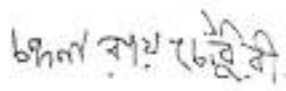
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		21 Katha 10 Chatak 26 Sq Ft	1,00,000/-	1,53,39,517/-	Property is on Road
Grand Total :					35.7408Dec	1,00,000 /-	153,39,517 /-	

Structure Details :



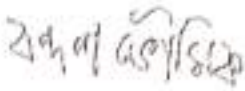


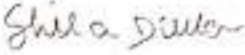


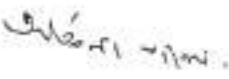


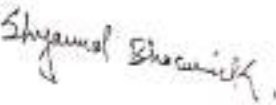
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	1,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type Tiles Shed, Extent of Completion: Complete					
S2	On Land L1	800 Sq Ft.	1/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 5 Years, Roof Type Pucca, Extent of Completion: Complete					
Total :		1400 sq ft	2 /-	16,80,000 /-	

Major Information of the Deed :- I-1607-02671/2019-11/03/2019



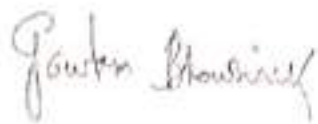


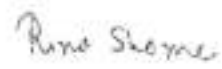


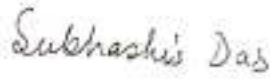


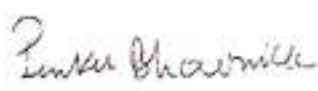
and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name DIPTI DAS Wife of Bilash DAS Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office	 11/03/2019	 LTR 11/03/2019	 11/03/2019
25, James Long Sarani, P.O:- Joka, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BARPD6640M, Status :Individual, Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office				
2	Name TULSI BHOWMICK Wife of Late Tickendra Kumar BHOWMICK Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office	 11/03/2019	 LTR 11/03/2019	 11/03/2019
Joka Nabapally, P.O:- Joka, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DDLPB1047P, Status :Individual, Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office				
3	Name CHANDANA ROY CHOWDHURY Wife of Tapas ROY CHOWDHURY Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office	 11/03/2019	 LTR 11/03/2019	 11/03/2019
14/V, Deshpran Sashmal Road, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AQYPC2228A, Status :Individual, Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office				

Major Information of the Deed :- I-1607-02671/2019-11/03/2019



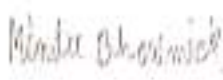
Name	Photo	Finger Print	Signature
BANDANA BHOWMIK Daughter of Late Tickendra Kumar BHOWMIK Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office			
Joka Nabapally, P.O:- Joka, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CAZPB2201F, Status :Individual, Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office			
Name	Photo	Finger Print	Signature
SHILA DUTTA Wife of Ajit DUTTA Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office			
B2/337, Kalyani, P.O:- Kalyani, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741235 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BLOPD6235J, Status :Individual, Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office			
Name	Photo	Finger Print	Signature
ARCHANA PAUL Wife of Satyendra Nath PAUL Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office			
Vill- Roynagar, P.O:- Hili, P.S:- Hili, District:-Dakshin Dinajpur, West Bengal, India, PIN - 733126 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EDAPP2125Q, Status :Individual, Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office			
Name	Photo	Finger Print	Signature
SHYAMAL BHOWMICK Son of Late Narendra Nath BHOWMICK Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office			
6/1, Joka Nabapally, P.O:- Joka, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CMDPB2668G, Status :Individual, Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office			

Major Information of the Deed :- I-1607-02671/2019-11/03/2019



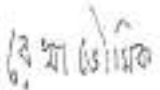
Name	Photo	Finger Print	Signature
GOUTAM BHOWMICK Son of Late Narendra Nath BHOWMICK Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office			
11/03/2019	LT 11/03/2019	11/03/2019	
6/1, Joka Nabapally, P.O:- Joka, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BODPB7003J, Status :Individual, Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office			
Name	Photo	Finger Print	Signature
RINA SHOME Wife of Shankar SHOME Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office			
11/03/2019	LT 11/03/2019	11/03/2019	
Matharanghi, Vivekhananda Pally, House No. 238, PI, P.O:- Nilgunj, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700121 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EGRPS0581P, Status :Individual, Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office			
Name	Photo	Finger Print	Signature
SUBHASHIS DAS Son of Bilash DAS Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office			
11/03/2019	LT 11/03/2019	11/03/2019	
25, James Long Sarani, Joka Nabapally, P.O:- Joka, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BARPD6731P, Status :Individual, Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office			
Name	Photo	Finger Print	Signature
PINKU BHOWMICK Son of Late Bhuban Chandra BHOWMICK Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office			
11/03/2019	LT 11/03/2019	11/03/2019	

Major Information of the Deed :- I-1607-02671/2019-11/03/2019

717, Matilal Gupta Road, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ACZPB3672L, Status :Individual, Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office

12	Name	Photo	Finger Print	Signature
	MINTU BHOWMICK Son of Late Bhuban Chandra BHOWMICK Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office			
		11032019	LT 11032019	11032019

55/48/1 KD Mukherjee Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: CLCPB4874Q, Status :Individual, Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office

13	Name	Photo	Finger Print	Signature
	REKHA BHOWMICK Wife of Late Bhuban Chandra BHOWMICK Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office			
		11032019	LT 11032019	11032019

55/48/1 KD Mukherjee Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CLCPB4847B, Status :Individual, Executed by: Self, Date of Execution: 11/03/2019 , Admitted by: Self, Date of Admission: 11/03/2019 ,Place : Office



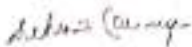


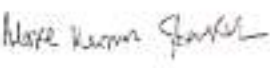


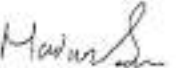
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	INTACT CONSTRUCTION AND PROJECTS B-2/11, Diamond Park, P.O:- Joka, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.: AABF7546L, Status :Organization, Executed by: Representative




Major Information of the Deed :- I-1607-02671/2019-11/03/2019

representative Details :

Name,Address,Photo,Finger print and Signature				
1	Name DEBASIS CHATTERJEE Son of Late Debranjjan CHATTERJEE Date of Execution - 11/03/2019, , Admitted by: Self, Date of Admission: 11/03/2019, Place of Admission of Execution: Office	 <small>Mar 11 2019 11:23AM</small>	 <small>LTI 11/03/2019</small>	Signature  <small>11/03/2019</small>
P-207, R.K. Sarani (Goala Para),, P.O.- Parnasree, P.S:- Behala, District.-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, . PAN No.: ACPPC9147H Status : Representative, Representative of : INTACT CONSTRUCTION AND PROJECTS (as PARTNER)				
2	Name ALOKE KUMAR SARKAR Son of Gopal Chandra SARKAR Date of Execution - 11/03/2019, , Admitted by: Self, Date of Admission: 11/03/2019, Place of Admission of Execution: Office	 <small>Mar 11 2019 11:21AM</small>	 <small>LTI 11/03/2019</small>	Signature  <small>11/03/2019</small>
70, Barisha Purba Para Road, P.O:- Thakurpukur, P.S:- Thakurpukur, District.-South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, . PAN No.: ASOPS0653H Status : Representative, Representative of : INTACT CONSTRUCTION AND PROJECTS (as PARTNER)				
3	Name MAINAK SEN (Presentant) Son of Niranjjan SEN Date of Execution - 11/03/2019, , Admitted by: Self, Date of Admission: 11/03/2019, Place of Admission of Execution: Office	 <small>Mar 11 2019 11:25AM</small>	 <small>LTI 11/03/2019</small>	Signature  <small>11/03/2019</small>
B-2/11, Diamond Park, P.O:- Joka, P.S:- Thakurpukur, District.-South 24-Parganas, West Bengal, India, PIN - 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, . PAN No.: ALSPS9719B Status : Representative, Representative of : INTACT CONSTRUCTION AND PROJECTS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
PINAKI RANJAN DAS Son of Late N.C DAS ALIPORE COURT, P.O:- ALIPORE, P.S:- Alipore, District.-South 24-Parganas, West Bengal, India, PIN - 700027	 <small>Mar 11 2019 11:25AM</small>	 <small>LTI 11/03/2019</small>	Signature  <small>11/03/2019</small>

Major Information of the Deed :- I-1607-02671/2019-11/03/2019

Names of DIPTI DAS, TULSI BHOWMICK, CHANDANA ROY CHOWDHURY, BANDANA BHOWMIK, SHILA DUTTA, ARCHANA PAUL, SHYAMAL BHOWMICK, GOUTAM BHOWMICK, RINA SHOME, SUBHASHIS DAS, PINKU BHOWMICK, MINTU BHOWMICK, REKHA BHOWMICK, DEBASIS CHATTERJEE, ALOKE KUMAR SARKAR, MANJAK SEN

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	DIPTI DAS	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
2	TULSI BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
3	CHANDANA ROY CHOWDHURY	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
4	BANDANA BHOWMIK	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
5	SHILA DUTTA	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
6	ARCHANA PAUL	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
7	SHYAMAL BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
8	GOUTAM BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
9	RINA SHOME	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
10	SUBHASHIS DAS	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
11	PINKU BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
12	MINTU BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
13	REKHA BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	DIPTI DAS	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
2	TULSI BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
3	CHANDANA ROY CHOWDHURY	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
4	BANDANA BHOWMIK	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
5	SHILA DUTTA	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
6	ARCHANA PAUL	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
7	SHYAMAL BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
8	GOUTAM BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
9	RINA SHOME	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
10	SUBHASHIS DAS	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
11	PINKU BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
12	MINTU BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
13	REKHA BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	DIPTI DAS	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
2	TULSI BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
3	CHANDANA ROY CHOWDHURY	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
4	BANDANA BHOWMIK	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
5	SHILA DUTTA	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
6	ARCHANA PAUL	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
7	SHYAMAL BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft

Major Information of the Deed :- I-1607-02671/2019-11/03/2019

	GOUTAM BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
	RINA SHOME	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
10	SUBHASHIS DAS	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
11	PINKU BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
12	MINTU BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
13	REKHA BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft

Endorsement For Deed Number : I - 160702671 / 2019

On 06-03-2019

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 1,70,19,517/-



Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 11-03-2019

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 11:10 hrs on 11-03-2019, at the Office of the A.D.S.R. BEHALA by MAINAK SEN .



Major Information of the Deed :- I-1607-02671/2019-11/03/2019

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

Execution is admitted on 11/03/2019 by 1. DIPTI DAS, Wife of Bilash DAS, 25, James Long Sarani, P.O. Joka, Thana Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife. 2. TULSI BHOWMICK, Wife of Late Tickendra Kumar BHOWMICK, Joka Nabapally, P.O. Joka, Thana Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife. 3. CHANGANA ROY CHOWDHURY, Wife of Tapas ROY CHOWDHURY, 14/V, Deshpran Sashmal Road, P.O. Tollygunge, Thana Tollygunge, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife. 4. BANDANA BHOWMIK, Daughter of Late Tickendra Kumar BHOWMIK, Joka Nabapally, P.O. Joka, Thana Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife. 5. SHILA DUTTA, Wife of Ajit DUTTA, B2/337, Kalyani, P.O. Kalyani, Thana Kalyani, Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession House wife. 6. ARCHANA PAUL, Wife of Satyendra Nath PAUL, Vill- Roynagar, P.O. Hili, Thana Hili, Dakshin Dinajpur, WEST BENGAL, India, PIN - 733126, by caste Hindu, by Profession House wife. 7. SHYAMAL BHOWMICK, Son of Late Narendra Nath BHOWMICK, 6/1, Joka Nabapally, P.O. Joka, Thana Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business. 8. GOUTAM BHOWMICK, Son of Late Narendra Nath BHOWMICK, 6/1, Joka Nabapally, P.O. Joka, Thana Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business. 9. RINA SHOME, Wife of Shankar SHOME, Matharanghi, Vivekhananda Pally, House No. 238, PI, P.O. Nilgunj, Thana Titagarh, North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by Profession House wife. 10. SUBHASHIS DAS, Son of Bilash DAS, 25, James Long Sarani, Joka Nabapally, P.O. Joka, Thana Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Service. 11. PINKU BHOWMICK, Son of Late Bhuban Chandra BHOWMICK, 717, Matilal Gupta Road, P.O. Barisha, Thana Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service. 12. MINTU BHOWMICK, Son of Late Bhuban Chandra BHOWMICK, 55/48/1 KD Mukherjee Road, P.O. Parnasree, Thana Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Service. 13. REKHA BHOWMICK, Wife of Late Bhuban Chandra BHOWMICK, 55/48/1 KD Mukherjee Road, P.O. Parnasree, Thana Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife. Indetified by PINAKI RANJAN DAS, , Son of Late N.C DAS, ALIPORE COURT, P.O. ALIPORE, Thana Alipore, 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 11-03-2019 by DEBASIS CHATTERJEE, PARTNER, INTACT CONSTRUCTION AND PROJECTS (Partnership Firm), B-2/11, Diamond Park, P.O.- Joka, P.S.- Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by PINAKI RANJAN DAS, , Son of Late N.C DAS, ALIPORE COURT, P.O. ALIPORE, Thana Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 11-03-2019 by ALOKE KUMAR SARKAR, PARTNER, INTACT CONSTRUCTION AND PROJECTS (Partnership Firm), B-2/11, Diamond Park, P.O.- Joka, P.S.- Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by PINAKI RANJAN DAS, , Son of Late N.C DAS, ALIPORE COURT, P.O. ALIPORE, Thana Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 11-03-2019 by MAINAK SEN, PARTNER, INTACT CONSTRUCTION AND PROJECTS (Partnership Firm), B-2/11, Diamond Park, P.O.- Joka, P.S.- Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by PINAKI RANJAN DAS, , Son of Late N.C DAS, ALIPORE COURT, P.O. ALIPORE, Thana Alipore, 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 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/03/2019 7:44PM with Govt. Ref. No: 192018190371837961 on 08-03-2019, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00YTJRC7 on 08-03-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1607-02671/2019-11/03/2019

Statement of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100/-
online = Rs 39,920/-

Description of Stamp

1 Stamp Type Impressed, Serial no 540994, Amount: Rs.100/-, Date of Purchase: 13/02/2019, Vendor name
Subbankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/03/2019 7:44PM with Govt. Ref. No: 192018190371837961 on 08-03-2019, Amount Rs 39,920/-, Bank
State Bank of India (SBIN0000001), Ref. No. IK00YTJRC7 on 08-03-2019, Head of Account 0030-02-103-003-02



Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal



Major Information of the Deed :- I-1607-02671/2019-11/03/2019

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 1607-2019, Page from 84094 to 84171
being No 160702671 for the year 2019.



Sandip

Digitally signed by SANDIP BISWAS
Date: 2019.03.12 16:05:29 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 3/12/2019 4:05:21 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)



Pinku Das

Government of West Bengal
Office of the A.D.S.R. BEHALA, District, South 24-Parganas
W.B. FORM NO. 1504

Query No / Year	16071000065122/2019	Serial No/Year	1607002816/2019
Transaction id	0000495658	Date of Receipt	11/03/2019 12:47PM
Deed No / Year	I - 160702688 / 2019		
Presentant Name	MAINAK SEN		
Principal	DIPTI DAS, TULSI BHOWMICK, CHANDANA ROY CHOWDHURY, BANDANA BHOWMIK, SHILA DUTTA, ARCHANA PAUL, SHYAMAL BHOWMICK, GOUTAM BHOWMICK, RINA SHOME, SUBHASHIS DAS, PINKU BHOWMICK, MINTU BHOWMICK, REKHA BHOWMICK		
Attorney	INTACT CONSTRUCTION AND PROJECTS		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration - 2]		
Total Setforth Value	Rs. 1,00,002/-	Market Value	Rs. 1,70,19,517/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 21/-	Fees Articles	E
Standard User Charge	387/-	Requisition Form Fee	50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160702671/2019		

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Subhankar Das	540993	13/02/2019	100/-

Registration Fees Paid (Break up as below)

		Amount in Rs.
By Cash		21/-
Amount Paid		

Other Fees Paid (Break up as below)

Hindu, by Nationality – Indian, by occupation –House wife, residing at Joka Nabapally, P.S-Haridevpur, P.O-Joka, Kolkata – 700104, District-South 24 Parganas

(3) **SMT. CHANDANA ROY CHOWDHURY**, (PAN –AQYPC2228A) 9051246493] wife of Sri Tapas Roy Chowdhury, daughter Late Tickendra Kumar Bhowmick, by faith – Hindu, by Nationality – Indian, by occupation –House wife, residing at 14/V, Deshpran Sashmal Road, P.O & P.S-Tollygung Kolkata – 700033, (4) **SMT. BANDANA BHOWMIK** (PAN-CAZPB2201F) [9775837673] daughter Late Tickendra Kumar Bhowmick, by faith – Hindu, by Nationality – Indian, by occupation –House wife, residing at residing at Joka Nabapally, P.S-Haridevpur, P.O-Joka, Kolkata – 700104, District-South 24 Parganas, (5) **SMT. SHILA DUTTA** (PAN-BLOPD6235J) [8584912283] wife of Ajit Dutta, daughter Late Tickendra Kumar Bhowmick, by faith – Hindu, by Nationality – Indian, by occupation –House wife, residing at B2/337, Kalyani, P.O & P.S-Kalyani, District- Nadia, Pin-741235, (6) **SMT. ARCHANA PAUL** (PAN-EDAPP2125Q) [8768946808] wife of Satyendra Nath Paul, daughter Late Tickendra Kumar Bhowmick, by faith – Hindu, by Nationality – Indian, by occupation –House wife, residing at Vill- Roynagar, P.O & P.S-Hilli, District-Dakshin Dinajpur, Pin-733126 (7) **SRI SHYAMAL BHOWMICK**, (PAN- CMDPB2668G), [8093185739] (8) **SRI GOUTAM BHOWMICK**, (PAN-BODPB7003J), [9830693989] both s/o Late Narendra Nath Bhowmick, both by faith Hindu, both by occupation- Business, by occupation both residing at 6/1, Joka Nabapally, P.O- Joka, P.S-Haridevpur, Kolkata – 700104, District-south 24 Parganas, (9) **SMT. RINA SHOME** (PAN-EGRPS0581P) [9804255064] wife of Sri Shankar Some, daughter Late Atul Bhowmick alias Atul Behari Bhowmik, by faith – Hindu, by Nationality – Indian, by occupation –House wife, residing at Matharanghi, Vivekhananda Pally, House No. 238, Plot No. 50, P.O- Nilgunj, P.S-Titagarh, Pin-700121, District-North 24 Parganas, (10) **SRI SUBHASHIS DAS** (PAN –BARPD6731P) [9052774556] son of Sri Bilash Das, by faith – Hindu, by Nationality – Indian, by occupation –Service, residing at 25, James Long Sarani, Joka Nabapally, P.S-Haridevpur, P.O-Joka, Kolkata – 700104, (11) **SRI PINKU BHOWMICK**, (PAN – ACZPB3672L) [9830148099] son of Late Bhuban Chandra Bhowmick, by faith – Hindu, by occupation - Service, residing at 717, Matilal Gupta Road, P.O. Thakurpukur, P.S. Haridevpur, Kolkata – 700008, (12) **SRI MINTU BHOWMICK**, (PAN – CLCPB4874Q) [9830597143] son of Late Bhuban Chandra Bhowmick, by faith – Hindu, by occupation - Service, residing at 55/48/1 KD Mukherjee Road, P.O.& P.S.- Parnasree, Kolkata-700060, District-South 24 Parganas (13) **SMT. REKHA BHOWMICK**, (PAN – CLCPB4847B), [9830597143] wife of Late Bhuban Chandra Bhowmick, by faith – Hindu, by occupation - House wife, residing at 55/48/1 KD Mukherjee Road, P.O.& P.S.- Parnasree, Kolkata-

700060, District-South 24 Parganas, hereinafter collectively referred to as the "OWNERS" (which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**.

AND

INTACT CONSTRUCTION AND PROJECTS, (PAN- AABFI7546L) a partnership firm its office at 18A, Diamond Park, now B-2/11, Diamond Park, P.O. Joka, Police Station Thakurpukur now Haridevpur, Kolkata - 700104, District South 24 Parganas, represented by its Partners (1) **SRI DEBASIS CHATTERJEE**, (PAN-ACPPC9147H) son of Late Debranjana Chatterjee, by faith Hindu, by Occupation- Business, residing at, P-207, R.K. Sarani (Goala Para), P.S Parnasree, Kolkata – 700060, (2) **SRI ALOKE KUMAR SARKAR**, (PAN-ASOPS0653H) son of Sri Gopal Chandra Sarkar, by faith Hindu, by Occupation- Business, residing at, 70, Barisha Purba Para Road, P.S Haridevpur, Kolkata – 700063, (3) **SRI MAINAK SEN**, (PAN-ALSPS9719B) son of Sri Niranjan Sen, by faith Hindu, by Occupation- Business, residing at, B-2/11, Diamond Park, P.O. Joka, P.S –Thakurpukur now Haridevpur, Kolkata – 700104, hereinafter referred to as the "**DEVELOPER**" (which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors, administrators and assigns) of the of the **SECOND PART**.

WHEREAS Narendra Nath Bhowmick purchased landed property measuring more or less 06 Cottahs 06 Chittaks lying and situated Mouza Purba Barisha J.L. no. 23, R.S no. 43, Touzi no. 1-6, 8-10, 12-16, Khatian no. 488, Dag no. 2530, P.S Thakurpukur now Haridevpur, District 24Parganas now South 24 Parganas from one Sarada Kumar Bhowmick by way of Saf Bikroy Kobala, registered on 22/06/1962, in the office of Sub Registrar of Alipore and recorded in Book No. I, Volume No. 91, Pages 199 to 195, being no. 5382 for the year 1962.

AND WHEREAS the said Narendra Nath Bhowmick purchased landed property measuring more or less 30 1/2 Satak with his brother Tikendra Bhowmick jointly, the property lying and situated Mouza Joka, Khatian no. 357, Dag no. 755, P.S Thakurpukur, District 24Parganas now South 24 Parganas from Uma Charan Mondal by way of Saf Bikroy Kobala, registered on 03/02/1967, in the office of Sub

Registrar of Alipore at Behala and recorded in Book No. I, Volume No. 19, Pages 156 to 159, being no. 546.

AND WHEREAS the said Narendra Nath Bhowmick mutually partitioned with other co owners Atul Behari Bhowmick, Tikendra Kumar Bhowmick and Bhuban Chandra Bhowmick, by way of a registered partition deed, registered in the office of Sub Registrar Behala and recorded in book No. I, Deed No. 262.

AND WHEREAS the said Narendra Nath Bhowmick got landed property in Lot 'B' area 03 Cottahs 05 Chittaks and in Lot 'B-1' area 02 Cottahs 10 Chittaks 30 square feet.

AND WHEREAS the said Narendra Nath Bhowmick died intested on 06/03/2008 leaving behind his widow Smt. Anjali Bhowmick and two sons Shyamal Bhowmick and Goutam Bhowmick and one daughter namely Smt. Swapna Das as the only legal heirs and successors.

AND WHEREAS the said Smt. Anjali Bhowmick died intestate on 14/10/2012 leaving behind her sons Shyamal Bhowmick and Goutam Bhowmick and one daughter namely Smt. Swapna Das as the only legal heirs and successors of Late Narendra Nath Bhowmick to inherit his property.

AND WHEREAS the said Shyamal Bhowmick and Goutam Bhowmick and Smt. Swapna Das become the joint owners of the landed property mentioned in the "Ga" schedule Lot 'B' area said of the partition deed no. 262 dated 27/01/1988 measuring more or less 03 Cottahs 05 Chittaks lying and situated at Mouza Purba Barisha, Pargana Khaspur, J.L. no. 23, R.S no. 43, Touzi no. 1-6, 8-10, 12-16, under Khatian no. 488, comprising in Dag no. 2530, P.S Thakurpukur now Haridevpur, District 24 Parganas now South 24 Parganas under Kolkata Municipal Corporation ward no. 143,

AND WHEREAS the said Shyamal Bhowmick and Goutam Bhowmick and Smt. Swapna Das also become the joint owners of the landed property mentioned in the "Ga" schedule Lot 'B-1' area said of the partition deed no. 262 dated 27/01/1988 measuring more or less 02 Cottahs 10 Chittaks 30 square feet with 300 sqft RTS lying and situated at Mouza Purba Barisha, Pargana Khaspur, J.L. no. 23, R.S no. 43, Touzi no. 1-6, 8-10, 12-16, under Khatian no. 488, comprising in Dag no. 2530,

P.S Thakurpukur now Haridevpur, District 24 Parganas now South 24 Parganas under Kolkata Municipal Corporation ward no. 143.

AND WHEREAS the said Smt. Swapna Das as Donor bear a great love and affection towards her full brother Shyamal Bhowmick and Goutam Bhowmick and the said Smt. Swapna Das gifted her undivided 1/3 rd share of the landed property mentioned in the "Ga" schedule Lot 'B-1' allotted land measuring more or less 02 Cottahs 10 Chittaks 30 square feet with 300 sqft RTS area said of the partition deed no. 262 dated 27/01/1988, gifted area measuring more or less 14 Chittaks 10 sqft with 100 sqft RTS lying and situated at Mouza Purba Barisha, Pargana Khaspur, J.L. no. 23, R.S no. 43, Touzi no. 1-6, 8-10, 12-16, under Khatian no. 488, comprising in Dag no. 2530, P.S Thakurpukur now Haridevpur, under Kolkata Municipal Corporation ward no. 143, District South 24 Parganas to her brothers Shyamal Bhowmick and Goutam Bhowmick by way of registered gift deed, registered on 19/07/2016, in the office of A.D.S.R Behala and recorded in Book no. I, Volume no. 1607-2016, Pages 198354 to 198381, being no. 160706194 for the year 2016.

AND WHEREAS the said Shyamal Bhowmick and Goutam Bhowmick become the absolute joint owners of the landed property measuring more or less 02 Cottahs 10 Chittaks 30 square feet with 300 sqft RTS and 400 sqft shop lying and situated at Mouza Purba Barisha, Pargana Khaspur, J.L. no. 23, R.S no. 43, Touzi no. 1-6, 8-10, 12-16, under Khatian no. 488, comprising in Dag no. 2530, P.S Thakurpukur now Haridevpur, under Kolkata Municipal Corporation ward no. 143, Kolkata-700104, District South 24 Parganas and mutated their names in the record of Kolkata Municipal Corporation and the property known and numbered as KMC Premises No. 6, Nabapally Main Road, under Ward No. 143.

AND WHEREAS the said, Shyamal Bhowmick and Goutam Bhowmick, unconditional gifted of undivided landed property measuring more or less 04 (four) Chittaks with 50 sqft undivided RTS and 50 sqft undivided share of shop room from their landed property measuring more or less 02 Cottahs 10 Chittaks 30 square feet with 300 sqft RTS and 400 sqft shop to (1) SMT. DIPTI DAS, (2) SMT. TULSI BHOWMICK, (3) SMT. CHANDANA ROY CHOWDHURY, (4) SMT. BANDANA BHOWMIK (5) SMT. SHILA DUTTA (6) SMT. ARCHANA PAUL (7) SRI SUBHASHIS DAS (8) SMT. RINA SHOME , by way of registered gift deed, which was registered on 19/02/2018 in the office of A.D.S.R Behala and recorded in Book No. I, Volume No. 1607-2018, Pages 48867 to 48907 being No. 160701459 for the year 2018.

AND WHEREAS One Sarada Kumar Bhowmick purchased landed property measuring more or less 01 Bigha 05 Cottah 16 square feet lying in Mouza Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16, Khatian No. 488 Dag No. 2530, District- 24 Parganas now South 24 Parganas, P.S-Behala thereafter Thakurpukur now Haridevpur, and purchased another landed property measuring more or less 11 Chittaks 19 square feet lying in Mouza Joka, J.L. No. 21, Touzi No. 4, Khatian No. 357 Dag No. 755, District- 24 Parganas now South 24 Parganas, P S-Behala thereafter Thakurpukur now Haridevpur from Late Jadu Lal Mondal by way of registered Kobala registered on 22/04/1959 in the office of Sub Registrar Alipore and recorded in Book No. I, Volume No. 71, Pages 142 to 145 being No. 4018.

AND WHEREAS one Tikendra Kumar Bhowmick purchased landed property 06 Cottahs 06 Chittaks lying and situated Mouza Purba Barisha J.L. no. 23, R.S. no. 43, Touzi no. 1-6, 8-10, 12-16, Khatian no. 488, Dag no. 2530, P.S Thakurpukur now Haridevpur, District 24Parganas now South 24 Parganas from one Sarada Kumar Bhowmick by way of Saf Bikroy Kobala, registered on 22/06/1962, in the office of Sub Registrar of Alipore and recorded in Book No. I, Volume No. 91, Pages 188 to 190, being no. 5381 for the year 1962.

AND WHEREAS one Narendra Nath Bhowmick purchased landed property 06 Cottahs 06 Chittaks lying and situated Mouza Purba Barisha J.L. no. 23, R.S. no. 43, Touzi no. 1-6, 8-10, 12-16, Khatian no. 488, Dag no. 2530, P.S Thakurpukur now Haridevpur, District 24Parganas now South 24 Parganas from one Sarada Kumar Bhowmick by way of Saf Bikroy Kobala, registered on 22/06/1962, in the office of Sub Registrar of Alipore and recorded in Book No. I, Volume No. 91, Pages 191 to 195, being no. 5382 for the year 1962.

AND WHEREAS one Narendra Nath Bhowmick purchased landed property 06 Cottahs 07 Chittaks 19 square feet lying and situated Mouza Purba Barisha J.L. no. 23, R.S. no. 43, Touzi no. 1-6, 8-10, 12-16, Khatian no. 488, Dag no. 2530, P.S Thakurpukur now Haridevpur, District 24Parganas now South 24 Parganas from one Sarada Kumar Bhowmick by way of Saf Bikroy Kobala, registered on 22/09/1964, in the office of Sub Registrar of Alipore and recorded in Book No. I, Volume No. 126, Pages 247 to 251, being no. 7326 for the year 1964.

AND WHEREAS one Atul Behari Bhowmick purchased landed property 06 Cottahs 07 Chittaks 19 square feet lying and situated Mouza Purba Barisha J.L. no. 23, R.S no. 43, Touzi no. 1-6, 8-10, 12-16, Khatian no. 488, Dag no. 2530, P.S Thakurpukur now Haridevpur, District 24Parganas now South 24 Parganas from one Sarada Kumar Bhowmick by way of Saf Bikroy Kobala, registered on 26/10/1964, in the office of Sub Registrar of Alipore and recorded in Book No. I, Volume No. 65, Pages 92 to 96, being no. 8118 for the year 1964.

AND WHEREAS the said Narendra Nath Bhowmick purchased landed property measuring more or less 30 1/2 Satak with his brother Tikendra Bhowmick jointly, the property lying and situated Mouza Joka, Khatian no. 357, Dag no. 755, P.S Thakurpukur, District 24Parganas now South 24 Parganas from Uma Charan Mondal by way of Saf Bikroy Kobala, registered on 03/02/1967, in the office of Sub Registrar of Alipore at Behala and recorded in Book No. I, Volume No. 19, Pages 156 to 159, being no. 546.

AND WHEREAS the said Sarada Kumar Bhowmick deid intested leaving his four son Atul Behari Bhowmick, Narendra Nath Bhowmick, Tikendra Kumar Bhowmick and Bhuban Chandra Bhowmick to inherit his landed property.

AND WHEREAS the said Atul Behari Bhowmick, Narendra Nath Bhowmick, Tikendra Kumar Bhowmick and Bhuban Chandra Bhowmick, mutually partitioned their inherited property along with their purchased property situated on both Purba Barisha and Joka Mouza by way of registered partition deed, registered on 27/01/1988 in the office of Addl. District Sub Registrar Behala and recorded in Book No. I, Volume No. 5, Pages 15 to 156 being No. 262.

AND WHEREAS the said Tikendra Kumar Bhowmick got landed property in Lot 'C' area 03 Cottahs 03 Chittaks and in Lot 'C-1' area 02 Cottahs 10 Chittaks 10 square feet together with proportionate share of common passage.

AND WHEREAS the said Tikendra Bhowmick gifted 200 square feet land to and unto his grandson Subhasish Das son of Sri Bilash Das from his Lot-C-1 property lying and situated lying and situated at Mouza Purba Barisha, Pargana Khaspur, J.L. no. 23, R.S no. 43, Touzi no. 1-6, 8-10, 12-16, under Khatian no. 488, comprising in Dag no. 2530, P.S Thakurpukur now Haridevpur, Kolkata-700104, District South 24 Parganas by way of registered gift deed registered on 03/10/1996

and registered in the office of A.D.S.R Behala and recorded in Book No. 1, Volume No. 78, Pages 383 to 388 being No. 6411 for the year 1996.

AND WHEREAS the said Subhasish Das mutated his name in the record of Kolkata Municipal and the property known and number as KMC Premises No. 6/1/2, Nabapally Main Road, under ward No. 143 as 200 square feet Shop Room.

AND WHEREAS the said SRI SUBHASHIS DAS, make unconditional gift of undivided Shop Room measuring more or less 50 sqft from his 200 square feet Shop Room AND undivided 50 square feet right of common passage out of 510 sqft to (1) SMT. DIPTI DAS, (2) SMT. TULSI BHOWMICK, (3) SMT. CHANDANA ROY CHOWDHURY, (4) SMT. BANDANA BHOWMIK (5) SMT. SHILA DUTTA (6) SMT. ARCHANA PAUL (7) SRI SHYAMAL BHOWMICK, (8) SRI GOUTAM BHOWMICK (9) SMT. RINA SHOME by way of registered gift deed, which was registered on 19/02/2018 in the office of A.D.S.R Behala and recorded in Book No. 1, Volume No. 1607-2018, Pages 50541 to 50576 being No. 160701457 for the year 2018.

AND WHEREAS the said Atul Behari Bhowmick, Narendra Nath Bhowmick, Tikendra Kumar Bhowmick and Bhuban Chandra Bhowmick, mutually partitioned their inherited property along with their purchased property situated on both Purba Barisha and Joka Mouza by way of registered partition deed, registered on 27/01/1988 in the office of Addl. District Sub Registrar Behala and recorded in Book No. 1, Volume No. 5, Pages 15 to 156 being No. 262.

AND WHEREAS the said Atul Behari Bhowmick got landed property in Lot 'A' area 03 Cottahs 10square feet and in Lot 'A-1'area 02 Cottahs 10 Chittaks 35 square feet with proportionate share of common passage.

AND WHEREAS the said Atul Behari Bhowmick gifted his Lot 'A-1' property measuring more or less 02 Cottahs 10 Chittaks 35 square feet along with proportionate share of common passage to and unto in favour of his daughter namely Smt. Rina Shome by way of registered gift deed which was registered in the office of A.D.S.R Behala on 22/02/1989 and recorded in Book No. 1, being No. 673.

AND WHEREAS after receiving the said gift the said the said Smt. Rina Shome mutated her name in the record of B.L & L.R.O and her name finally published and certificate of mutation is issued by B.L.R.O vide M/C No. 5083/2009 and also mutated her name in the record of Kolkata municipal Corporation and the

property known and number as KMC Premises No. 6/1/3, Nabapally Main Road, under Ward No. 143.

AND WHEREAS the said, Smt. Rina Shome, make free and unconditional gift of undivided landed property measuring more or less 04 (four) Chittaks with 50 sqft undivided RTS from her landed property measuring more or less 02 Cottahs 10 Chittaks 35 square feet with 300 sqft RTS AND undivided 230 square feet right of common passage out of 510 sqft to (1) SMT. DIPTI DAS, (2) SMT. TULSI BHOWMICK, (3) SMT. CHANDANA ROY CHOWDHURY, (4) SMT. BANDANA BHOWMIK (5) SMT. SHILA DUTTA (6) SMT. ARCHANA PAUL (7) SRI SHYAMAL BHOWMICK, (8) SRI GOUTAM BHOWMICK, (9) SRI SUBHASHIS DAS by way of registered gift deed, which was registered on 19/02/2018 in the office of A.D.S.R. Behala and recorded in Book No. I, Volume No. 1607-2018, Pages 50506 to 50540 being No. 160701458 for the year 2018.

AND WHEREAS the said Tikendra Bhowmick died intested on 20/03/2000 leaving behind his widow Smt. Tulsi Bhowmick and five daughters namely Smt. Dipti Das, Smt. Chandana Roy Chowdhury, Smt. Bandana Bhowmick, Smt. Shila Dutta, Smt. Archana Paul , as his only legal heirs and successors to inherit the property of Tikendra Bhowmick.

AND WHEREAS the said Smt. Tulsi Bhowmick , Smt. Dipti Das, Smt. Chandana Roy Chowdhury, Smt. Bandana Bhowmick, Smt. Shila Dutta, Smt. Archana Paul , become the joint owners of the landed property of the said Tikendra Bhowmick and they mutated their names in the record of Kolkata Municipal Corporation regarding the property of partition deed as Lot 'C-1' area 02 Cottahs 05 Chittaks 35 square feet with 300 sqft RTS and 200 sqft shop together with proportionate share of 510 sqft common passage and the property known and number as KMC Premises No. 6/1/4, Nabapally Main Road, under ward No. 143.

AND WHEREAS the said, Smt. Tulsi Bhowmick , Smt. Dipti Das, Smt. Chandana Roy Chowdhury, Smt. Bandana Bhowmick, Smt. Shila Dutta, Smt. Archana Paul, make free and unconditional gift of undivided landed property measuring more or less 04 (four) Chittaks with 50 sqft undivided RTS and undivided 50sqft Shop, from their landed property measuring more or less 02 Cottahs 05 Chittaks 35 square feet with 300 sqft RTS and 200 sqft Shop AND undivided 230 square feet right of common passage out of 510 sqft to (1) SRI SUBHASHIS DAS (2) SRI SHYAMAL BHOWMICK, (3) SRI GOUTAM BHOWMICK, (4) SMT. RINA

SHOME by way of registered gift deed, which was registered on 19/02/2018 in the office of A.D.S.R Behala and recorded in Book No. I, Volume No. 1607-2018, Pages 48824 to 48866 being No. 160701460 for the year 2018.

AND WHEREAS the said (1) SRI SHYAMAL BHOWMICK (2) SRI GOUTAM BHOWMICK, (3) SMT. DIPTI DAS, (4) SMT. TULSI BHOWMICK, (5) SMT. CHANDANA ROY CHOWDHURY, (6) SMT. BANDANA BHOWMIK, (7) SMT. SHILA DUTTA, (8) SMT. ARCHANA PAUL, (9) SRI SUBHASHIS DAS, (10) SMT. RINA SHOME become the joint owners of the landed property measuring more or less 08 Cottahs 11 Chittaks 06 square feet with 300 sqft RTS and 800 sqft Shop room, being Kolkata Municipal Corporation Premises No. 6, Nabapally Main Road, under ward No. 143.

AND WHEREAS the said, (1) SRI SHYAMAL BHOWMICK (2) SRI GOUTAM BHOWMICK, (3) SMT. DIPTI DAS, (4) SMT. TULSI BHOWMICK, (5) SMT. CHANDANA ROY CHOWDHURY, (6) SMT. BANDANA BHOWMIK, (7) SMT. SHILA DUTTA, (8) SMT. ARCHANA PAUL, (9) SRI SUBHASHIS DAS, (10) SMT. RINA SHOME, as Donor bear a great love and affection towards their relatives (1) SRI PINKU BHOWMICK, (2) SRI MINTU BHOWMICK, (3) SMT. REKHA BHOWMICK, as the Donees and they make free and unconditional gift of undivided landed property measuring more or less 04 (four) Chittaks with 50 sqft undivided RTS and undivided 50sqft Shop, from their landed property measuring more or less 08 Cottahs 11 Chittaks 06 square feet with 300 sqft RTS and 800 sqft Shop room being Kolkata Municipal Corporation Premises No. 6, Nabapally Main Road, under ward No. 143, by way of registered gift deed which was registered on 24/09/2018 in the office of A.D.S.R Behala and recorded in Book No. I, Volume No. 1607-2018, Pages 290368 to 290420, being No. 160709080 for the year 2018.

AND WHEREAS One Sarada Kumar Bhowmick purchased landed property measuring more or less 01 Bigha 05 Cottah 16 square feet lying in Mouza Purba Barisha, J.L No. 23, R.S No. 43, Touzi No. 1-6, 8-10, 12-16, Khatian No. 488 Dag No. 2530, District- 24 Parganas now South 24 Parganas, P.S-Behala thereafter Thakurpukur now Haridevpur, and purchased another landed property measuring more or less 11 Chittaks 19 square feet lying in Mouza Joka, J.L No. 21, Touzi No. 4, Khatian No. 357 Dag No. 755, District- 24 Parganas now South 24 Parganas, P.S-

Behala thereafter Thakurpukur now Haridevpur from Late Jadu Lal Mondal by way of registered Kobala registered on 22/04/1959 in the office of Sub Registrar Alipore and recorded in Book No. I, Volume No. 71, Pages 142 to 145 being No. 4018.

AND WHEREAS one Tikendra Kumar Bhowmick purchased landed property 06 Cottahs 06 Chittaks lying and situated Mouza Purba Barisha J.L. no. 23, R.S no. 43, Touzi no. 1-6, 8-10, 12-16, Khatian no. 488, Dag no. 2530, P.S Thakurpukur now Haridevpur, District 24Parganas now South 24 Parganas from one Sarada Kumar Bhowmick by way of Saf Bikroy Kobala, registered on 22/06/1962, in the office of Sub Registrar of Alipore and recorded in Book No. I, Volume No. 91, Pages 188 to 190, being no. 5381 for the year 1962.

AND WHEREAS one Narendra Nath Bhowmick purchased landed property 06 Cottahs 06 Chittaks lying and situated Mouza Purba Barisha J.L. no. 23, R.S no. 43, Touzi no. 1-6, 8-10, 12-16, Khatian no. 488, Dag no. 2530, P.S Thakurpukur now Haridevpur, District 24Parganas now South 24 Parganas from one Sarada Kumar Bhowmick by way of Saf Bikroy Kobala, registered on 22/06/1962, in the office of Sub Registrar of Alipore and recorded in Book No. I, Volume No. 91, Pages 191 to 195, being no. 5382 for the year 1962.

AND WHEREAS one Narendra Nath Bhowmick purchased landed property 06 Cottahs 07 Chittaks 19 square feet lying and situated Mouza Purba Barisha J.L. no. 23, R.S no. 43, Touzi no. 1-6, 8-10, 12-16, Khatian no. 488, Dag no. 2530, P.S Thakurpukur now Haridevpur, District 24Parganas now South 24 Parganas from one Sarada Kumar Bhowmick by way of Saf Bikroy Kobala, registered on 22/09/1964, in the office of Sub Registrar of Alipore and recorded in Book No. I, Volume No. 126, Pages 247 to 251, being no. 7326 for the year 1964.

AND WHEREAS one Atul Behari Bhowmick purchased landed property 06 Cottahs 07 Chittaks 19 square feet lying and situated Mouza Purba Barisha J.L. no. 23, R.S no. 43, Touzi no. 1-6, 8-10, 12-16, Khatian no. 488, Dag no. 2530, P.S Thakurpukur now Haridevpur, District 24 Parganas now South 24 Parganas from one Sarada Kumar Bhowmick by way of Saf Bikroy Kobala, registered on 26/10/1964, in the office of Sub Registrar of Alipore and recorded in Book No. I, Volume No. 65, Pages 92 to 96, being no. 8118 for the year 1964

AND WHEREAS the said Narendra Nath Bhowmick purchased landed property measuring more or less 30 ^{1/2} Satak with his brother Tikendra Bhowmick jointly, the property lying and situated Mouza Joka, Khatian no. 357, Dag no 755, P.S Thakurpukur, District 24Parganas now South 24 Parganas from Uma Charan Mondal by way of Saf Bikroy Kobala, registered on 03/02/1967, in the office of Sub Registrar of Alipore at Behala and recorded in Book No. 1, Volume No. 19, Pages 156 to 159, being no. 546.

AND WHEREAS the said Sarada Kumar Bhowmick deid intested leaving his four son Atul Behari Bhowmick, Narendra Nath Bhowmick, Tikendra Kumar Bhowmick and Bhuban Chandra Bhowmick to inherit his landed property.

AND WHEREAS the said Atul Behari Bhowmick, Narendra Nath Bhowmick , Tikendra Kumar Bhowmick and Bhuban Chandra Bhowmick, mutually partitioned their inherited property along with their purchased property situated on both Purba Barisha and Joka Mouza by way of registered partition deed, registered on 27/01/1988 in the office of Addl. District Sub Registrar Behala and recorded in Book No. 1, Volume No. 5, Pages 15 to 156 being No. 262.

AND WHEREAS the said Bhuban Chandra Bhowmick got landed property in Lot 'D' area 03 Cottahs 01 Chittaks 35 Square feet and in Lot 'D-1'area 02 Cottahs 08 Chittaks 30 square feet total area 05 Cottahs 10 Chittaks 20 square feet.

AND WHEREAS the said Bhuban Chandra Bhowmick died intested on 17/04/2011 leaving behind his widow Smt. Rekha Bhowmick and two sons Sri Pinku Bhowmick, Sri Mintu Bhowmick and one daughter Smt. Tandra Debnath, as his only legal heirs and successors to inherit the property of Bhuban Chandra Bhowmick.

AND WHEREAS the Smt. Rekha Bhowmick , Sri Pinku Bhowmick, Sri Mintu Bhowmick and Smt. Tandra Debnath, become the joint owners of the landed property of the said Bhuban Chandra Bhowmick and they mutated their names in the record of Kolkata Municipal Corporation regarding the property of partition deed as Lot 'D' and 'D1' area 05 Cottahs 10 Chittaks 20 square feet and the property known and number as K.M.C Premises No. 6/1, Nabapally Main Road, under ward No. 143.

AND WHEREAS the said, Smt. Rekha Bhowmick, Sri Pinku Bhowmick, Sri Mintu Bhowmick and Smt. Tandra Debnath, make free and unconditional gift of

undivided landed property measuring more or less 04 (four) Chittaks with 50 sqft undivided RTS from their landed property measuring more or less 05 Cottahs 10 Chittaks 20 square feet with 300 sqft RTS to (1) SMT. DIPTI DAS (2) SMT. TULSI BHOWMICK, (3) SMT. CHANDANA ROY CHOWDHURY, (4) SMT. BANDANA BHOWMIK (5) SMT. SHILA DUTTA (6) SMT. ARCHANA PAUL by way of registered gift deed, which was registered on 19/02/2018 in the office of A.D.S.R Behala and recorded in Book No. 1, Volume No. 1607-2018, Pages 50217 to 50256 being No. 160701461 for the year 2018.

AND WHEREAS the said Tikendra Kumar Bhowmick got landed property in Lot 'C' area 03 Cottahs 03 Chittaks and in Lot 'C-1' area 02 Cottahs 10 Chittaks 10 square feet.

AND WHEREAS the said Tikendra Bhowmick died intested on 20/03/2000 leaving behind his widow Smt. Tulsi Bhowmick and five daughters namely Smt. Dipti Das, Smt. Chandana Roy Chowdhury, Smt. Bandana Bhowmick, Smt. Shila Dutta, Smt. Archana Paul, as his only legal heirs and successors to inherit the property of Tikendra Bhowmick.

AND WHEREAS the said Smt. Tulsi Bhowmick, Smt. Dipti Das, Smt. Chandana Roy Chowdhury, Smt. Bandana Bhowmick, Smt. Shila Dutta, Smt. Archana Paul, become the joint owners of the landed property of the said Tikendra Bhowmick and they mutated their names in the record of Kolkata Municipal Corporation regarding the property of partition deed as Lot 'C' area 03 Cottahs 03 Chittaks together with proportionate share of common passage and the property known and number as K.M.C Premises No. 6/3/2, Nabapally Main Road, under ward No. 143.

AND WHEREAS the said, Smt. Tulsi Bhowmick, Smt. Dipti Das, Smt. Chandana Roy Chowdhury, Smt. Bandana Bhowmick, Smt. Shila Dutta, Smt. Archana Paul, make free and unconditional gift of undivided landed property measuring more or less 04 (four) Chittaks with 50 sqft undivided RTS from their landed property measuring more or less 03 Cottahs 03 Chittaks with 300 sqft RTS to (1) SRI PINKU BHOWMICK, (2) SRI MINTU BHOWMICK, (3) SMT. REKHA BHOWMICK, (4) SMT. TANDRA DEBNATH by way of registered gift deed, which was registered on 19/02/2018 in the office of A.D.S.R Behala and recorded in Book

No. I, Volume No. 1607-2018, Pages 49423 to 49462 being No. 160701463 for the year 2018.

AND WHEREAS One Jadu Nath Mondal was the recorded owner of the landed property measuring more or less 61 Satak, lying and situated at Mouza- Joka, Pargana Balia, J.L no. 21, Touzi no. 4, under Khatian no. 357 comprising in Dag no. 755, P.S-Behala thereafter Thakurpukur now Haridevpur, District- 24 Parganas now South Parganas.

AND WHEREAS the said Jadu Nath Mondal died intestate leaving behind his two sons Sri Umacharan Mondal and Sri Amulyacharan Mondal as his legal heirs to inherit his property, and the said Sri Umacharan Mondal and Sri Amulyacharan Mondal mutually and amicably partitioned their inherited property and each got property measuring more or less 30 1/2 Satak.

AND WHEREAS the said Sri Umacharan Mondal due to urgent need of money sold conveyed transferred landed property measuring more or less 09 Cottahs 03 Chittaks 22.50 square feet lying and situated Mouza Joka, Pargana Balia, J.L no. 21, R.S no. 94 Touzi no. 4, R.S Khatian no. 357, comprising in Dag no. 755, P.S Thakurpukur, District 24 Parganas now South 24 Parganas to and unto in favour of Sri Narendra Nath Bhowmick and Sri Tikendra Bhowmick by way of Saf Bikroy Kobala, registered on 03/02/1967, in the office of Sub Registrar of Alipore at Behala and recorded in Book No. I, Volume No. 19, Pages 156 to 159, being no. 546 for the year 1967.

AND WHEREAS a portion of the said 09 Cottahs 03 Chittaks 22.50 square feet of land has been acquired by the authorities for excavation of the local road.

AND WHEREAS the said Sri Narendra Nath Bhowmick and Sri Tikendra Bhowmick become the joint owners of remaining portion of the land measuring more or less 08 Cottahs 04 Chittaks.

AND WHEREAS the said Sri Narendra Nath Bhowmick and Sri Tikendra Bhowmick mutually partitioned their landed property and they got land measuring more or less 04 Cottahs 02 Chittaks each and they live there with their family.

AND WHEREAS the said Tikendra Bhowmick died intested on 20/03/2000 leaving behind his widow Smt. Tulsi Bhowmick and five daughters namely Smt. Dipti Das, Smt. Chandana Roy Chowdhury, Smt. Bandana Bhowmick, Smt. Shila Dutta, Smt. Archana Paul , as his only legal heirs and successors to inherit the share of Tikendra Bhowmick.

AND WHEREAS the said Smt. Tulsi Bhowmick, Smt. Dipti Das, Smt. Chandana Roy Chowdhury, Smt. Bandana Bhowmick, Smt. Shila Dutta, Smt. Archana Paul become the joint owner of the undivided half share of the said Tikendra Bhowmick measuring more or less 04 Cottahs 02 Chittaks.

AND WHEREAS the said Smt. Tulsi Bhowmick, Smt. Chandana Roy Chowdhury, Smt. Bandana Bhowmick, Smt. Shila Dutta, Smt. Archana Paul gifted their undivided 5/6 th share measuring more or less 03 Cottahs 07 Chittaks by way of a gift deed registered on 05/03/2012 in the office of A.D.S.R Behala and recorded in Book no. 1, C.D Volume no. 7, Pages 3583 to 3600 being no. 02206 for the year 2012 to their daughter and sister Smt. Dipti Das.

AND WHEREAS the said Smt. Dipti Das become the absolute owner of the landed property measuring more or less 04 Cottahs 02 Chittaks lying and situated Mouza Joka, Pargana Balia, J.L no. 21, R.S no. 94 Touzi no. 4, R.S Khatian no. 357, comprising in Dag no. 755, P.S Thakurpukur now Haridevpur, under Kolkata Municipal Corporation ward no. 143, Kolkata-700104, District South 24 Parganas. But the undivided share of Narendra Nath Bhowmick is therein.

AND WHEREAS the said Narendra Nath Bhowmick died intested on 06/03/2008 leaving behind his widow Smt. Anjali Bhowmick and two sons Shyamal Bhowmick and Goutam Bhowmick and one daughter namely Smt. Swapna Das as the only legal heirs and successors.

AND WHEREAS the said Smt. Anjali Bhowmick died intestate on 14/10/2012 leaving behind her sons Shyamal Bhowmick and Goutam Bhowmick and one daughter namely Smt. Swapna Das as the only legal heirs and successors of Late Narendra Nath Bhowmick to inherit his property.

AND WHEREAS that not to create any dispute in the title of the property or nor any claim in future of Smt. Dipti Das measuring more or less 04 Cottahs 02 Chittaks with 200 sqft RTS lying and situated Mouza Joka, Pargana Balia, J.L no. 21,

R.S no. 94 Touzi no. 4, R.S Khatian no. 357, comprising in Dag no. 755, P.S Thakurpukur now Haridevpur, under Kolkata Municipal Corporation ward no. 143, Kolkata-700104, District South 24 Parganas the said Shyamal Bhowmick and Goutam Bhowmick and Smt. Swapna Das gifted their undivided 1/2 (half) share measuring more or less 02 Cottahs 01 Chittak with 100 sqft RTS of the total landed property measuring more or less 04 Cottahs 02 Chittaks with 200 sqft RTS lying and situated Mouza Joka, Pargana Balia, J.L no. 21, R.S no. 94 Touzi no. 4, R.S Khatian no. 357, comprising in Dag no. 755, P.S Thakurpukur now Haridevpur, under Kolkata Municipal Corporation ward no. 143, Kolkata-700104, District South 24 Parganas to their sister Smt. Dipti Das by way of registered gift deed, which was registered on 19/07/2016, in the office of A.D.S.R Behala and recorded in Book No. 1, Volume No. 1607-2016, Pages 198382 to 198410, being No. 160706195 for the year 2016.

AND WHEREAS the said Dipti Das become the absolute owner of the landed property measuring more or less 04 Cottahs 02 Chittaks lying and situated at Mouza - Joka, Pargana Khaspur, J.L. no. 23, R.S no. 43, Touzi no. 1-6, 8-10, 12-16, under Khatian no. 488, comprising in Dag no. 2530, P.S Thakurpukur now Haridevpur.

AND WHEREAS the said, Smt. Dipti Das, mutated her names in the record of Kolkata Municipal Corporation and the property known and number as K.M.C Premises No. 6/3/1, Nabapally Main Road, under ward No. 143.

AND WHEREAS the said, Smt. Dipti Das, make free and unconditional gift of undivided landed property measuring more or less 04 (four) Chittaks with 50 sqft undivided RTS from her landed property measuring more or less 04 Cottahs 02 Chittaks to (1) SRI PINKU BHOWMICK, (2) SRI MINTU BHOWMICK, (3) SMT. REKHA BHOWMICK, (4) SMT. TANDRA DEBNATH (5) SMT. TULSI BHOWMICK, (6) SMT. CHANDANA ROY CHOWDHURY, (7) SMT. BANDANA BHOWMIK (8) SMT. SHILA DUTTA (9) SMT. ARCHANA PAUL by way of registered gift deed, which was registered on 19/02/2018 in the office of A.D.S.R Behala and recorded in Book No. 1, Volume No. 1607-2018, Pages 50257 to 50294 being No. 160701462 for the year 2018.

AND WHEREAS the SMT. TANDRA DEBNATH died intested as widow and without any issue/children on 10/08/2018 leaving her mother SMT. REKHA BHOWMICK as her only legal heirs. Husband of SMT. TANDRA DEBNATH died prior to her death i.e. on .03.01.2011

AND WHEREAS thus the said (1) SRI PINKU BHOWMICK, (2) SRI MINTU BHOWMICK, (3) SMT. REKHA BHOWMICK, (4) SMT. DIPTI DAS (5) SMT TULSI BHOWMICK, (6) SMT. CHANDANA ROY CHOWDHURY, (7) SMT. BANDANA BHOWMIK (8) SMT. SHILA DUTTA (9) SMT. ARCHANA PAUL become the joint owners of the landed property measuring more or less 12 Cottahs 15 Chittaks 20 square feet with 300 sqft RTS, being Kolkata Municipal Corporation Premises No. 6/1, Nabapally Main Road, under ward No. 143

AND WHEREAS the said, (1) SRI PINKU BHOWMICK, (2) SRI MINTU BHOWMICK, (3) SMT. REKHA BHOWMICK, (4) SMT. DIPTI DAS (5) SMT. TULSI BHOWMICK, (6) SMT. CHANDANA ROY CHOWDHURY, (7) SMT. BANDANA BHOWMIK (8) SMT. SHILA DUTTA (9) SMT. ARCHANA PAUL as Donor bear a great love and affection towards their relatives (1) SRI SHYAMAL BHOWMICK (2) SRI GOUTAM BHOWMICK, (3) SMT. RINA SHOME, (4) SRI SUBHASHIS DAS, the Donees herein and the Donor make free and unconditional gift of undivided landed property measuring more or less 04 (four) Chittaks with 50 sqft undivided RTS and undivided 50sqft Shop, from their landed property measuring more or less 12 Cottahs 15 Chittaks 20 square feet with 300 sqft RTS being Kolkata Municipal Corporation Premises No. 6/1, Nabapally Main Road, under ward No. 143, by way of registered gift deed which was registered on 24/09/2018 in the office of A.D.S.R Behala and recorded in Book No. I, Volume No. 1607-2018, Pages 290421 to 290468, being No. 160709079 for the year 2018.

AND WHEREAS the said (1) SMT. DIPTI DAS (2) SMT. TULSI BHOWMICK, (3) SMT. CHANDANA ROY CHOWDHURY, (4) SMT. BANDANA BHOWMIK (5) SMT. SHILA DUTTA (6) SMT. ARCHANA PAUL (7) SRI SHYAMAL BHOWMICK, (8) SRI GOUTAM BHOWMICK, (9) SMT. RINA SHOME (10) SRI SUBHASHIS DAS (11) SRI PINKU BHOWMICK, (12) SRI MINTU BHOWMICK, (13) SMT. REKHA BHOWMICK become joint owners of the landed property measuring more or less 17 Cottahs 08 Chittaks 26 square feet with 400 sqft RTS and 800 sqft Shop room lying and situated at Mouza Purba Barisha, Pargana Khaspur, J.L. no. 23, R.S no. 43, Touzi no. 1-6, 8-10, 12-16, under Khatian no. 488, comprising in Dag no. 2530, P.S Thakurpukur now Haridevpur, District South 24 Parganas AND landed property measuring more or less 04 Cottahs 02 Chittaks with 200 sqft RTS lying and situated Mouza Joka, Pargana- Balla, J.L no. 21, R.S no. 94 Touzi no. 4, R.S Khatian no. 357, comprising in Dag no. 755, P.S Thakurpukur now Haridevpur, Kolkata-700104, District South 24 Parganas, total land measuring 21 Cottahs 10 Chittaks 26 square feet with 600 sqft RTS and 800 sqft Shop room and mutated their names in the

record of Kolkata Municipal Corporation and the property known and numbered as KMC Premises No. 6 Nabapally Main Road, under ward No. 143.

AND WHEREAS the said (1) SMT. DIPTI DAS (2) SMT. TULSI BHOWMICK, (3) SMT. CHANDANA ROY CHOWDHURY, (4) SMT. BANDANA BHOWMIK (5) SMT. SHILA DUTTA (6) SMT. ARCHANA PAUL (7) SRI SHYAMAL BHOWMICK, (8) SRI GOUTAM BHOWMICK, (9) SMT. RINA SHOME (10) SRI SUBHASHIS DAS (11) SRI PINKU BHOWMICK, (12) SRI MINTU BHOWMICK, (13) SMT. REKHA BHOWMICK also mutated their names in the record of B.L & L.R.O and their names finally published in L.R Khatian numbers. 8837, 7731, 7732, 7733, 7734, 8788, 7728, 7730, 7735, 7726, 7725, 7729, 7727, and 2578/1.

AND WHEREAS the Owners' are desirous of developing the said property by constructing a new, multi storied building comprising of several flats/apartments and other spaces after demolishing the existing building and the Developer have approached the Owners' to carry out and under the aforesaid planned work of development in the said property by constructing a new residential building thereon with own finances and the Owners' have agreed on the terms and conditions hereunder appearing.

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

ARTICLE – I : DEFINITION :

In these presents unless there is something inconsistent with or repugnant to the subject or context.

- 1.1 **OWNERS'** : shall mean (1) SMT. DIPTI DAS (2) SMT. TULSI BHOWMICK, (3) SMT. CHANDANA ROY CHOWDHURY, (4) SMT. BANDANA BHOWMIK (5) SMT. SHILA DUTTA (6) SMT. ARCHANA PAUL (7) SRI SHYAMAL BHOWMICK, (8) SRI GOUTAM BHOWMICK, (9) SMT. RINA SHOME (10) SRI SUBHASHIS DAS (11) SRI PINKU BHOWMICK, (12) SRI MINTU BHOWMICK, (13) SMT. REKHA BHOWMICK, their successors , legal representatives and assigns.

- 1.2 **DEVELOPERS:** Shall mean **INTACT CONSTRUCTION AND PROJECTS**, (PAN- AABF17546L) a partnership firm its office at 18A, Diamond Park, now B-2/11, Diamond Park, P.O. Joka, Police Station Thakurpukur now Haridevpur, Kolkata - 700104, District South 24 Parganas, represented by its Partners
- (1) **SRI DEBASIS CHATTERJEE**, (PAN-ACPPC9147H) son of Late Debranjana Chatterjee, by faith Hindu, by Occupation- Business, residing at, P-207, R.K. Sarani (Goala Para), P.S Parnasree, Kolkata – 700050,
- (2) **SRI ALOKE KUMAR SARKAR**, (PAN-ASOPS0653H) son of Sri Gopal Chandra Sarkar, by faith Hindu, by Occupation- Business, residing at, 70, Barisha Purba Para Road, P.S Haridevpur, Kolkata – 700063.
- (3) **SRI MAINAK SEN**, (PAN-ALSPS97198) son of Sri Niranjan Sen, by faith Hindu, by Occupation- Business, residing at, B-2/11, Diamond Park, P.O. Joka, P.S –Thakurpukur now Haridevpur, Kolkata – 700104, for time being its perspective legal heirs , successors in office , administrators , representatives and assigns.
- 1.3 **PREMISES/PROPERTY :** Shall mean the entire plot of landed property measuring more or less 17 Cottahs 08 Chittaks 26 square feet with 400 sqft RTS and 800 sqft Shop room lying and situated at Mouza Purba Barisha, Pargana Khaspur, J.L. no. 23, R.S no. 43, Touzi no. 1-6, 8-10, 12-16, under Khatian no. 488, L.R Khatian No. 8837, 7731, 7732, 7733, 7734, 8768, 7728, 7730, 7735, 7726, 7725, 7729, 7727, comprising in Dag no. 2530, P.S Thakurpukur now Haridevpur, **AND** landed property measuring more or less 04 Cottahs 02 Chittaks with 200 sqft RTS lying and situated Mouza Joka, Pargana- Ballia, J.L no. 21, R.S no. 94 Touzi no. 4, R.S Khatian no. 357, L.R Khatian No. 2578/1, comprising in Dag no. 755, P.S Thakurpukur now Haridevpur, Kolkata-700104, District South 24 Parganas, total land measuring 21 Cottahs 10 Chittaks 26 square feet with 600 sqft RTS and 800 sqft Shop room being Kolkata Municipal Corporation Premises No. 6 Nabapally Main Road, under ward No. 143, Kolkata- 700104, District South 24 Parganas, at present Sub – Register office Behala, within the limits of the Kolkata Municipal Corporation, south Suburban Unit , Behala, described in the Schedule 'A' hereunder written.
- 1.4 **LAND :** Shall mean the land contained in the said property mentioned in the below.
- 1.5 **OLD BUILDING :** Shall mean 600 sqft RTS and 800 sqft Shop room on the said land.

- 1.6 **BUILDING** : Shall mean the proposed ground plus three storied building consisting of space and / or flats , parking spaces and other structure which the parties hereto propose to erect in or upon the said property.
- 1.7 **COMMON EXPENSES** : Shall mean and include the expenses for common purpose as mentioned in the schedule 'E' hereunder written.
- 1.8 **SERVICE COMPANY** : Shall mean and association , syndicate, society or limited company and / or body or institution that may be formed or nominated by the Owners' and / or Developer for the maintenance of the common parts.
- 1.9 **COMMON FACILITIES** : Shall include the common areas and facilities in the building for the use of the Owners' , Developer and all occupiers of the flats and spaces of the building as mentioned in the schedule 'D' hereunder written.
- 1.10 **CONSTRUCTED AREA** : Shall mean the total constructible areas as may be sanctioned by the K M C .
- 1.11 **SALEABLE SPACE** : Shall mean the space in the building available after construction for independent use and occupation after making the due provision for common facilities and the spaces required thereof including undivided proportioned share or in respect of the land except the reserved for the Owners' mentioned as " OWNER'S ALLOCATION".
- 1.12 **OWNERS' ALLOCATION** : Shall mean (1) SMT. DIPTI DAS (2) SMT. TULSI BHOWMICK, (3) SMT. CHANDANA ROY CHOWDHURY, (4) SMT. BANDANA BHOWMIK (5) SMT. SHILA DUTTA (6) SMT. ARCHANA PAUL (7) SRI SHYAMAL BHOWMICK, (8) SRI GOUTAM BHOWMICK, (9) SMT. RINA SHOME (10) SRI SUBHASHIS DAS (11) SRI PINKU BHOWMICK, (12) SRI MINTU BHOWMICK, (13) SMT. REKHA BHOWMICK, will be allotted by the Developer and be entitled to and shall get 40 % of the sanction F.A.R. together with proportionate share of land and flats will be distributed based on land provided by the owners area. Shall mean the 40% of the constructed area of proposed building and 40% car parking space or other space in the ground floor of the building.
- 1.13 **DEVELOPERS ALLOCATION** : Shall mean the balance 60 % of the sanction F.A.R. together with proportionate share of land flats / units / spaces / Car parking space as would be constructed on the proposed building after deducting the Owner's allocation as stated above together with proportioned share and / or interest in the land and the common areas and facilities as mentioned in the Schedule 'B' Part – II hereunder written.

- 1.14 THE ARCHITECT** : Shall mean any qualified person or persons or firm or firms having the proper and requisite license as building Architect from the Kolkata Municipal Corporation appointed or nominated by the Developer with the written approval of Owners' as Architect of the building to be constructed in the said premises.
- 1.15 THE ADVOCATE:** Shall mean SRI PINAKI RANJAN DAS, Alipore Court, Kolkata 700027.
- 1.16 INTENDING BUYER:** shall mean all the persons, firm, organizations who are interested to purchase any flat or flats only for residential purpose and car parking space/spaces for keeping their personal car of the proposed building to be constructed upon the said property.
- 1.17 UNAVOIDABLE CIRCUMSTANCES:** shall mean unnatural calamities abnormal rain, earthquake, civil disorder, political unrest due to which the construction work can be disturbed, stopped or suspended for a considerable time.
- 1.18 PROPORTIONATE SHARE OF LAND:** shall mean all the entire land divided by number of flats and car parking spaces/shop/shops of the proposed building which will be attached with the right of each flat provided this portion shall always remain undivided and unpartitioned.
- 1.19 SANCTIONED PLAN** : Shall mean the plan for the construction of the building and other structures as may be sanctioned by the Kolkata Municipal Corporation and other appropriate Government Authorities and Departments in the name of the Owners' on the basis of the maximum permissible floor area ratio available under the Building Rules and laws and shall include any amendments thereto and / or modification thereof as may be made from time to time with the approval of the Owners' at the cost of the Developer.
- 1.20 ROOF** : Shall mean and include the entire open space of the roof and / or top of the building, excluding the space required for installation of overhead tank, T.V Antenna, stair-case cover and other facilities.
- 1.21 TRANSFEREE** : Shall mean the person or persons to whom any space in the building has been agreed to be transferred.
- 1.22 ENCUMBRANCES** : Shall mean charges, liens, lispence, claims, liabilities trusts, demands, acquisition and requisition of Government and public authorities.
- 1.23 FORCE MAJURE** : Shall mean flood, earthquake, riot, storm, tempest, civil commotion, strike lock out etc.

- 1.24 **SUPER BUILD UP AREA** : Shall mean and include total constructed flat area along with proportionate common passage, Roof, water reservoirs, septic tank, boundary wall, common service area etc.
- 1.25 **SINGULAR NUMBER** : Shall mean the plural and vice-versa.
- 1.26 **MASCULINE** : Shall include the feminine and vice-versa.

ARTICLE : II – TITLE & INDEMNITY

- i) The Owners' hereby declare that they are the sole and absolute Owner's in respect of the said property and the same is free from all encumbrance and the Owners' have a good and marketable title in respect thereof and there is no impediment to the development of the said property and / or constructing the work of the construction of the building by the Developer in the manner as herein agreed upon.
- ii) The title deed and other related paper in respect of the said property shall be kept with and / or in the custody of the Developer and the same shall hand over after completion of the entire project work.
- iii) The Owners' agreed that after the execution of this agreement the Owners' will not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the said property or portion thereof except in the manner as herein expressly provided.
- iv) The Owners' hereby also undertake that the Developer shall be entitled to construct and complete the new building on "THE SAID PROPERTY" as per the plan sanctioned by the Kolkata Municipal Corporation in the name of Owners' and to retain and enjoy the Kolkata Municipal Corporation and to retain and Developers portion therein after handing over the possession of the Owners' allocation in complete and finished condition without any interruption or interference from the Owners' or any person or lawfully claiming through or under the Owners' and the Owners' thereby undertake to indemnify and keep the Developer indemnified against all losses, damages, costs, charges and expenses incurred as a result of any breach of this undertaking.

- v) The Developer also hereby undertake to construct the new building in accordance with the sanction plan and undertake to pay all damages, penalties and / or compounding fees, if any, payable to the authority or authorities concerned or relating to any deviation.
- vi) In carrying out the said development work and / or construction of the new building herein agreed upon the Developer shall keep the Owners' indemnified from and against all third party or compensation and action due to any act or omission, commission or technical defect of the Developer or any accident in or related to the construction of the building for which the legal responsibility shall be of the Developer.
- vii) That the Developer can mortgage her 'Developer Allocated' Flats and spaces to any financial institution of sanctioning the loan and in that event the Owners' have no objection.
- viii) That the Landowners/First Party shall have no right and/or liberty to interfere in those transaction made between the Developer/Builder/Second Party and the intending buyer/buyers in any manner whatsoever and further the Landowners/First Party shall have no right to claim the consideration price or part thereof from the developer/Builder/Second Party for the purpose including declaration of respective ownership of the co-purchasers of the said building.
- ix) That the Developer/Builder/Second Party shall have every right to disclaim and/or, relinquish and claim from the intending buyer and/or shall be entitled to settle any matter with intending buyer in respect of consideration or any issue in any term as the Developer/Builder/Second Party may think fit and proper.

ARTICLE : III – EXPLOITATION RIGHTS :

The Developer shall get the additional building plan from time to time as may required by the Kolkata Municipal Corporation or the Government or any other authority or to comply with such sanction, permission, clearance and approval of the Owners'. All costs, expenses and payments required for the preparation and / or modification in the plan and sanction of the plans and all other incidental expenses for the above noted purpose stated here above shall be paid and born by the Developer herein, provided always that the bye laws, rules and regulations.

ARTICLE : IV - BUILDING

- i) The Developer will at its own costs construct the building in or upon the said property in accordance with the sanctioned plans without any hindrance of disturbances by or on behalf of the Owners' or any person claiming under them. The Developer will ensure that the building shall conform to Class-I standard buildings and is made with best available materials and provide with facilities as specified in the Schedule C hereunder written. In case any damage is caused with in maintenance period to the portion of the Owners' due to issue of low quality materials then the developer shall be liable to repair that damage at its own cost.
- ii) The Developer shall be entitled to apply to obtain quotas, entitlement and other allocation of for cement , steel, bricks and other materials as may be allowable for the construction of the building.
- iii) The Developer shall be entitled at its own costs to apply for and obtain temporary public utilities and Developer shall be entitled to all refunds or payments and/ or deposits made by the Developer to any authority, firm or persons.
- iv) All papers as may be required of the building shall be signed by the said Owners'.
- v) The Owners' will make the said property available to the Developer immediately on execution of these presents for the preliminary and reparatory work for its development and construction of the building.
- vi) The Developer shall abide by all the laws, bye laws, rules and regulations of the Government, Municipality, local bodies and other concerned authorities as the case may be and shall attend to answer and be responsible for any deviation, violation and/ or breach of any of the laws, facilities to the said property during the period of construction. The Owners' or their legal heirs or assigns shall sign, execute and deliver all papers and applications signifying their consent and approval to enable the Developer to obtain such utility services and facilities. If the Developer wrongfully or illegally use the approval papers signed by the Owners' then this agreement will be treated as cancelled.
- vii) The Developer hereby undertake to prepare the new building plan and keep it ready for submission before the authorities concerned for the

sanction thereof. After receipt of the sanctioned plan from the Kolkata Municipal Corporation and to complete the construction of the building diligently and expeditiously and to hand over the Owner's allocation peaceful vacant possession to the Owner's allocation portion to the Owners' within 36 (thirty six) months immediately after getting the sanction plan of the new constructing buildings unless prevented by circumstances beyond its control, in such eventualities in either case the time shall be reasonably extended by the Owners', addition three to six months respectively. However, if the Developer is default to offer to Owner's the Owner's' allocated portion as hereinabove stated, the Developer shall be liable to pay compensation @ Rs. 2500/- per month to the each Owner of such default.

- viii) The Owners shall vacate the said premises. After obtaining the vacant possession of the said premises the Developer shall at their own costs and expenses demolish the structure at the premises and the Developer shall be entitled to all debris and other building materials.
- ix) That after exestuation of this agreement the Owners shall also execute Development Power of Attorney in favour of the Developer authorizing for certain purpose mention therein.

ARTICLE:V- CONSIDERATION & SPACE ALLOCATION :

In consideration of the Agreement, the Owners' have agreed to grant exclusive right of development of the said premises to the Developer and the Developer agrees and/ or undertake to allocated the following accommodation to the Owners' as Owner's Allocation:

mean Shall mean (1) SMT. DIPTI DAS (2) SMT. TULSI BHOWMICK, (3) SMT. CHANDANA ROY CHOWDHURY, (4) SMT. BANDANA BHOWMIK (5) SMT. SHILA DUTTA (6) SMT. ARCHANA PAUL (7) SRI SHYAMAL BHOWMICK, (8) SRI GOUTAM BHOWMICK, (9) SMT. RINA SHOME (10) SRI SUBHASHIS DAS (11) SRI PINKU BHOWMICK, (12) SRI MINTU BHOWMICK, (13) SMT. REKHA BHOWMICK, will be allotted by the Developer and be entitled to and shall get 40 % of the sanction F.A.R. together with proportionate share of land and flats will be distributed based on land provided by the owners area. Shall mean the 40% of the constructed area of

proposed building and 40% car parking space or other space in the ground floor of the building.

Save and except the Owners' allocation the Developer is entitled to get the remaining the balance remaining 60 % of the sanction area together with proportioned share and / or interest in the land and the common areas and facilities as mentioned in the Schedule 'B' Part – II hereunder written.

Provided always that after the commencement of construction of the building the Developer shall be entitled to at all times to enter into agreements or contracts for transfer and/ or dispose of the area of the Developer portion on their responsibility and risk and to receive earnest money and payment for the same of the area of the Developer portion for which the Owners' shall in no way be reasonable and the Owners' shall not be liable for the money taken as advance by the Developer from the intending purchasers.

ARTICLE VI : COMMON FACILITIES:

1.(i) The Owners will bear and pay all rates and all other outgoing taxes in respect of the said premises till the end of last quarter immediately proceeding the execution of the agreement. Thereafter the Developer shall bear and pay all rates and taxes and other outgoing in respect of the said premises till the Owner provided with the Owner portion of the building.

ii) From the date of handing over the Owners portion to the Owner or their nominee or nominees on its due completion, the Owner will be exclusively responsible for payment of all due Municipal taxes, rates and all other outgoing and imposition whatsoever (herein after referred to as the said rates) payable in respect of the Owner portion. Similarly, the Developer and / or its nominee or nominees shall be responsible for payment of the said rates payable in respect of the Developer portion from the date of its completion by the Developer. In case the said rates are levied on the building as a whole, then and in such event it shall be apportioned pro-rata.

iii) From the date of delivery of possession of the Owner portion on due completion to the Owner and/ or his nominee or nominees as the case may be, they shall be responsible to bear and shall forthwith pay on

demand to the Developer and or its nominee or nominees or an association of flat Owner in when such an association is formed the prorata service charge for common facilities in the buildings in regard to the Owner portion. The said charge shall include insurance premium for the building water and scavenger's charges lights, sanitation repairs and renewals, salary for the security guards and/ or durwans and management of the common facilities, renovation, repairs, maintenance charges and other incidental expenses for the building etc similarly, as and on from the said date the Developer or nominees shall be responsible to play and bear as shall forthwith pay the proportioned share in respect of the aforesaid service charges of the Developers allotted portion.

2. The Developer have duly examined/ inspect all documents relating to the said premises and being satisfied have accepted the title of the Owner to the premises to good and marketable and shall not raise any dispute and/ or objection with regard thereto.

3. That any previous dues in K.M.C tax shall be borne by the Owners. All taxes and outgoing with regard to the said premises from the date of handing over the possession till such time the new building is completed shall be borne by the Developer.

4. During the continuance and until such time the building is completed the Owners will not prevent the Developer in any way or interfere with the quite and peaceful possession and enjoyment of the said premises and shall not cause any obstruction or interference in the construction and completion of the building in accordance with the plan, except the Developer is not carrying out their obligation in terms of this agreement. Owner may inspect the site from time to time.

5. The Owner hereby ensure and undertake to obtain the necessary certificate under section 230(A) of the Income Tax, 1961 and under Land Ceiling (Ceiling & Regulation) Act, 1976 if any the cost of the Developer.

6. The Owners will from time to time at the request and cost of the Developer made prepare sign verify affirm and execute all necessary maps plans, forms, application, petitions, affidavits and other papers, documents and writings in order to enable the Developer to get the additional plan or modification of plan if required by the Kolkata Municipal Corporation and/ or other appropriate bodies or authorities.

7. The Developer and/ or its nominee or nominees shall be duly authorized empowered by the Owner by and under a duly executed Power of Attorney in favour of the Developer and/ or its nominee or nominees to use sanction plan/ plans by the Kolkata Municipal Corporation and/ or other concerned bodies and/ or authorities and for such purpose to do all acts, matters, deeds and things necessary for fully and effectively representing the Owner before all relevant authorities.

8. The map/ maps, plan/ plans, specifications, drawings etc in respect of the construction of the aforesaid new building shall be prepared as per the desire and approval of the Developer and the costs the expenses for the same shall be borne and paid by the Developer and the Developer is hereby authorized by the Owner to appoint architect, engineers etc of its own choice to get the works done and completed with expenditure. Such costs and expenses shall form part of the expenses of development of the said property.

9. It is hereby expressly made clear that if the Developer comply with all the terms, conditions and stipulations of these presents the Owners and/ or any person or persons claiming under them shall not for any reason or in any manner whatsoever interfere with or hinder prohibit injunct or stop the Developer and/ or their men, agents, servants, nominees or representatives for carrying out the development of the said property in terms of this agreement including the construction and/ or selling of the spaces of the said property shall be final and binding on all the parties and shall not be questioned by any one in any ground whatsoever excepting on grounds, mentioned herein.

10. That the Owners and Developer declare that this agreement with power still operative until hand over the Developer allocation.

11. The Owner hereby authorize the Developer to do all works necessary for or required for the construction on the building on the said property including apply for and obtaining electric, water and drainage connection and other utilities and to sign on behalf of the Owner and represent him before the relevant authorities. The Owner undertake to sign, verify, execute, affirm and if necessary register all such papers, documents, deeds, affidavits, application, plans, letters in writings including Power of Attorney, if so required, in favour of the Developer or its representatives and to do at the request to be done in connection with the construction and development of the building on the said property. The Owner further

undertakes to fully assist and co-operate with the Developer at the request of the Developer in development of the said property and not to delay or hinder the same in any manner whatsoever.

12. Out of the total constructed area of the new building/ buildings to be constructed by the Developer, the Developer will make over to the Owner Allocation as stated hereinabove. In respect of the balance area of the new building Owner herein permanently and exclusively appoint and authorize the Developer and/ or their nominee or nominees to secure purchaser/ purchasers and/ or lessee/ lessees at such rates and on such terms and conditions as may be mutually agreed by and between such purchaser/ purchasers and/ or lessee/ lessees and the Developer and to receive the consideration money. The Owner hereby also authorize the Developer to appropriate to itself the entire consideration moneys received from such purchaser/ purchasers and/ or lessee/ lessees as and by way of its remuneration and/ or compensation for development of the said property by construction of a new building including the reimbursement of the costs. Expenses and charges incurred by the Developer in respect of the said property and construction of the said new building. It is clarified that the Developer shall be exclusively entitled to receive and/ or collect the consideration money payable by the purchaser/purchasers and/ or lessee/ lessees and the Owner shall not be entitled to claim any account from the Development in respect of the work of development and/ or construction with regard to the costs, expenses and charges incurred and/ or paid by the Developer in connection therewith and/ or any account in respect of the consideration money/ moneys received by the Developer. The Owner will in this respect duly execute and make over to the Developer or its nominee/ nominees in Power of Attorney for such purposes in favour of the Developer and/ or their nominee or nominees. The Owner will not be responsible for any transaction by the Developer with any person for the Developers allocation.

13. The Developer shall be at liberty to negotiate with the intending purchaser/ purchasers and/ or lessee/ lessees for sale/ lease of the constructed space/ spaces in the building and/ or other construction to be erected by the Developer on the land comprised in the said property and allotted to the Developer as consideration together with proportionate right

in the land comprised in the said property and to sell, transfer, convey assure and/ or lease the same to such intending and/ or actual purchaser/ purchasers and/ or lessee/ lessees for and on behalf of and/ or in the name of the Owner and the said facts shall be appraised to the Owner.

14. To sign and execute proper deed/ deeds of conveyance either in favour of the Developer and/ or in favour of the nominee or nominees and/ or assigns as the cause may be from time to time in respect of the undivided proportionate share or interest in the land at the aforesaid premises being allotted to the Developer to register the same whenever necessary at the cost of the Developer, after hand over the Owner allocation.

15. The Owners or the Developer or any of their transferees shall not use or permitted to use of their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use or allow the use thereof for any purpose which may create a nuisance or hazard to the other occupiers of the buildings.

16. The Owner or Developer or any of their transferees shall not demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural allocation therein without the previous consent of the management society/ association that the occupiers of the proposed building may form in future.

17. The Developer with the concurrence of the Owners shall entitle to frame a scheme for the management and administer of the said building and/ or common areas and facilities thereof. The parties hereto agree to abide by all such rules and regulations of such management/ society/ association and hereby give their consent to abide by the same.

18. Neither in this agreement shall be constructed as a demise or assignment or consequences in law by the Owner of the said property or any trust thereof to the Developer or as creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive right to the Developer to commercially exploit the Developer allocation thereof.

19. The Owners, Developer and Purchaser for their flats or portions will bear and pay all expenses of the sub-meter in respect of the said.

: SCHEDULE " A " ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring or total containing an area of more or less 17 Cottahs 08 Chittaks 26 square feet with 400 sqft RTS and 800 sqft Shop room lying and situated at Mouza Purba Barisha, Pargana Khaspur, J.L. no. 23, R.S no. 43, Touzi no. 1-6, 8-10, 12-16, under Khatian no. 488, L.R Khatian No. 8837, 7731, 7732, 7733, 7734, 8788, 7728, 7730, 7735, 7726, 7725, 7729, 7727, comprising in Dag no. 2530, P.S Thakurpukur now Haridevpur, **AND** landed property measuring more or less 04 Cottahs 02 Chittaks with 200 sqft RTS lying and situated Mouza Joka, Pargana- Balia, J.L no. 21, R.S no. 94 Touzi no. 4, R.S Khatian no. 357, L.R Khatian No. 2578/1, comprising in Dag no. 755, P.S Thakurpukur now Haridevpur, Kolkata-700104, District South 24 Parganas, total land measuring **21 Cottahs 10 Chittaks 26 square feet with 600 sqft RTS and 800 sqft Shop room** being Kolkata Municipal Corporation Premises No. 6 Nabapally Main Road, under ward No. 143, Kolkata- 700104, District South 24 Parganas, at present Sub – Register office Behala at present Sub – Register office Behala, District 24 Parganas (south) West Bengal, at present Sub – Register office Behala, and the said property butted and bounded by –

BY THE NORTH : Nabapally Main Road
 BY THE SOUTH : 6' feet wide common passage and Land of Mritunjay Mondal
 BY THE EAST : 20' feet wide Road
 BY THE WEST : Land of Dag No. 755

SCHEDULE " B " ABOVE REFERRED TO

OWNERS ALLOCATION

PART - I

The Owners' Shall mean (1) SMT. DIPTI DAS (2) SMT. TULSI BHOWMICK, (3) SMT. CHANDANA ROY CHOWDHURY, (4) SMT. BANDANA BHOWMIK (5) SMT. SHILA DUTTA (6) SMT. ARCHANA PAUL (7) SRI SHYAMAL BHOWMICK, (8) SRI GOUTAM BHOWMICK, (9) SMT. RINA SHOME (10) SRI SUBHASHIS DAS (11) SRI PINKU BHOWMICK, (12) SRI MINTU BHOWMICK, (13) SMT. REKHA BHOWMICK, will be allotted by the Developer and be entitled to and shall get 40 % of the sanction

F.A.R. together with proportionate share of land and flats will be distributed based on land provided by the owners area. Shall mean the 40% of the constructed area of proposed building and 40% car parking space or other space in the ground floor of the building.

DEVELOPERS ALLOCATION

PART - II

ALL THAT piece and parcel or the balance 60 % of the sanction F.A.R. together with proportionate share of land flats/ units/ spaces/ car parking spaces as would be constructed on the proposed building after deducting the Owners" allocation as stated in Schedule "B", Part- I, together with proportioned share and/ or interest in the land and the common area and facilities at the KMC Premises No- 6 Nabapally Main Road, under ward No. 143, Kolkata- 700104.

SCHEDULE " C " ABOVE REFERRED TO : (Specification of Construction)

- a) **Foundation** : The building is designed on RCC footing as per design.
- b) **Super Structure** : To be reinforced concrete columns, beams, and slab.
- c) **Plinth** : To be brick work with sand on cement mortar.
- d) **Walls** : External walls shall be of 200mm thick brick work and internal walls shall be of 125/75 mm. thick brick work with sand and cement mortar with both side cement plaster.
- e) **Flooring** : All floor shall be 2' X 2' or Vitrified floor tiles and skirting shall be 6" inch. All the toilet have 7' feet high and W.C shall have 5' feet high glazed tiles. All kitchen platforms shall be 450 mm wide 8' feet long, finished in black stone.
- f) **Windows** : All the windows shall be aluminium sliding (three track) with 4mm thick glass.
- g) **M.S Grill** : All m.s railings, grills to veranda window etc shall be as per architects design with primer and print.

- h) **Doors** : All door frames except toilet shall be 4"X2.5" and Veranda and Kitchen shall be 3"X2.5" made by wood with one coat of wood primer. All door shutters shall be 32mm thick flash door and main door shall be wooden with one coat of wood primer / flash door with door screen with the following fittings such as m.s hinges, aluminium door handle 200mm hatch bolt, toilet door shutter and frame shall be made by PVC.
- i) **Internal Finish of Wall** : All internal walls and ceiling shall be finished with plaster of Paris and common areas be provided with 2 coat of cement based print, outside weather coat print.
- j) **Plumbing and Drainage** : All internal soli and water, outlet pipes shall be 50mm to 10mm dia pvc pipes, all inlet pipes shall be 12mm to 25mm dia pvc made. All the sanitary fittings shall be of ISI mark.
- k) **Fixtures** : Shall be standard good qualities and each toilet shall be provided one European commode with cistern, one basin with tap, shower with hot and cold water provision each W.C shall be provided one European commode and cistern and water point.
- l) **Electrical installation** : All the internal wiring shall be concealed. All switches shall be piano type with acrylic cover. Each bed room shall be provided with two light points, one fan point, one power point (5 amp), one night lamp point, AC provision in one bed room shall provided, each drawing and dining room shall be provided with two light points, two fan points two power points (one 15 amp, one 5 amp), one calling bell point, one TV point, one telephone point. Each kitchen shall be provided one light point, one exhaust fan point, two power points (5 amp). Each toilet and WC shall be provided with one light point and one exhaust fan point, one geyser point shall be provided, there shall be a main meter, cost of which shall be borne by the Developer. Each flat shall have a separate meter, the cost of which shall be borne by the Purchaser and Land owners.
- m) **LIFT**: Lift of standard ISI make of four passenger's capacity.
- n) **Water Supply** : 24 hours K.M.C water supply from underground water reservoir or deep tube well, subject to no technical breakdown or non-supply of water by the KMC or any other authority.

- o) The land owners or their nominees/Purchaser shall pay the cost of any extra work to the Developer, at the prevailing market price.
- p) It is agreed that all fixtures and facilities of good quality and ISI mark shall be used.
- * That the Developer shall arrange and get main supply meter in the said premises with its own costs, each flat owner shall bear the cost and expenses for getting personal electric meter.
- ** Beyond the specification mentioned above any extra work cost born by the flat owners as per that time present market value.

SCHEDULE 'D' ABOVE REFERRED TO :
(Common Areas/ Parts)

1. The foundation, columns, girders beams, supports, main walls, corridors, stairs.
2. Path and passage for egress and ingress from and to the said flat.
3. The free ingress and egress of car from parking.
4. Staircase including the roof rights.
5. Common passage from K.M.C road to the Ground floor stair landing, water pump, water tank, water reserver and other plumbing installations and pump room.
6. Common passage, drive ways, common areas under ground over head water reservoir.
7. Electrical wiring, motors, electrical fittings (except those which are installed for any particular unit) Electrical Sub-Station etc.
8. Boundary wall and main gate.
9. Lift, Lift well, Lift Room

10. Such other fittings, equipment and fixtures which are being used commonly either for the common purpose or needed for using the individual facilities/amenities.
11. Sewers.
12. Common plumbing and other common relation.
13. Such others common facilities as may be specially provided for.

SCHEDULE 'F' ABOVE REFERRED TO

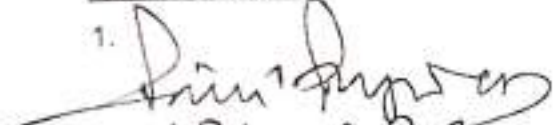
(Common expenses to be borne by the Purchaser)

1. The expenses of maintaining, repairing, redecorating etc of the main structure and in particular the roof gutter and rain water pipes of the Building an enjoyed or used the purchaser/purchasers in common with the other occupiers of other Flats and the main entrance, passages, landings and staircases of the Building as enjoyed by the purchaser in common as aforesaid the Boundary walls of the Building compound etc.
2. The costs of cleaning and lighting the passages, landing staircase and other part of the building as enjoyed or used by purchaser in common as aforesaid.
3. The cost of the salaries, of the, collectors, chowkidars, sweepers, electricians, Lift man etc.
4. Cost of working and maintenance of water, light, and service charges and the cost of electricity for lighting the common areas.
5. Lift maintenance, Lift Electric bill
6. Insurance of the building.
7. Capital or recurring expenditure for replacement and re-building of the flats, building and of any common facilities utilities.

8. Such other expenses as per demand by the society/owner's Association of the building necessary or incidental for the maintenance and up keep of the Building.

IN WITNESS WHEREOF the Parties put their respective signature on the day, month and year first above written.

WITNESSES :-

1. 
Alipore Court
Oct. 27

2. Samar Kumar Das
S.K. B.N. T. Road.
127-62

3. Dipto Das
ଅଧ୍ୟକ୍ଷ

4. ବ୍ୟକ୍ତ ବ୍ୟକ୍ତି

5. Shila Dutta

6. ପ୍ରମୋଦ ପାଣି

7. Shyamal Bhattacharya

8. Goutam Bhattacharya

9. Rina Saha

10. Subhashis Das

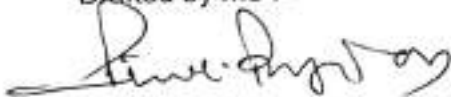
11. Pankaj Bhattacharya

12. Minati Bhattacharya

13. ବିକାଶ

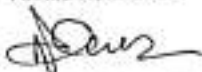
.....
SIGNATURE OF THE OWNERS

Drafted by me :-



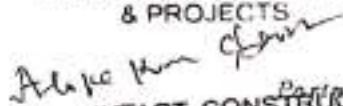
PINAKI RANJAN DAS
Advocate
Alipore Police Court, Kol - 27
Type by :

Ankita Karmakar



1/2, R.N. Tagore Road, Kol - 63

INTACT CONSTRUCTION
& PROJECTS



INTACT CONSTRUCTION
& PROJECTS
Manish Sen

.....
SIGNATURE OF THE DEVELOPER



	THUMB	1 ST FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : . SMT. DIPTI DAS..

SIGNATURE : *Dipti Das*



	THUMB	1 ST FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : . SMT. TULSI BHOWMICK.

SIGNATURE : *तुलसी भोमिक*



	THUMB	1 ST FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : .. SMT. ARCHANA PAUL.

SIGNATURE : *अरुणा पाव*



	THUMB	1 ST FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : ... SMT. SHILA DUTTA.

SIGNATURE : *शिला दुता*



	THUMB	1 ST FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : SMT. CHANDANA ROY CHOWDHURY..

SIGNATURE :



	THUMB	1 ST FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
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NAME : SMT. BANDANA BHOWMIK..

SIGNATURE :



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NAME : SRI SUBHASHIS DAS

SIGNATURE :



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NAME :

SIGNATURE :



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RIGHT HAND					

NAME : SRI SHYAMAL BHOWMICK
 SIGNATURE : *Sri Shyamal Bhowmick*



	THUMB	1 ST FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
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NAME : SRI GOUTAM BHOWMICK
 SIGNATURE : *Goutam Bhowmick*



	THUMB	1 ST FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
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RIGHT HAND					

NAME : SMT. RINA SHOME
 SIGNATURE : *Rina Shome*



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NAME :
 SIGNATURE :

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RIGHT HAND					



NAME :

SIGNATURE :



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RIGHT HAND					

NAME : ... SRI DEBASIS CHATTERJEE..

SIGNATURE : *Sri Debas Chatterjee*



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RIGHT HAND					

NAME : ... SRI ALOKE KUMAR SARKAR.

SIGNATURE : *Aloke Kumar Sarkar*



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RIGHT HAND					

NAME : ... SRI MAINAK SEN

SIGNATURE : *Mainak Sen*



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LEFT HAND					
RIGHT HAND					

NAME

: SRI PINKU BHOWMICK

SIGNATURE

Pinku Bhowmick

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LEFT HAND					
RIGHT HAND					

NAME

: SRI MINTU BHOWMICK..

SIGNATURE

Mintu Bhowmick

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LEFT HAND					
RIGHT HAND					

NAME

: ... SMT. REKHA BHOWMICK..

SIGNATURE

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PHOTO

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NAME

:

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

19-201819-037183796-1

08/03/2019 19:42:49

IK00YTJRC7

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 08/03/2019 19:44:02

DEPOSITOR'S DETAILS

Id No. : 16070000359998/5/2019

[Query No./Query Year]

PINAKI RANJAN DAS

Mobile No. : +91 9433100811

ALIPORE COURT KOL27

Mr PINAKI RANJAN DAS

Contact No. :

E-mail :

Address :

Applicant Name :

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16070000359998/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	16070000359998/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				39941

In Words : Rupees Thirty Nine Thousand Nine Hundred Forty One only

(Handwritten signature)



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1607-0000359998/2019	Office where deed will be registered
Query Date	02/03/2019 7:13:17 PM	A.D.S.R. BEHALA, District: South 24-Parganas
Applicant Name, Address & Other Details	PINAJI RANJAN DAS Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. 9433100811, Status Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 1,00,000/-	Rs. 1,70,19,517/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,020/- (Article 48(g))	Rs. 21/- (Article E. E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)	

Land Details :

District: South 24-Parganas, P.S. - Handevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nabapally
Main Road, Premises No: 6, Ward No: 143 Pin Code: 700104

Sch. No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		21 Katha 10 Chatak 26 Sq Ft	1,00,000/-	1,53,39,517/-	Property is on Road
Grand Total :						35.7408Dec	1,00,000 /-	153,39,517 /-

Structure Details :

Sch. No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
L1	On Land L1	600 Sq Ft	1/-	1,80,000/-	Structure Type: Structure

Gr Floor: Area of floor: 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

On Land L1 800 Sq Ft 1/- 15,00,000/- Structure Type: Structure
 G+ Floor Area of floor: 800 Sq Ft, Commercial Use, Cemented Floor, Age of Structure: 5 Years, Roof Type
 Purca. Extent of Completion: Complete

Total: 1400 sq ft 2/- 16,80,000/-

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	DIRTI DAS Wife of Bilash DAS25, James Long Sarani, P O - Joka, P S - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. : BARPD3640M, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	TULSI BHOWMICK Wife of Late: Tickendra Kumar BHOWMICK, Joka Nabapally, P O - Joka, P S - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. : DOLPB1047P, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	CHANDANA ROY CHOWDHURY Wife of Talus ROY CHOWDHURY 14/V, Deshpran Sashmal Road, P O - Tollygunge, P S - Tollygunge, District -South 24- Parganas, West Bengal, India, PIN - 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. : AQYPC2228A, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	BANDANA BHOWMIK Daughter of Late: Tickendra Kumar BHOWMIK, Joka Nabapally, P O - Joka, P S - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. : CA2PB2201F, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	SHILA DUTTA Wife of Anil DUTTA B2/337, Kalyani, P O - Kalyani, P S - Kalyani, District: Nadia, West Bengal, India, PIN - 741235 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. : BLOPD6235J, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	ARCHANA PAUL Wife of Satyendra Nath PAUL, Vill- Roynagar, P O - Hill, P S - Hill, District: Dakshin Dinajpur, West Bengal, India, PIN - 733126 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. : EDAPP2125Q, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

<p>4. NAYANAL BHOWMICK Son of Late Narendra Nath BHOWMICK 6/1, Joka Nabapally, P.O. Joka P.S. - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. CMDPB2668G, Status: Individual, Executed by Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
<p>7. GOUTAM BHOWMICK Son of Late Narendra Nath BHOWMICK 6/1, Joka Nabapally, P.O. Joka P.S. - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. BODPB7003J, Status: Individual, Executed by Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
<p>8. RINA SHOME Wife of Shunkar SHOMEMatharangi, Vivekhananda Pally, House No. 238, Pl. P.O. - Nilgunj, P.S. - Titagarh, District -North 24-Parganas, West Bengal, India, PIN - 700121 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. EGRPS0581P, Status: Individual, Executed by Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
<p>10. SUBHASHIS DAS Son of Brijan DAS 25, James Long Sarani, Joka Nabapally, P.O. - Joka P.S. - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. BARPD6731P, Status: Individual, Executed by Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
<p>11. PINKU BHOWMICK Son of Late Bhuban Chandra BHOWMICK 717, Matilal Gupta Road, P.O. Bansha, P.S. - Thakurpukur, District -South 24- Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. ACZPB3672L, Status: Individual, Executed by Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
<p>12. MINTU BHOWMICK Son of Late Bhuban Chandra BHOWMICK 55/48/1, KD Mukherjee Road, P.O. - Parnasree, P.S. - Behala, District -South 24- Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. CLCPB4674Q, Status: Individual, Executed by Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
<p>13. NEKHA BHOWMICK Wife of Late Bhuban Chandra BHOWMICK 55/48/1, KD Mukherjee Road, P.O. - Parnasree, P.S. - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. CLCPB4647B, Status: Individual, Executed by Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self

Upper Details :

Name & address	Status	Execution Admission Details :
INTACT CONSTRUCTION AND PROJECTS B-2/11 Diamond Park, P O - Joka P S - Thakurpukur, District - South 24-Parganas, West Bengal, India, PIN - 700104 PAN No : AABF17546L, Status Organization, Executed by Representative	Organization	Executed by Representative

Representative Details :

Sl No	Name & Address	Representative of
1	DEBASIS CHATTERJEE Son of Late Debrayan CHATTERJEE-207, R K. Sarani (Goala Para), P O - Parnasree, P S - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700060 Sex Male By Caste Hindu, Occupation Business, Citizen of India, PAN No : ACPPC9147H	INTACT CONSTRUCTION AND PROJECTS (as PARTNER)
2	ALOKE KUMAR SARKAR Son of Gosul Charora SARKAR70 Bansa Purba Para Road, P.O.- Thakurpukur, P S - Thakurpukur, District -South 24-Parganas, West Bengal, India PIN - 700063 Sex Male By Caste Hindu, Occupation Business, Citizen of India, PAN No : ASOPS0353H	INTACT CONSTRUCTION AND PROJECTS (as PARTNER)
3	MAINAK SEN Son of Niranjan SENB-2/11 Diamond Park, P O - Joka, P S - Thakurpukur District -South 24-Parganas, West Bengal, India PIN - 700104 Sex Male By Caste Hindu, Occupation Business, Citizen of India, PAN No ASPS1712	INTACT CONSTRUCTION AND PROJECTS (as PARTNER)

Identifier Details :

Name & address
PINAKI RANJAN DAS Son of Late N C DAS ALIPORE COURT P O - ALIPORE P S - Alipore, District -South 24-Parganas, West Bengal, India, PIN - 700027 Sex Male By Caste Hindu, Occupation Advocate, Citizen of India, Identifier Of DIPTI DAS, TULSI BHOWMICK, CHANDANA ROY CHOWDHURY BANDANA BHOWMIK, SHILA DUTTA, ARCHANA PAUL, SHYAMAL BHOWMICK, COMITA BHOWMICK, RINA SHOME, SUBHASHIS DAS, PINKU BHOWMICK, MINTU BHOWMICK, REKHA BHOWMICK, DEBASIS CHATTERJEE, ALOKE KUMAR SARKAR, MAINAK SEN

Transfer of property for L1

Sl No	From	To, with area (Name-Area)
1	TARTILIS	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
2	TULSI BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
3	CHANDANA ROY CHOWDHURY	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
4	BANDANA BHOWMIK	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
5	SHILA DUTTA	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
6	ARCHANA PAUL	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
7	SHYAMAL BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec

GOUTAM BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
RINA SHOME	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
SUBHASHIS DAS	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
PINKU BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
MINTU BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec
REKHA BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-2 74929 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	DIPTI DAS	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
2	TULSI BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
3	CHANDANA ROY CHOWDHURY	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
4	BANDANA BHOWMIK	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
5	SHILA DUTTA	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
6	ARCHANA PAUL	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
7	SHYAMAL BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
8	GOUTAM BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
9	RINA SHOME	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
10	SUBHASHIS DAS	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
11	PINKU BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
12	MINTU BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft
13	REKHA BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-46 15384600 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	DIPTI DAS	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
2	TULSI BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
3	CHANDANA ROY CHOWDHURY	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
4	BANDANA BHOWMIK	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
5	SHILA DUTTA	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
6	ARCHANA PAUL	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
7	SHYAMAL BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
8	GOUTAM BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
9	RINA SHOME	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
10	SUBHASHIS DAS	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
11	PINKU BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
12	MINTU BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft
13	REKHA BHOWMICK	INTACT CONSTRUCTION AND PROJECTS-61 53846200 Sq Ft

Note

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 01/04/2019) for e-Payment. Assessed market value & Query is valid for 60 days (i.e. upto 15/04/2019) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.

e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-

e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.

Rs. 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLURO office.