

02/00/20

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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certified that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document

District Sub-Registrar-IV  
 Alipore, South 24-Pgs.

20 JUL 2020

JOINT VENTURE AGREEMENT/DEVELOPMENT AGREEMENT

THIS AGREEMENT is made this...<sup>20<sup>th</sup></sup>...day of June, 2020  
 BETWEEN 1] SMT CHANDANA GUPTA [PAN NO. AROPG5196N], [Aadhar No. 7619 0214 6818], wife of Late Priyabrata Gupta, by faith—Hindu, by occupation - Housewife, 2] SMT KAMALIKA GUPTA [PAN NO. BBTPG5013Q], [Aadhar No. 7700 7610 7243] daughter of Late Priyabrata Gupta, by faith-Hindu, by occupation- Housewife; 3] SMT CHANDRIMAGUPTA [PAN NO. BYTPG1806Q], [Aadhar NO. 81751947 9894] daughter of

S-526642/20

2020

195

1002

NO..... DATE..... RS.....

NAME.....

ADDRESS.....

ALIPORE JUDGES COURT  
A. K. SAMAJPATI

Motoy Sengupta (A/N)  
Slip Feder Cent 10027

*[Handwritten Signature]*  
SIGNATURE



District Sub-Registrar-IV  
Allpore, South 24-Pgs.

20 JUL 2020

Samir Adikay.  
s/o Sri Anil Adikay.  
159, Incerampur Rd.  
Garia, P.S. Patuli  
Kot. 84.

Late Priyabrata Gupta, by faith- Hindu, by occupation- household work/tuition; 4] **SRI AGNISWAR GUPTA** [PAN CRHPG4001R], [Aadhar No 4387 8691 1126], son of Late Priyabrata Gupta, by faith Hindu, by occupation – Service, all are residing at 35A, Naktala Road, P.O. Naktala, Police station- Netaji Nagar [formerly Jadavpur], Kolkata-700047, District- South 24 Parganas hereinafter jointly and collectively referred to and called the **LAND OWNERS** [which expression shall unless excluded by or repugnant to the context hereof be deemed to include their heirs, executors, legal representatives, administrators and/or assigns] of the **FIRST PART**.

**AND**

1] **SMT MANIKA GUPTA** {PAN AGLPG5147R}, {Aadhar No.7004 6324 3201} wife of Sri Pradip Gupta , by faith—Hindu, by occupation – Business, residing at 2/56A, Netaji Nagar, Police Station- Netaji Nagar, P.O.- Regent Park, Kolkata- 700092, District- South 24 Parganas ; 2] **SRI SANJAY DEBNATH** { PAN AJUPD0545N} , { Aadhar No. 6695 7855 0790} son f Late Kumud Bandhu Debnath, by faith- Hindu , by Occupation – Business , residing at 2 , Deshbandhu Nagar, Sodepur, Police Station – Khardah, P.O.- Sodepur, Kolkata – 700110 , District 24 Parganas {N}, hereinafter jointly referred to and called the **DEVELOPER** {which expression shall unless excluded by or repugnant to the context hereof be deemed to include their heirs, executors, legal representatives , administrators and/or assigns } of the **SECOND PART** ;

**WHEREAS M/S TEA BROKERS [P] Ltd.** while owning and possessing land measuring 4[Four] Cottahs 9 [Nine ] Chittaks more or less along with

katcha structure thereon with District- South 24 Parganas, ADSR-Alipore, P.S.- Jadavpur, Mouza- Naktala, J.L. No.32, Touzi NO.56, comprised in CS Dag Nos. 132 and 143 under CS Khatian Nos. 150, 33, 34 against valuable consideration price by executing an Indenture dated 03.04,1985 transferred, conveyed and handed over possession of the same unto and in favour of **SMT. ANUBHA CHATTERJEE** and the said Deed was registered in the office of the Sub-Registrar Alipore and recorded in Book NO,1, Volume No.44, Pages from 193 to 208 Being No. 2599 for the year 1985.

**AND WHEREAS** thus after being the absolute owner of the said property, the said **SMT. ANUBHA CHATTERJEE** while possessing the said property duly mutated her name in the office of the Kolkata Municipal Corporation as Assessee No. 21-100-06-10188-7 and the property was distinguished as KMC Premises No.35A,Naktala Road, Kolkata-700047, under KMC Ward No. 100.

**AND WHEREAS** the said **SMT. ANUBHA CHATTERJEE** while owning and possessing the said property by doing various acts of possession including payment of taxes to the KMC, due to her natural love and affection towards her brother **SRI PRIYABRATA GUPTA**, by executing a Deed of Gift dated 20.09.2008 gifted, transferred and handed over possession of her said property unto and in favour of said **SRI PRIYABRATA GUPTA** and the said Deed was registered in the Office of the ADSR at Alipore and recorded in Book NO.1, Volume No.18,Pages from 864 to 890 being Deed No.05674 for the Year 2008.

AND WHEREAS the said SRI PRIYABRATA GUPTA thus being the absolute owner of the said property while possessing the same duly mutated his name in the office of the Kolkata Municipal Corporation as Assessee No. 21-100-06-10188-7 and had been paying the taxes thereon.

AND WHEREAS the said SRI PRIYABRATA GUPTA while owing and possessing the said property by doing various acts of possession including payment of taxes to the KMC died intestate on 30/06/2017 leaving behind his wife Chandana Gupta, three daughters namely Kamalika Gupta, Chandrima Gupta, Elina Gupta and one son Agniswar Gupta as his only legal heirs and successors and thus after demise of said Priyabrata Gupta, his said wife, daughters and son became the joint owners of the said property and had been in possession over the same.

AND WHEREAS while possessing the said property, the said Chandana Gupta, Kamalika Gupta, Chandrima Gupta, Elina Gupta and Agniswar Gupta for proper and better use and enjoyment of the said property physically divided the same into two separate plots, one on the Northern side keeping a 4[four] feet wide passage total measuring 1[one] Cottah 10 [Ten] Chittaks 16 [ Sixteen ] square feet and another on the Southern side measuring 2[Two] cottahs 14 [Fourteen] Chittaks 29 [Twenty nine] square feet.

AND WHEREAS the Land Owner herein due to their natural love and affection towards said Elina Gupta by executing a Deed of Gift dated 06-07-2020 gifted, transferred and handed over possessing of their 4/5<sup>th</sup> share in the said land measuring 1 {one} Cottah 10 {ten} Chittaks 16



{sixteen] square feet along with structures thereon and the said Deed was registered in the office of the DSR- IV, Alipore and recorded in Book No. 1, CD Volume No. 1604-2020 , Pages from 62316 to 62352 , Being DEED No. 160401785 for the Year 2020;

**AND WHEREAS** the said Elina Gupta due to her love and affection towards her mother, brother and sister, the Land Owners herein by executing a Deed of Gift dated 06-07-2020 gifted, transferred and handed over possession her entire 1/5<sup>th</sup> share in the said land measuring 2 {Two} Cottah 14 {Fourteen} Chittaks 29 [Twenty Nine] square feet along with structures thereon and the said Deed was registered in the office of the DSR-IV, Alipore and recorded in Book No. 1, CD Volume No. 160401787, Pages from 62391 to 62428, Being DEED No. 160401787 for the Year 2020;

**AND WHEREAS** thus by law of inheritance from Priyabrata Gupta and by virtue of the aforesaid Deed of Gift bearing No. 160401787 dated 06-07-2020 of DSR-IV Alipore, the First Part herein became the absolute owner of the said specific demarcated Plot of land measuring, 2 {Two} Cottah 14 {Fourteen} Chittaks 29 [Twenty Nine] square feet within District –South 24 Parganas, ADSR- Alipore, P.S. the then Jadavpre now Netaji Nagar , Mouza- Naktala, J.L. No.32, Touzi No.56, comprised in C.S. Dag No.132 and 143 under C.S. Khatian No. 150, 33, 34 presently portion of KMC Premises No. 35A, Naktala Road, P.S.-Netaji Nagar {formerly Jadavpur}, Kolkata- 700047 under KMC Ward No.100 .

**AND WHEREAS** the Land Owners herein now are the absolute owners of the remaining portion i.e. land measuring 2 [two] Cottahs 14 [fourteen]

Chittaks 29 {twenty nine] square feet along with structures standing thereon within District- South 24 Parganas, ADSR-Alipore, P.S.-the then Jadavpur now Netaji Nagar, Mouza- Naktala, J.L. No. 32, Touzi No.- 56, comprised in C.S.Dag No. 132 and 143 under CS Khatian No. 150, 33, 34 presently portion of KMC Premises No.35A, Nakala Road, Kolkata-700047 under KMC Ward No. 100 more fully mentioned in the SCHEDULE -A hereunder.

**AND WHEREAS** due to dilapidated condition of the existing structures in the said landed property mentioned in the Schedule -A hereunder, it became inhabitable and the First Part herein decided to make construction of a multi-storeyed building in their said landed property with the financial help of a reputed Developer.

**AND WHEREAS** the First part herein were in search of a competent promoter/contractor having necessary technical expertise and requisite financial solvency who would able to develop the said land by constructing multi-storied building thereon comprising of several flats/units , garage/garages for residential and commercial purpose;

**AND WHEREAS** the Second part herein had approached the First Part herein with an offer to develop the said landed property by constructing a multi storied building on the said land comprising of several flats/units for residential and commercial purpose;

**AND WHEREAS** the FIRST PART herein have agreed to authorise the SECOND PART herein to develop the said land described in the Schedule

A hereunder by constructing multi-storied building thereon containing apartments/flats as per Sanction Plan to be obtained from Kolkata Municipal Corporation after demolishing the existing structures thereon.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and between the Parties hereto as under:

1. This agreement shall commence or shall be deemed to have commenced on and with effect from the date of execution of this agreement;
2. The First Part hereby give the exclusive right to the Second Part to develop the said premises after demolishing the existing structure at the Second Part's own cost as per building plan/s to be sanctioned by the Kolkata Municipal Corporation or other authorities as the case may be by constructing the buildings thereupon complying all the existing building rules and direction of KMC and to commercially exploit the said premises in any manner as the Developer may chose.
3. The Developer shall construct the proposed multi-storeyed building in the said landed property as per Sanction Plan to be sanctioned by the Kolkata Municipal Corporation.
4. That all the cost and expenses for Mutation, and payment of tax till this date shall be paid by the Owners and the expenses for payment of taxes from this day and obtaining sanction plan and other permissions from the authority concern shall be borne by the Developer.



5. That with 3 to 4 months from this day, the Second Part shall obtain Sanction Plan and other necessary permissions from the Kolkata Municipal Corporation.
6. That the Owners/First Part shall deliver vacant and peaceful possession of the said landed property at premises no, 35A, Naktala Road, P.S. Netaji Nagar, Kolkata- 700047, District -South 24 Parganas to the Developer before starting of construction.
7. That the Owners' Allocation more fully mentioned in the Schedule-B hereunder shall be :
  - a) 40% of the Total FAR.
  - b) A sum of Rs. 20,00,000/- {Rupees Twenty lacs only} non-refundable money which is paid by different instalments by the Second Part to the First Part herein in the manner mentioned in Schedule-B hereunder.
8. That the Developer's Allocation morefully mentioned in the Schedule -C hereunder shall be :
  - a) 60% of the Total FAR.
9. That within 1 {one} month from the date of sanctioning the building Plan by the KMC , the Owner and the Developer shall sit together and divide their respective allocation reciprocally as per Schedule-B AND Schedule-C hereunder by executing a Specified Agreement specifying their respective allocation. The deviation in the allocation if differs

from their respective allocation, the extra area shall be adjusted @Rs.4000/- with the Other Part.

10. That the Second Part shall complete the construction of the proposed building i.e. multi-storeyed building within 24 months from this day as per proposed sanction plan and as per specification mentioned in Schedule -F hereunder.
11. That after completion of the building project in complete habitable condition within stipulated period as aforesaid, the Second Part herein shall obtain Completion Certificate /Plan from the KMC within next 1(one) or 2 (two) months and hand over possession of the Owners' allocated Flat/Flats/Units mentioned in the Schedule -B hereunder within stipulated time as aforesaid by issuing Possession letter.
12. That the Second Part herein shall in no manner shall be liable and responsible for Partition/Separation of the Owners' allocation amongst the land Owners/First Part.
13. That the First Part herein undertakes to execute and sign all necessary Deeds, documents, forms, papers, plans, letters as the case may be upon request of the Second Part to enable the Second Part to smoothly construct the building project.
14. That the Second Part indemnifies themselves and declares themselves solely liable and responsible for any damage, loss deficiency of service and constructional problems since commencement of

construction of the building and thereafter for 5 [five] years from completion of construction.

15. For more fully effectuating the rights and /or authorities and/or entitlements of the Second Part in terms of these deeds represents the First Part shall simultaneously with the execution of this Agreement grant in favour of the Second Part a Development Power of Attorney, empowering the Second Part with requisite power for completion of construction and transfer their allocation to the prospective buyer/buyers of flat/flats/units.
16. The Developer shall use the standard building materials in constructing the building.
17. The Developer at the time of construction of building will be liberty to use tap water and electricity available in the portion of the said premises.
18. The name of the proposed building shall be decided by the Developer and the Owners mutually neither the prospective flat owners shall have any right to change , alter and modify the name of the building at any point of time.
19. After taking delivery of the possession of the Owners' allocation fully described in the schedule 'B' hereunder written , the owners shall have to pay proportionate Municipal Tax, Government revenue and also shall bear proportionate maintenance charges for the owners' allocation.

20. The common areas and facilities which the owners and the flat owners will be enjoying in common with each other have more fully described in the schedule 'D' hereunder written.
21. The Owners and the Developer or any person or persons claiming under them shall not cause any obstruction to the common user and enjoyment of the staircase, landing, common spaces etc. nor will they alter or change the main structure of the building without any approval of the chartered engineer appointed by the Developer.
22. The Owners shall execute and register deeds of the different flats and spaces and garage/s from the Developer allocation and in case if it is not possible to attain at the registration office, the owners shall execute a General Power of Attorney in favour of the Developer to execute and register such documents on behalf of them at the cost of developer, save and except in very exceptional cases the owners shall be personally present at the time of registration of the deeds of conveyance or the agreement or in the agreement of transfer/sale to the prospective purchaser/purchasers at the request of the developer. The developer shall join in all such deed of conveyance as confirming party.
23. The entire Schedule 'A' property with new construction shall remain charged as security of the construction to be paid by the developer.
24. The schedule of land will be encircled by the brick built boundary wall by the Developer and no outsider could use any portion of the

schedule land without any written consent from the owners and the developer.

25. This Agreement will be binding upon the legal heirs and representatives of both the Parties.
26. That the First Part shall not be responsible or be liable for any default and/or laches and non compliances and/or commission or commissions on the part of the Second Part in any manner whatsoever without excluding anything in particular but including all acts relating to construction and incidental thereto.
27. That until and unless this Agreement is legally annulled or cancelled, the terms of this Agreement shall be binding upon both the parties and the First Party shall not and can not create any third party interest over the same and shall not encumber the same in any manner whatsoever.
28. That the First Part shall be entitled to inspect freely the constructional work including materials used by themselves or by appointing any competent person/persons and the Second Part shall not raise any objection to such inspection and shall be bound to rectify the defects/deficiencies noticed by the inspector.
29. That the stipulated time for construction and handing over possession of the Owners' allocation can be extended for any acts of 'FORCE MEASURE'.



30. That change of address of any parties shall be conveyed to other party in writing, otherwise, sending to notice/s in the above referred address shall be presumed to be properly served.
31. That any difference and disputes between the parties herein shall be tried by any Court, Tribunal, Forum having proper jurisdiction.
32. That time is the essence of this contract.

SCHEDULE 'A' OF THE PROPERTY AS REFERRED ABOVE

(Description of the entire premises)

ALL THAT piece and parcel of <sup>Bastu</sup> land measuring 2 {Two} Cottahs 14 {Fourteen} Chittaks 29 (Twenty Nine) Square Feet along with 525 square feet residential R. T. Shed structures with cemented floor standing thereon in the said property be the same little more or less within District-South-24 Parganas, ADSR-Alipore, P.S.- the then Jadavpore now Netaji Nagar, Mouza- Naktala, J.L. No. 32, Touzi No.56, comprised in C.S. Dag No. 132 and 143 under CS Khatian No. 150, 33, 34 presently portion of KMC Premises No. 35A, Nakala Road, Kolkata-700047 under KMC Ward No. 100 shown in the Map/Plan annexed herewith as apart of this Deed and delineated with RED verge line therein, butted and bounded by:-

Janaj Debnath

**On the North** :- Portion of Premises No. 35A, Naktala Road, Kolkata-700047 owned by the Land Owner No. Chandana Gupta;

**On the South** :- By Naktala Road;

**On the East** :- By Premises No. 35B, Naktala Road, Kolkata- 700047;

**On the West** :- By Premises No. 11/1, Naktala Road, Kolkata- 700047;

The above mentioned area of land with structure is the property of this Joint Venture Agreement and/or Development Agreement.

**SCHEDULE 'B' OF THE PROPERTY AS REFERRED TO ABOVE**  
**(OWNERS' ALLOCATION)**

That the Owners' Allocation shall be:-

All that 40% share of the total FAR as per sanction plan i.e. the building will be constructed as per sanction plan issued by KMC together with undivided proportionate share of the land and including the common facilities common parts and common amenities of the multi storied building. In addition to this the Developer shall pay a non-refundable amount of Rs. 20,00,000/- (Rupees twenty lacs only) in favour of the land Owners/ First Part in the following manner :-

- a) A sum of Rs. 6,35,000/- (Rupees Six Lacs Thirty Five Thousand only) is paid at the time of execution of this Joint Venture/Development Agreement as first instalment;
- b) A sum of Rs. 5,00,000/-(Rupees Five lacs only) shall be paid after Sanctioned Plan issued by KMC as second instalment;
- c) A sum of Rs. 1,43,000/-(Rupees One lac Forty Three Thousand only) shall be paid after completion of the first slab casting as third instalment;
- d) A sum of Rs. 4,22,000/-( Four lacs Twenty Two Thousand only) shall be paid after completion of the last slab casting as Forth instalment;
- e) The rest or balance amount of Rs. 3,00,000/- (Rupees Three lacs only) shall be paid at the time of handing over physical possession of the Owners' allocation.

**SCHEDULE 'C' OF THE PROPERTY AS REFERRED TO ABOVE**  
**(DEVELOPERS' / SECOND PART'S ALLOCATION)**

The Developers' Allocation shall be :-

ALL THAT 60% of the total FAR as per sanction plan together with undivided proportionate share of the land and including the common facilities common parts and common amenities of the multi-storeyed building and the said property absolutely shall be the property of the Developer after providing the Owners' allocation as aforesaid.

SCHEDULE 'D' OF THE PROPERTY AS REFERRED TO ABOVE

(COMMON AREAS AND FACILITIES)

1. Entire roof , corridors, common parts, passage, courtyard and main entrances to the premises and to the building .
2. Common boundary walls and main gate.
3. Drainage and sewerage and all pipes and other installations for the same (except only those as the installed within the exclusive area of any unit and/or exclusive for its use).
4. Electrical installations and its room and/or meter room, electrical substation (if any) and all electrical wiring excluding only those as are installed within the exclusive area of any unit and/or exclusively for its use.
5. Stair-case, stair-landing and/or middle landings on all floors in the building, lift etc.
6. Lobbies on all floors of the building and entire roof of the building.
7. Deep tube-well and/or Corporation tap water and its installation.
8. Water pumps and water pumps room, reservoir, water tanks and all plumbing installations for carriage of water (save only those as the

**exclusively** within and for use of any unit/unit(s) to and/or in respect of **the building.**

9. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces or in or about the premises and the building as are necessary for passage/s to and/or user of the unit/unit(s) in common by co-owners.

**SCHEDULE 'E' ABOVE REFERRED TO**  
**(COMMON EXPENSES)**

1. All costs of maintenance, operating, replacing, repairing, white washing, printings, decorating, re-decorating, re-building, re-constructing, lighting the common portions in the building including his/her/their walls.
2. The salary of all persons, employees for the common purposes including darwan and security personnel.
3. All the costs and deposits for supplies of common utilities to the co-owners in common.
4. Municipal tax, water tax and other levies in respect of the premises and the building, save and except those which are separately assessed for units.



- Costs of formation and operation of the Owners association.**
6. **Costs of running, repairs and replacement of generator, transformer ( if any ) pumps and other common installations including their license fees, taxes and other levies ( if any ).**
  7. Electricity charges for the electrical energy consumed for the operation of the common service.
  8. All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
  9. The office expenses incurred for maintenance of office for common purpose.
  10. All other expenses , taxes, rates and other levies etc. as are deemed by the Developer or to be necessary or incidental or liable to be paid by the co-owners in common including such amount as may be fixed for creating fund replacement, renovation, painting and/or periodic repairing of the common portions.

**SCHEDULE 'F' ABOVE REFERRED TO**  
**(GENERAL SPECIFICATION)**

1. **Structure** : R.C.C. frame structure with R.C.C. foundation, column, beam, slab, staircase etc
2. **Wall** : 200 mm. thick brickwork for external walls and 75mm./125mm. thick brick work with wire net for internal walls.
3. **Wall** : finish Internal walls and ceiling to be finished with wall putty over cement plaster. External walls to be finished with cement based paint of approved design and shade over cement plaster.
4. **Floor** : furnish, skirting Floor Tiles in floor and & Dado skirting, bed room, living and dining room, verandah, staircases, lobby, toilet, and kitchen. White ceramic tiles up to 1500 mm. high to dado in toilet and up to 900 mm. high to dado in kitchen.
5. **Doors** : Factory made hot pressed commercial type flush door shutter painted on both sides in timber frame for internal doors. PVC doors shutter in timber frame for toilet doors. Decorative timber panel door shutter polished on both sides with proper locking arrangements for main door with main Collapsible iron Gate.
6. **Windows** : Fully glazed shutter in standard steel casement with integrated M.S. grill to all windows.

**Toilet fitting:** White vitreous European/Indian type water closet with low-down cistern, wash basin, bib cock, shower etc. to be fitted in toilets.

**Kitchen fitting** : 7'5" Black stone sink with bib cock in kitchen. All plumbing works inside kitchen to be concealed in walls.

9. Sanitary and plumbing : Cast iron/PVC soil line and waste line of approved quality to be provided, PVC water distribution line of approved quality from overhead water reservoir for internal distribution of water to toilet and kitchen.
10. Water supply system: Provision for 24 hour uninterrupted water supply to toilet and kitchen from over head water reservoir or from under ground water reservoir from municipal water supply system, normal pumping arrangements to be provided.
11. Electrical : All electrical wiring of approved quality to be concealed in walls and ceiling. Provision for sufficient number of light, fan, and plug points in rooms toilet, kitchen, verandah etc.
12. Provision for exhaust fan in kitchen and geyser point in toilet. Provision for call bell point and telephone point inside every apartment.

WITNESSES WHEREOF the Parties herein duly subscribe their  
respective hands, seals and signatures on the day month and year first above

Signed, Sealed and Delivered  
In presence of:  
WITNESSES :

1. Sudip Bhattacharjee  
4/89 A, Vidyasagar  
P.O. → Naktala,  
P.S. → Netajinagan,  
Kolkata → 700047
2. Bapi Adikay.  
159, Sree rampu Rd.  
Garia. Kol- 82

- 1 Chandana Gupta
  - 2 - Kavya Gupta
  - 3 - Chandana Gupta
  - 4 - Agniswar Gupta
- (Signatures of the FIRST PART)

3. Eline Gupta  
35B, Naktal road,  
Kol- 700047

- 1 - Manika Gupta
  - 2 - Sanjay Deswalh
- (Signatures of the SECOND PART)

Drafted and Prepared By :

Malay Sen Gupta  
Advocate  
Alipore Judges Court. Kol- 27  
wb. 28.27/99.

MEMO

Received a sum of Rs. 6,35,000/- (Six Lacs Thirty Five Thousand) only from the Second Part in the following manner :

A) By Cash on difference diverse dates	Rs. 1,35,000/-
B) By Bank Draft	Rs. 90,000/-
C) By Cheque No. 062328 dated 10-07-20 Of Oriental Bank of Commerce, Tollygunge Branch, Kolkata	Rs. 1,80,000/-
D) By Cheque No. 062329 dated 10-07-20 Of Oriental Bank of Commerce, Tollygunge Branch, Kolkata	Rs. 2,30,000/-

-----  
IN TOTAL (Rupees Six Lacs Thirty Five Thousand Only) Rs. 6,35,000/-

Signed, Sealed and Delivered  
In presence of :  
WITNESSES :

1. Sudip Bhattacharjee  
4/89A, Vidyasagar  
PO-Naktala. Kol-700047.
2. Bapi Dohikar.  
159, Sree ramprasad Rd.  
Raia. Kol-84
3. Eline gupta  
35B, Naktalataroad.  
Kol-700047

1. Chandani Gupta.
2. Kamalika Gupta.
3. Chandrima Gupta
4. Agniswar Gupta

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( Signatures of the FIRST PART)

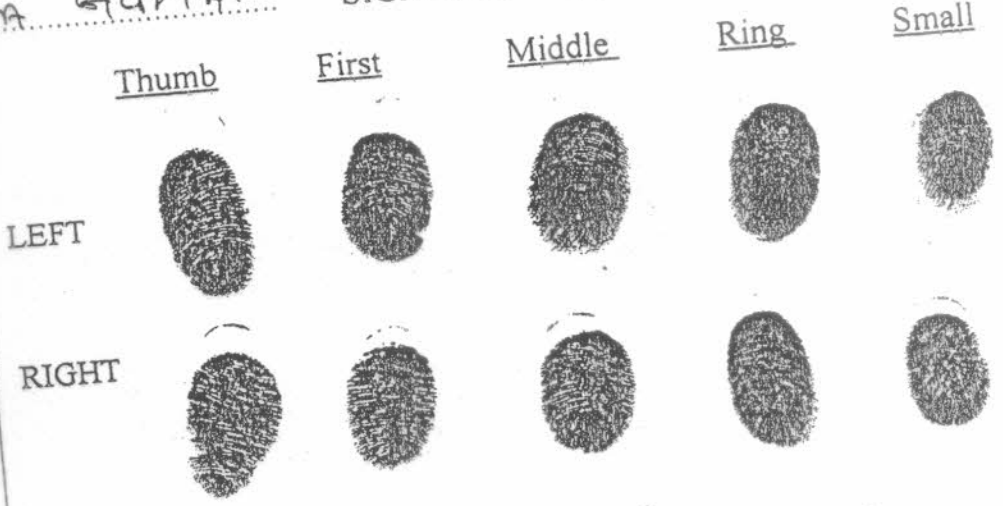


PHOTOGRAPH WITH FINGER IMPRESSIONS



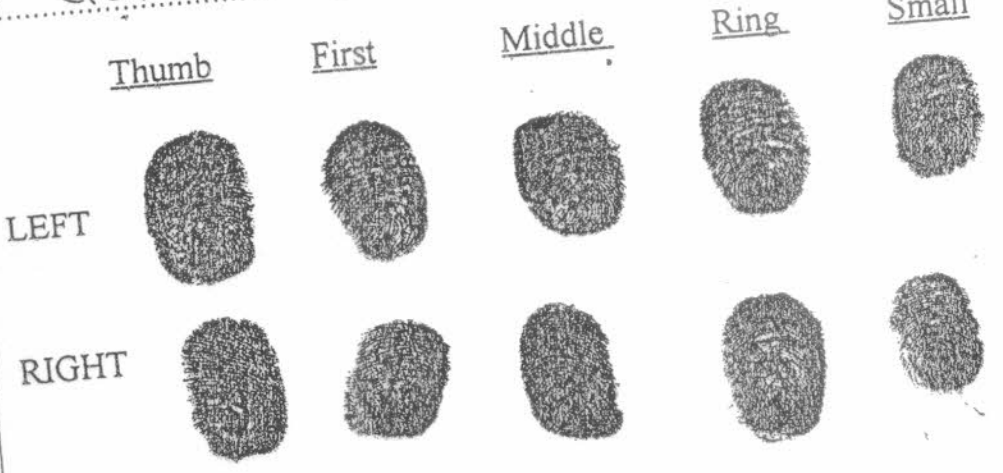
NAME CHANDANA GUPTA

SIGNATURE Chandana Gupta



NAME KAMALIKA GUPTA

SIGNATURE Kamalika Gupta

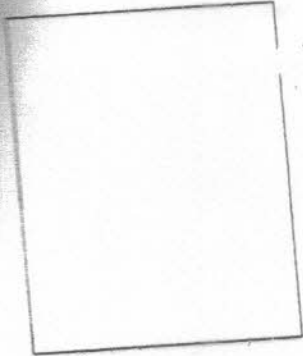


NAME CHANDRIMA GUPTA

SIGNATURE Chandrima Gupta

PHOTOGRAPH WITH FINGER IMPRESSIONS

Thumb      First      Middle      Ring      Small



LEFT

RIGHT

NAME.....

SIGNATURE.....

Thumb

First

Middle

Ring

Small



LEFT

RIGHT



NAME AGNISWAR GUPTA.

SIGNATURE Agniswar Gupta.

Thumb

First

Middle

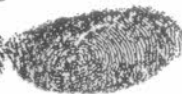
Ring

Small



LEFT

RIGHT



NAME MANIKA DEBNATH

SIGNATURE Manika Gupta

PHOTOGRAPH WITH FINGER IMPRESSIONS



NAME SANJAY DEBNATH

SIGNATURE Sanjay Debnath

Thumb      First      Middle      Ring      Small



LEFT

RIGHT

NAME.....

SIGNATURE.....

Thumb      First      Middle      Ring      Small



LEFT

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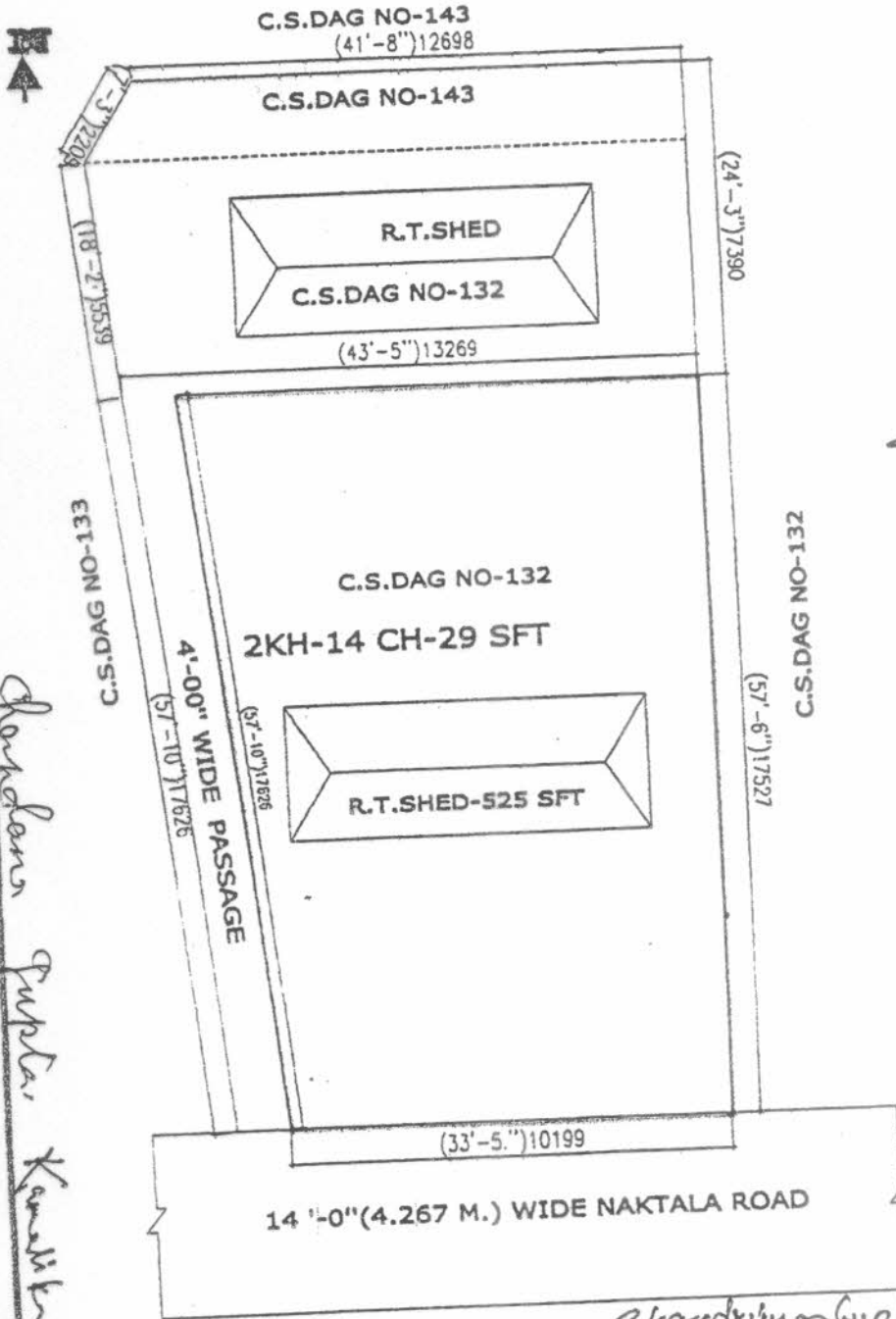
NAME.....

SIGNATURE.....

THE DEED PLAN FOR C.S.DAG NO-132 AND 143,  
C.S KH.NO-150,33,34, MOUZA-NAKTALA, J.L NO-32  
TOUZI NO-56 AT PREMISES NO-35A, NAKTALA  
ROAD, UNDER K.M.C WARD-100 BOROUGH-X, P.S.  
NATEJINAGAR, KOLKATA-700047.  
SCALE 1:100

AREA OF LAND(DAG NO 132)-02KH-14CH-29SFT

R. T SHED- 525 SQ FT



*Chandran Gupta*  
*Kamini Gupta*

*Manika Gupta*  
*Sanjay Debnath*

*Smudha*  
SIGNATURE OF L.B.S

*Chandran Gupta*  
*Agniswar Gupta*  
SIGNATURE OF OWNER

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CHANDANA GUPTA  
ASHARANJAN DUTTA GUPTA



07/09/1946

Permanent Account Number

AROPG5196N

*Chandana Gupta*  
Signature





भारतीय विहित प्रमाण प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



ভালিকাভুক্তির সনদ/Enrolment No.: 1490/50113/05194

CHANDANA GUPTA (চন্দনা গুপ্তা)  
W/O. Priyabrata Gupta. 35B, NAKTALA ROAD,  
Naktala, Kolkata,  
West Bengal - 700047  
Date: 12/11/2016  
আপনার আধার নং/Your Aadhaar No.:

7619 0214 6818



আমার আধার, আমার পরিচয়

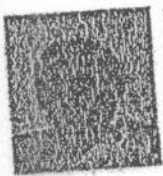


- আধার পাঠা দেবে মাত্র
- আধার আধারের জন্য আধার একবারই ভালিকাভুক্তি করার প্রয়োজনতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारतीय विहित प्रमाण प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



চন্দনা গুপ্তা  
CHANDANA GUPTA  
জন্মতারিখ/ DOB: 07/09/1948  
মহিলা / FEMALE



भारतीय विहित प्रमाण प्राधिकरण  
Unique Identification Authority of India

ঠিকানা:  
ওয়ার্ড/3: প্রিয়ব্রত গুপ্তা, ৩৫বি,  
নাকতলা রোড, নাকতলা,  
কোলকাতা,  
পশ্চিম বঙ্গ - 700047  
Address:  
W/O: Priyabrata Gupta. 35B,  
NAKTALA ROAD Naktala,  
Kolkata,  
West Bengal - 700047

7619 0214 6818

আমার আধার, আমার পরিচয়

7619 0214 6818

MEERA AADHAAR, MERI PEHACHAN

Signature has verified  
Digitally signed by CHANDANA GUPTA  
IDENTIFICATION AUTHORITY OF INDIA  
Date: 2016.12.11 14:53:18

आयकर विभाग

INCOME TAX DEPARTMENT

KAMALIKA GUPTA

PRIVACY RATA GUPTA

10/12/1980

17/12/1980

BBTH050130

KamaliKA GUPTA

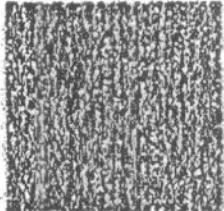
भारत सरकार

GOVT OF INDIA



  
 KARNALIKA GUPTA
   
 Date of Birth: 02/02/1980
   
 Female / FEMALE
   
 Mobile No: 8335892377
   
 7700 7610 7243
   
 Vid: 0198 1837 7581 9589
   
 সীতা গুপ্তা


  
 West Bengal Digital Transaction Authority of India

**Address:**  
 D/O: Mr. Priyabrata Gupta, 35B, UMESH  
 BHAVAN, NAKTALA ROAD, Naktala,  
 Kolkata,  
 West Bengal - 700047


  
 QR Code with Photo/Signature

7700 7610 7243
   
 Vid: 0198 1837 7581 9589



आयकर विभाग  
INCOME TAX DEPARTMENT  
CHANDRIMA GUPTA



भारत सरकार  
GOVT. OF INDIA

PRIYOBROTO GUPTA

27/11/1988

Permanent Account Number  
BYFPG1806Q

C. Gupta

Signature



26122016

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाने :  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to :*  
Income-Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411-016.

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)



आधार



Government of India



AADHAAR

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 2189/68784/90834

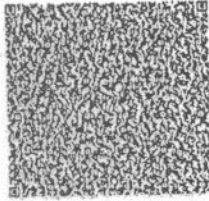
To  
Chandrima Gupta  
D/O: Priyobroto Gupta  
35 NAKTALA ROAD PS-NETAJINAGAR  
NEAR NABODAY CLUB  
Naktala  
Naktala  
Circus Avenue Kolkata  
West Bengal 700047  
9836208584

13/06/2018

126586174



ME265861747FH



आपका आधार क्रमांक / Your Aadhaar No. :

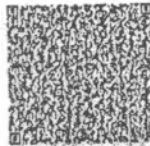
8175 1947 9894

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India

Chandrima Gupta  
DOB : 27/11/1988  
Female



8175 1947 9894

मेरा आधार, मेरी पहचान

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

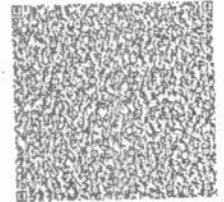
- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address: D/O: Priyobroto Gupta, 35  
NAKTALA ROAD,  
PS-NETAJINAGAR, NEAR  
NABODAY CLUB, Naktala, Kolkata,  
Naktala, West Bengal, 700047



8175 1947 9894



1947



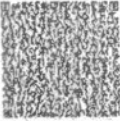
help@uidai.gov.in



www.uidai.gov.in


 भारत सरकार  
Government of India

 Agniswar Gupta  
Date of Birth/DOB: 13/06/1991  
Male/ MALE

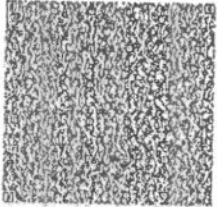


4387 8691 1126  
VID: 9143 0373 3506 9207

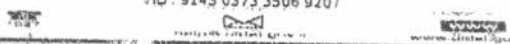
मेरा पहचान

 Unique Identification Authority of India

**Address:**  
S/O: Priyabrata Gupta, 35/B, NAKATALA  
ROAD PREH NANG 8- SHESH, Naktala,  
Kolkata,  
West Bengal - 700047

 QR Code with Photograph

4387 8691 1126  
VID: 9143 0373 3506 9207





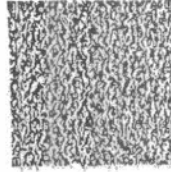
आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

CRHPG4001R



नाम / Name  
AGNISWAR GUPTA

पिता का नाम / Father's Name  
PRIYABRATA GUPTA

जन्म की तारीख / Date of Birth  
13/08/1991

*Agniswar Gupta*

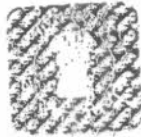
30072018

हस्ताक्षर / Signature

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :  
आयकर पैम सेवा इकाई, एनएसडी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, डीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to :*  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bunglow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081  
e-mail: tininfo@ndl.com



STATE DEPARTMENT  
INDIA  
KUMUD BANDHU DEBNATH  
1907/1968  
AGL PG 8147B

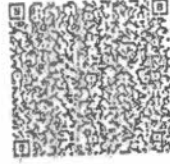


ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভারত সরকার আই ডি/Enrollment No.: 1040/20060/01599

To  
মনিকা গুপ্ত  
Manika Gupta  
2/56A NETAJI NAGAR  
Regent Estate S.C  
Regent Estate Kolkata  
West Bengal 700092

641516  
MN064151618DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**7004 6324 3201**

আধার - সাধারণ মানুষের অধিকার

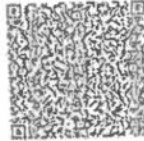


ভারত সরকার  
GOVERNMENT OF INDIA



মনিকা গুপ্ত  
Manika Gupta  
পিতা : কুমুদবন্ধু দেবনাথ  
Father : KUMUDHBANDHU DEBNATH  
জন্ম সাল / Year of Birth : 1968  
মহিলা / Female

**7004 6324 3201**



আধার - সাধারণ মানুষের অধিকার

31/2/2017

INCOME TAX DEPARTMENT

SANJAY DEBNATH

KUMUD HANDIRA DEBNATH

28/02/1973

Assessment Year Number  
A/11/PO/0545N

*Sanjay Debnath*

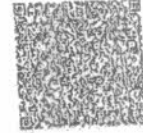
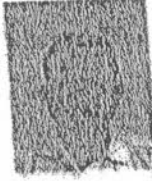
भारत सरकार

GOVT OF INDIA



संयोजित प्रमाणपत्र

संजय देबंट  
Sanjay Debnath  
जन्म तिथि/ DOB: 28/02/1973  
पुरुष / MALE



6695 7855 0790

मेरा आधार, मेरी पहचान



संयोजित प्रमाणपत्र प्राधिकरण  
Jointly Issued by Authority of India

पता:  
आत्मज: कुमुद बन्धु देबनाथ, न 2,  
डीईएसएच वीएनडीएचयू  
एनएकीएआर, एसओडीईपीयूआर,  
बार्कपुर - आईआई, नॉर्थ 24  
पारगनास,  
वेस्ट बंगाल - 700110

Address:  
S/O: Kumud Bandhu Debnath,  
NO 2, DESH BANDHU NAGAR,  
SOPEPUR, Barrackpur - II,  
North 24 Parganas,  
West Bengal - 700110

6695 7855 0790



1947

help@uidai.gov.in

www.uidai.gov.in

Transfer Details :

Name & address

SAMIR ADHIKARY  
 Son of Mr ANIL ADHIKARY  
 159, SREERAMPURE ROAD, P.O:- GARIA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084,  
 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Smt CHANDANA GUPTA, Smt  
 KAMALIKA GUPTA, Smt CHANDRIMA GUPTA, Mr AGNISWAR GUPTA, Smt MANIKA GUPTA, Mr SANJAY DEBNATH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt CHANDANA GUPTA	Smt MANIKA GUPTA-0.601276 Dec, Mr SANJAY DEBNATH-0.601276 Dec
2	Smt KAMALIKA GUPTA	Smt MANIKA GUPTA-0.601276 Dec, Mr SANJAY DEBNATH-0.601276 Dec
3	Smt CHANDRIMA GUPTA	Smt MANIKA GUPTA-0.601276 Dec, Mr SANJAY DEBNATH-0.601276 Dec
4	Mr AGNISWAR GUPTA	Smt MANIKA GUPTA-0.601276 Dec, Mr SANJAY DEBNATH-0.601276 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt CHANDANA GUPTA	Smt MANIKA GUPTA-65.625 Sq Ft, Mr SANJAY DEBNATH-65.625 Sq Ft
2	Smt KAMALIKA GUPTA	Smt MANIKA GUPTA-65.625 Sq Ft, Mr SANJAY DEBNATH-65.625 Sq Ft
3	Smt CHANDRIMA GUPTA	Smt MANIKA GUPTA-65.625 Sq Ft, Mr SANJAY DEBNATH-65.625 Sq Ft
4	Mr AGNISWAR GUPTA	Smt MANIKA GUPTA-65.625 Sq Ft, Mr SANJAY DEBNATH-65.625 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 16-08-2020) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 16-08-2020)
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.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. 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.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. 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
8. 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.
9. 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 BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
 D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA







Directorate of Registration & Stamp Revenue  
Finance Department, Government of West Bengal

e-Appointment Details

Appointment Number : 202000181491  
Query No./Year : 2000826642/2020  
Name of the applicant : Mr ANIRBAN MOULICK  
Address of the applicant : ALIPORE JUDGES COURT  
Status of the applicant : Solicitor firm  
Mobile no. : 8617774077  
Transaction : [0110] Sale, Development Agreement or  
Construction agreement  
Office Where Deed will be Registered : D.S.R. - IV SOUTH 24-PARGANAS  
Date of Presentation : 20/07/2020  
Time & Slot : 12:45 p.m. Slot-1

You are requested to visit the concerned Registration Office at appointed time only.  
N.B: Once e-Appointment is fixed, ONLINE correction of mistakes will not be permitted.

Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 192020210040080271

GRN Date: 17/07/2020 20:42:04

BRN: K0APPLFK1

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 17/07/2020 20:43:00

## DEPOSITOR'S DETAILS

Id No.: 2000826642/1/2020  
[Query No./Query Year]

Name: ANIRBAN MOULICK

Contact No.:

Mobile No.: +91 8617774077

E-mail:

Address: SUKDEVPUR MAHESHITALA KOLKATA 700141

Applicant Name: Mr ANIRBAN MOULICK

Office Name:

Office Address:

Status of Depositor: Others

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

## PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	2000826642/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	7021
2	2000826642/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	6371

Total

In Words: Rupees, Thirteen Thousand Three Hundred Ninety Two only

## Major Information of the Deed

Deed No.	I-1604-01971/2020	Date of Registration	20/07/2020
Query No.	1604-2000826642/2020	Office where deed is registered	
Query Date	17/07/2020 8:29:57 PM		1604-2000826642/2020
Applicant Name, Address & Other Details	ANIRBAN MOULICK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617774077, Status : Solicitor firm		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,35,000/-]
Set Forth value	Rs. 2/-	Market value	Rs. 54,05 000/-
Stamp duty Paid (SD)	Rs. 7,121/- (Article:48(g))	Registration fee	Rs. 640 (Article: E, E, B)
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



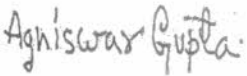
### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naktala Road, Premises No: 35A, Ward No: 100 Pin Code : 700047



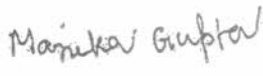


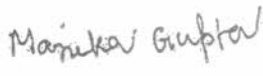


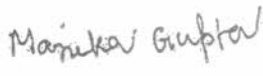









Sch No.	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 14 Chatak 29 Sq Ft	1/-	52,47,500/-	Property is on Road
<b>Grand Total :</b>				<b>4.8102Dec</b>	<b>1/-</b>	<b>52,47,500 /-</b>	

### Structure Details :



Sch No.	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	525 Sq Ft.	1/-	1,57,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 525 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tile Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>525 sq ft</b>	<b>1/-</b>	<b>1,57,500 /-</b>	

Name	Photo	Finger Print	Signature
<b>Mr AGNISWAR GUPTA</b> Son of Late PRIYABRATA GUPTA Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Office	 20/07/2020	 LTI 20/07/2020	 20/07/2020
35A, NAKTALA ROAD, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CRHPG4001R, Aadhaar No: 43xxxxxxxx1126, Status :Individual, Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Office			





**Developer Details :**

Sl No	Name/Address/Photo/Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Smt MANIKA GUPTA</b>            Wife of Mr PRADIP GUPTA            Executed by: Self, Date of Execution: 20/07/2020            , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Office         </td> <td>   20/07/2020         </td> <td>   LTI 20/07/2020         </td> <td>   20/07/2020         </td> </tr> <tr> <td colspan="4">           Wife of Mr PRADIP GUPTA Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGLPG5147R, Aadhaar No: 70xxxxxxxx3201, Status :Individual, Executed by: Self, Date of Execution: 20/07/2020            , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Office         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Smt MANIKA GUPTA</b> Wife of Mr PRADIP GUPTA Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Office	 20/07/2020	 LTI 20/07/2020	 20/07/2020	Wife of Mr PRADIP GUPTA Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGLPG5147R, Aadhaar No: 70xxxxxxxx3201, Status :Individual, Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Office			
Name	Photo	Finger Print	Signature										
<b>Smt MANIKA GUPTA</b> Wife of Mr PRADIP GUPTA Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Office	 20/07/2020	 LTI 20/07/2020	 20/07/2020										
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SANJAY DEBNATH (Presentant)</b>            Son of Late KUMUD BANDHU DEBNATH            Executed by: Self, Date of Execution: 20/07/2020            , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Office         </td> <td>   20/07/2020         </td> <td>   LTI 20/07/2020         </td> <td>   20/07/2020         </td> </tr> <tr> <td colspan="4">           Son of Late KUMUD BANDHU DEBNATH Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJUPD0545N, Aadhaar No: 66xxxxxxxx0790, Status :Individual, Executed by: Self, Date of Execution: 20/07/2020            , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Office         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr SANJAY DEBNATH (Presentant)</b> Son of Late KUMUD BANDHU DEBNATH Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Office	 20/07/2020	 LTI 20/07/2020	 20/07/2020	Son of Late KUMUD BANDHU DEBNATH Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJUPD0545N, Aadhaar No: 66xxxxxxxx0790, Status :Individual, Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Office			
Name	Photo	Finger Print	Signature										
<b>Mr SANJAY DEBNATH (Presentant)</b> Son of Late KUMUD BANDHU DEBNATH Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Office	 20/07/2020	 LTI 20/07/2020	 20/07/2020										
Son of Late KUMUD BANDHU DEBNATH Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJUPD0545N, Aadhaar No: 66xxxxxxxx0790, Status :Individual, Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Office													



Name	Photo	Finger Print	Signature
<b>Mr AGNISWAR GUPTA</b> Son of Late <b>PRİYABRATA GUPTA</b> Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Office			<i>Agniswar Gupta</i>
20/07/2020	LT1 20/07/2020	20/07/2020	
<b>35A, NAKTALA ROAD, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CRHPG4001R, Aadhaar No: 43xxxxxxxx1126, Status :Individual, Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Office</b>			

**Developer Details :**

Sl No	Name/Address/Place	Photo	Finger Print	Signature
1	<b>Smt MANIKA GUPTA</b> Wife of Mr <b>PRADIP GUPTA</b> Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Office			<i>Manika Gupta</i>
		20/07/2020	LT1 20/07/2020	20/07/2020
<b>Wife of Mr PRADIP GUPTA Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGLPG5147R, Aadhaar No: 70xxxxxxxx3201, Status :Individual, Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Office</b>				
2	<b>Mr SANJAY DEBNATH (Presentant)</b> Son of Late <b>KUMUD BANDHU DEBNATH</b> Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Office			<i>Sanjay Debnath</i>
		20/07/2020	LT1 20/07/2020	20/07/2020
<b>Son of Late KUMUD BANDHU DEBNATH Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJUPD0545N, Aadhaar No: 66xxxxxxxx0790, Status :Individual, Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Office</b>				

ADHIKARY NIL ADHIKARY HERAMPURE ROAD, P.O.- P.S.- Patul, District-South 24- Nagas, West Bengal, India, PIN - 0084	Photo 	Finger 	Smt Manika Gupta
	20/07/2020	20/07/2020	20/07/2020

Transfer of property for L1  
 Smt CHANDANA GUPTA, Smt KAMALIKA GUPTA, Smt CHANDRIMA GUPTA, Mr AGNISWAR GUPTA,  
 Smt MANIKA GUPTA, Mr SANJAY DEBNATH

SI.No	From	To. with area (Name-Area)
1	Smt CHANDANA GUPTA	Smt MANIKA GUPTA-0.601276 Dec, Mr SANJAY DEBNATH-0.601276 Dec
2	Smt KAMALIKA GUPTA	Smt MANIKA GUPTA-0.601276 Dec, Mr SANJAY DEBNATH-0.601276 Dec
3	Smt CHANDRIMA GUPTA	Smt MANIKA GUPTA-0.601276 Dec, Mr SANJAY DEBNATH-0.601276 Dec
4	Mr AGNISWAR GUPTA	Smt MANIKA GUPTA-0.601276 Dec, Mr SANJAY DEBNATH-0.601276 Dec

SI.No	From	To. with area (Name-Area)
1	Smt CHANDANA GUPTA	Smt MANIKA GUPTA-65.62500000 Sq Ft, Mr SANJAY DEBNATH-65.62500000 Sq Ft
2	Smt KAMALIKA GUPTA	Smt MANIKA GUPTA-65.62500000 Sq Ft, Mr SANJAY DEBNATH-65.62500000 Sq Ft
3	Smt CHANDRIMA GUPTA	Smt MANIKA GUPTA-65.62500000 Sq Ft, Mr SANJAY DEBNATH-65.62500000 Sq Ft
4	Mr AGNISWAR GUPTA	Smt MANIKA GUPTA-65.62500000 Sq Ft, Mr SANJAY DEBNATH-65.62500000 Sq Ft



On 20-07-2020

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

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

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

Presented for registration at 14:11 hrs on 20-07-2020, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SANJAY DEBNATH, one of the Claimants.

Certificate of Market Value (WB PUM rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 54,05,000/-

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

Execution is admitted on 20/07/2020 by 1. Smt CHANDANA GUPTA, Wife of Late PRIYABRATA GUPTA, 35A, NAKTALA ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, b caste Hindu, by Profession House wife, 2. Smt KAMALIKA GUPTA, Daughter of Late PRIYABRATA GUPTA, 35A, NAKTALA ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, b caste Hindu, by Profession House wife, 3. Smt CHANDRIMA GUPTA, Daughter of Late PRIYABRATA GUPTA, 35 NAKTALA ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, b caste Hindu, by Profession Others, 4. Mr AGNISWAR GUPTA, Son of Late PRIYABRATA GUPTA, 35A, NAKTALA ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hir by Profession Service, 5. Smt MANIKA GUPTA, Wife of Mr PRADIP GUPTA, 2/56A, NETAJI NAGAR, P.O: REGE PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Professio Business, 6. Mr SANJAY DEBNATH, Son of Late KUMUD BANDHU DEBNATH, 2, DESH BANDHU NAGAR, SODEPUR, P.O: SODEPUR, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by cas Hindu, by Profession Business

Identified by Mr SAMIR ADHIKARY, , Son of Mr ANIL ADHIKARY, 159, SREERAMPURE ROAD, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Law Cler

Payment of Fees

Certified that required Registration Fees payable for this deed is Rs 403/- ( B = Rs 6,350/- , E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal on 17/07/2020 8:43PM with Govt. Ref. No: 192020210040080271 on 17-07-2020, Amount Rs: 6,371/-, Bank of State Bank of India ( SBIN0000001), Ref. No. IK0APPLFK1 on 17-07-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document online = Rs 7,021/- and Stamp Duty paid by Stamp Rs 100

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 195, Amount: Rs.100/-, Date of Purchase: 15/06/2020; Vendor name: A K Samajpati  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal on 17/07/2020 8:43PM with Govt. Ref. No: 192020210040080271 on 17-07-2020, Amount Rs: 7,021/-, Bank of State Bank of India ( SBIN0000001), Ref. No. IK0APPLFK1 on 17-07-2020, Head of Account 0030-02-103-003-02

*Pradipta Kishore Guha*

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2020, Page from 77388 to 77435  
being No 160401971 for the year 2020.



*Pradipta*

Digitally signed by PRADIPTA KISHORE  
GUHA  
Date: 2020.07.30 14:32:20 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2020/07/30 02:32:20 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24 PARGANAS  
West Bengal.



(This document is digitally signed.)