

015096/2022

L-14848/22

भारतीय गैर न्यायिक

भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 787362

Q. No. 1506 - 2003241692/2022

Certified that the document is according
to registration. The Signature Sheet and
endorsement Sheets Attached to the
document are the part of the document.

Additional District Sub-Registrar
Crispore, Dum Dum, 24-Pgs. (North)

11 7 NOV 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 17th day of November
Two Thousand Twenty Two (2022)

BETWEEN

ক্রমিক নং: 1447 তারিখ: 14-11-22

নং: 5007

জেলা: Tepas South, Adv

ঠিকানা: Section Court Complex

ভেদকার: Rosfita Pau

14-11

লাই: ...
কোম্পানি দায়িত্ব ...

ভেদকারের নাম - রজিতা পাল

ভেদকারের নাম: কালেক্টর

টি ডি নং: 07 NOV 2022

স্ট্যাম্প খরচের তারিখ

ট্রি টি.ডি. নং মোট কত টাকার

স্ট্যাম্প খরচ করা হয়েছে। 230000

Sybery m ds

N.C. 99 / 8567

17/11/2022

Sybery m ds

N.C. 99 / 8568

Jaguet D ds

N.C. 99 / 8569

সীল-সীল

N.C. 99 / 8570

সীল-সীল

N.C. 99 / 8571



Addl. District Sub-Registrar
Cossioora, Dum Dum

17 NOV 2022

(1) SMT. ANJU DAS (PAN – HUWPD6648L, Aadhaar No. 8958 4934 3743), wife of Late Kamal Krishna Das, by Occupation – Housewife, (2) SRI PRADIP DAS (PAN – BZXP1108B, Aadhaar No. 2107 5756 2082), son of Late Kamal Krishna Das, by Occupation – Service, (3) SRI SUDIP DAS (PAN – AUDPD3329A, Aadhaar No. 3375 5878 7543), son of Late Kamal Krishna Das, by Occupation – Self Employed, all are residing at 41, Rastraguru Avenue, P.O. Dum Dum, P.S. Dum Dum at present Nagerbazar, Kolkata – 700 028, Dist. North 24-Parganas, (4) SMT. REKHA DAS (PAN – HVDPD6119J, Aadhaar No. 3284 7108 8452), wife of Late Kashi Nath Das, by Occupation – Housewife, (5) SMT. SIPRA SINGH (PAN – NNRPS9093E, Aadhaar No. 4803 9111 5182), wife of Mona Singh and daughter of Late Kashi Nath Das, by Occupation – Housewife, both are residing at 41, Rastraguru Avenue, P.O. Dum Dum, P.S. Dum Dum at present Nagerbazar, Kolkata – 700 028, Dist. North 24-Parganas, (6) SMT. MILI MAHATO (PAN – EQXPM3166G, Aadhaar No. 8257 5594 9041), wife of Gopal Mahato and daughter of Late Kashi Nath Das, by Occupation – Housewife, residing at 621, Jessore Road, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, (7) SMT. RUBI HALDAR (PAN – AHIPH3737L, Aadhaar No. 6576 3761 7467), wife of Madan Haldar and daughter of Late Kashi Nath Das, by Occupation – Service, residing at 7/1, Marhatta Ditch Lane, P.O. Bagbazar, P.S. Shyampukur, Kolkata – 700 003, Dist. Kolkata, (8) SMT. ASHOKA DAS (PAN – BWPPD2166H, Aadhaar No. 4748 9926 2997), wife of Late Fatik Chandra Das alias Fatick Das, by Occupation – Housewife, (9) SRI PRASANTA DAS (PAN – AOKPD0989H, Aadhaar No. 4717 5172 9700), son of Late Fatik Chandra Das alias Fatick Das, by Occupation – Service, No. 8 & 9 both are residing at 41, Rastraguru Avenue, P.O. Dum Dum, P.S. Dum Dum at present Nagerbazar, Kolkata – 700 028, Dist. North 24-Parganas, (10) SRI SAMAR DAS (PAN – CQZPD2023H, Aadhaar No. 7438 0767 8113), son of Late Gopal Chandra Das alias Gopal Das, by Occupation – Business, (11) SRI KHOKAN DAS (PAN – HVBPD8995Q, Aadhaar No. 7351 5010 4018), son of Late Gopal Chandra Das alias Gopal Das, by Occupation – Business, (12) SRI BABU DAS (PAN – EEJPD6020J, Aadhaar No. 2116 0436 2537), son of Late Gopal Chandra Das alias Gopal Das, by Occupation – Service, (13) SMT. JAYA DAS (PAN – CAYPD3419E, Aadhaar No. 2324 6668 0682), wife of Rabin Dey and daughter of Late Gopal Chandra Das alias Gopal Das, by Occupation – Service, (14) MISS. SULEKHA DAS (PAN – HVBPD8994R, Aadhaar No. 5006 8373 6827), daughter of Late Gopal Chandra Das alias Gopal Das, by Occupation – Self Employed, No. 10 to 14 all are residing at 10/3, Marhatta Ditch Lane, P.O. Bagbazar, P.S. Shyampukur, Kolkata – 700 003, Dist. Kolkata, (15) SRI SAMIR DAS (PAN – EHUPD4400E, Aadhaar No. 2375 9290 7982), son of Late Gopal Chandra Das alias Gopal

Das, by Occupation – Service, residing at 41, Rastraguru Avenue, P.O. Dum Dum, P.S. Dum Dum at present Nagerbazar, Kolkata – 700 028, Dist. North 24-Parganas, all by faith – Hindu, by Nationality – Indian, hereinafter referred to and called as the "OWNERS/FIRST PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

GANAPATI CONSTRUCTION (PAN – AAYFG0698L), a Partnership Firm, having its Principal place of business at 1, Rashtraguru Avenue, P.O. & P.S. Dum Dum, Kolkata – 700 028, District North 24-Parganas, represented by its Partners namely – (1) SRI DIBYENDU KR DAS (PAN – AGSPD1347H, Aadhaar No. 316421516761), son of Late Sambhu Nath Das, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 42/113, Daga Colony, P.O. Motijheel, P.S. Dum Dum, Kolkata – 700 074, District North 24-Parganas, (2) SRI JAGRICK DAS (PAN – BWE PD1577J, Aadhaar No. 448190663186), son of Sri Tapas Kumar Das, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at A-17, Pulin Avenue, Malancha, P.O. Rajbari Colony, P.S. Dum Dum, Kolkata – 700 081, District North 24-Parganas and (3) SMT. PUTUL RANI SHIL (PAN – DNFP6868M, Aadhaar No. 340843026733), daughter of Late Gopal Chandra Shil and wife of Late Shuklal Shil, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 284, Private Road, P.O. Motijheel, P.S. Dum Dum, Kolkata – 700 074, District North 24-Parganas, hereinafter referred to as the "DEVELOPER/SECOND PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors in office and assigns) of the OTHER PART.

WHEREAS one Smt. Nanda Rani Sarkar (since deceased), wife of Late Bijoy Chandra Sarkar of 170, Rastraguru Avenue, P.S. Dum Dum, Kolkata – 700 074, became the absolute Owner and possessor of ALL THAT piece or parcel of land measuring an area of 4 Cottahs 4 Chittacks 11.25 Sq.ft. more or less lying and situated at Mouza – Dum Dum House, J.L. No. 19, R.S. No. 237, Touzi No. 1970/2834, comprised in C.S. Khatian No. 44, C.S. Dag No. 506, P.S. Dum Dum, District 24-Parganas at present North 24-Parganas, within the limits of South Dum Dum Municipality, within the jurisdiction of S.R.O. Cossipore Dum Dum, by virtue of a registered Chirasthai Bandabasta Patra on 18.05.1935, duly registered before the S.R.O. Cossipore Dum Dum recorded in Book No. I, Volume No. 26,

Pages 155 to 159, Being No. 1615 for the year 1935 from Kali Prasanna Roy Chowdhury and others.

AND WHEREAS by virtue of the aforesaid Chirasthai Bandabasta Patra, the said Smt. Nanda Rani Sarkar (since deceased) became the absolute Owner and possessor of ALL THAT aforesaid piece or parcel of a plot of land measuring an area of 4 Cottahs 4 Chittacks 11.25 Sq.ft. more or less and mutated her name to the South Dum Dum Municipality and also constructed structure thereon and at the time of enjoying the same by paying all the taxes, the said Nanda Rani Sarkar (since deceased) also became the absolute Owner of ALL THAT piece or parcel of land measuring an area of 1 Cottah 3 Chittacks more or less lying and situated at Mouza – Dum Dum House, J.L. No. 19, R.S. No. 237, Touzi No. 1970/2834, comprised in C.S. Khatian No. 44, C.S. Dag No. 506, P.S. Dum Dum, District 24-Parganas at present North 24-Parganas, within the limits of South Dum Dum Municipality, within the jurisdiction of S.R.O. Cossipore Dum Dum, by virtue of a registered Chirasthai Bandabasta Patra on 30.10.1954, duly registered before the S.R.O. Cossipore Dum Dum recorded in Book No. I, Volume No. 19, Pages 89 to 91, Being No. 5846 for the year 1954 from Upendra Kumar Dutta alias Umendra Kumar Dutta.

AND WHEREAS at the time of enjoying the aforesaid properties measuring an area of 5 Cottahs 7 Chittacks 11.25 Sq.ft. more or less, the name of said Smt. Nanda Rani Sarkar (since deceased) has been recorded at the time of Revisional Settlement under Khatian No. R.S. 340, comprised in R.S. Dag No. 506/732 and 598/732 in respect of the aforesaid plot of land measuring an area of 5 Cottahs 7 Chittacks 11.25 Sq.ft. more or less, whose physical measurement 5 Cottahs 7 Chittacks more or less.

AND WHEREAS at the time of enjoying the aforesaid plot of land measuring 5 Cottahs 7 Chittacks more or less, the said Smt. Nanda Rani Sarkar (since deceased) mutated her name to the South Dum Dum Municipality under Holding No. 170, Rastraguru Avenue and constructed two numbers two storied building and one R.T.S. thereon and also mutated her name to the B.L. & L.R.O. under L.R. Khatian No. 865 comprised in L.R. Dag Nos. 1290, 1291 & 1292 and enjoyed the same by paying all the rents and taxes to the proper authorities.

AND WHEREAS while enjoying the aforesaid Properties measuring 5 Cottahs 7 Chittacks more or less, the said Smt. Nanda Rani Sarkar (since deceased) executed a Deed of

Settlement on 25.05.1984 and registered on 28.05.1984 at S.R.O. Cossipore Dum Dum, recorded in Book No. I, Volume No. 12, Pages 119 to 132, Being No. 3160 for the year 1984 in favour of her nephews Sri Kamal Krishna Das, Sri Kashi Nath Das, Sri Fatik Chandra Das & Sri Gopal Chandra Das and also demarcating the four numbers separate plot mentioned in the Lot – A, Lot – B, Lot – C and Lot – D marked with Red, Yellow, Green and Chocklet colour.

Be it mentioned here the said Nanda Rani Sarkar died on 26.11.1988 and as per terms and conditions of the aforesaid Deed of Settlement all the above beneficiaries became the absolute Owners and possessors of the aforesaid demarcated plots.

AND WHEREAS by virtue of the said Deed of Settlement, the said Sri Kamal Krishna Das became the absolute Owner and possessor of the plot of land mentioned in the Schedule – A Part - I hereunder written and during his life time he has mutated his name to the South Dum Dum Municipality under holding No. 311, Rastraguru Avenue and while enjoying the same the said Kamal Krishna Das died intestate on 18.06.2007 leaving behind his surviving wife and two sons namely Smt. Anju Das, Sri Pradip Das and Sri Sudip Das respectively, the Owner Nos. 1 to 3 herein as his only legal heirs and successors in respect of the Schedule - A Part – I property as per Hindu Succession Act. 1956 and since then the said Smt. Anju Das, Sri Pradip Das and Sri Sudip Das became the absolute joint Owners and possessors of ALL THAT piece or parcel of a plot of land measuring an area of 1 (one) Cottah 5 (five) Chittacks 0 (zero) Sq.ft. equivalent to 945 Sq.ft. more or less together with old dilapidated two storied building measuring total covered area 800 Sq.ft. more or less out of which Ground Floor measuring 400 Sq.ft. and First Floor measuring 400 Sq.ft. more or less, lying and situated at Mouza – Dum Dum House, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, Rayat Dakhalkar Basat Satiya land under Khatian No. C.S. 44 corresponding to R.S. Khatian No. 340, L.R. Khatian No. 865, comprised in C.S. Dag No. 506 corresponding to R.S. Dag Nos. 506/732 and 598/732, L.R. Dag Nos. 1290, 1291 & 1292, Scheme Plot No. LOT – 'A', being Holding No. 311, Rastraguru Avenue, Kolkata – 700 028, within the jurisdiction of Dum Dum Police Station within the local limits of South Dum Dum Municipality, Ward No. 8, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas, particularly mentioned and described in the Schedule – A Part – I hereunder written.

AND WHEREAS by virtue of the aforesaid Deed of Settlement the said Sri Kashi Nath Das became the absolute Owner and possessor of ALL THAT piece or parcel of a plot of land measuring an area of 1 (one) Cottah 2 (two) Chittacks 1 (one) Sq.ft. equivalent to 811 Sq.ft. more or less together with Ground Floor measuring covered area 400 Sq.ft. more or less out of the two storied building (together with proportionate Ownership right on land), lying and situated at Mouza – Dum Dum House, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, Rayat Dakhalkar Basat Satiya land under Khatian No. C.S. 44 corresponding to R.S. Khatian No. 340, L.R. Khatian No. 865, comprised in C.S. Dag No. 506 corresponding to R.S. Dag Nos. 506/732 and 598/732, L.R. Dag Nos. 1290, 1291 & 1292, Scheme Plot No. Lot – 'B', being Holding No. 308, Rastraguru Avenue, Kolkata – 700 028, within the jurisdiction of Dum Dum Police Station within the local limits of South Dum Dum Municipality, Ward No. 8, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas and at the time of enjoying the same the said Kashi Nath Das died intestate on 15.08.2014 leaving behind his only wife and three daughters namely Smt. Rekha Das, Smt. Sipra Singh, Smt. Mili Mahato and Smt. Rubi Haldar respectively, the Owner Nos. 4 to 7 herein as his only legal heirs and successors in respect of his aforesaid property as per Hindu Succession Act. 1956 and at the time of enjoying the same the Owner Nos. 4 to 7 herein mutated their names in the same holding No. 308, Rastraguru Avenue and enjoying the same by paying all the taxes to the proper authorities, particularly mentioned and described in the Schedule – A Part – II hereunder written.

AND WHEREAS by virtue of the aforesaid Deed of Settlement, the said Sri Fatik Chandra Das alias Fatick Das, became the absolute Owner and possessor of ALL THAT piece or parcel of a plot of land measuring an area of 1 (one) Cottah 6 (six) Chittacks 6 (six) Sq.ft. equivalent to 996 Sq.ft. more or less together with North-East portion of Ground Floor measuring covered area 200 Sq.ft. more or less and portion of First Floor measuring covered area 400 Sq.ft. more or less out of the two storied building (together with proportionate Ownership right on land), lying and situated at Mouza – Dum Dum House, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, Rayat Dakhalkar Basat Satiya land under Khatian No. C.S. 44 corresponding to R.S. Khatian No. 340, L.R. Khatian No. 865, comprised in C.S. Dag No. 506 corresponding to R.S. Dag Nos. 506/732 and 598/732, L.R. Dag Nos. 1290, 1291 & 1292, Scheme Plot No. LOT 'D', being Holding No. 310, Rastraguru Avenue, Kolkata – 700 028, within the jurisdiction of Dum Dum Police Station within the local limits of South Dum Dum Municipality, Ward No. 8, under Additional District Sub-

Registration Office at Cossipore Dum Dum in the District of North 24-Parganas and at the time of enjoying the same the said Fatik Chandra Das alias Fatick Das died intestate on 27.12.2009 leaving behind his only wife and one son namely Smt. Ashoka Das and Sri Prasanta Das respectively, the Owner Nos. 8 & 9 herein as his only legal heirs and successors in respect of his aforesaid property as per Hindu Succession Act. 1956 and at the time of enjoying the same the Owner No. 8 & 9 herein mutated their names in the same holding No. 310, Rastraguru Avenue and enjoying the same by paying all the taxes to the proper authorities, particularly mentioned and described in the Schedule – A Part – III hereunder written.

AND WHEREAS by virtue of the aforesaid Deed of Settlement, the said Sri Gopal Chandra Das alias Gopal Das, became the absolute Owner and possessor of the plot of land mentioned in the Schedule – A Part - IV hereunder written and during his life time he has mutated his name to the South Dum Dum Municipality under holding No. 309, Rastraguru Avenue and while enjoying the same the said Gopal Chandra Das alias Gopal Das died intestate on 21.09.2000 leaving behind his four sons and two married daughter namely Sri Samar Das, Sri Khokan Das, Sri Babu Das, Sri Samir Das, Smt. Jaya Das and Miss. Sulekha Das respectively, the Owner No. 10 to 15 herein as his only legal heirs and successors in respect of the Schedule – A Part - IV property as per Hindu Succession Act. 1956 and since then the Owner No. 10 to 15 herein are the absolute Owners and possessors of **ALL THAT** piece or parcel of a plot of land measuring an area of 1 (one) Cottah 3 (three) chittacks more or less together with R.T.S. measuring 500 Sq.ft. more or less, lying and situated at Mouza – Dum Dum House, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, Rayat Dakhalkar Basat Satiya land under Khatian No. C.S. 44 corresponding to R.S. Khatian No. 340, L.R. Khatian No. 865, comprised in C.S. Dag No. 506 corresponding to R.S. Dag Nos. 506/732, and 598/732, L.R. Dag Nos. 1290, 1291 & 1292, Scheme Plot No. Lot 'C', being Holding No. 309, Rastraguru Avenue, Kolkata – 700 028, within the jurisdiction of Dum Dum Police Station within the local limits of South Dum Dum Municipality, Ward No. 8, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas, particularly mentioned and described in the Schedule – A Part – IV hereunder written. Be it mentioned here that the wife of Gopal Chandra Das alias Gopal Das predeceased to him.

AND WHEREAS due to better use, enjoyment and performance of the lands the Owners herein have jointly decided to amalgamate their adjacent aforesaid respective Four plots/

holdings of land and converted into a single holding / plot and by virtue of a Deed of Amalgamation executed on 04.08.2022 and registered on 08.08.2022, duly registered before the A.D.S.R.O. Cossipore Dum Dum and recorded in Book No. I, Volume No. 1506-2022, Pages from 387947 to 387989, Being No. 150610391 for the year 2022, the Owners herein have amalgamated the said respective four holdings / plots of land and converted into one single holding / plot of land which is morefully and particularly described in the Schedule – A Part - V hereunder written. The Owners herein have also obtained Amalgamated Holding No. 311, Rastraguru Avenue, Kolkata – 700 028 from the concerned South Dum Dum Municipality.

AND WHEREAS thus the Owners herein became the joint Owners of ALL THAT piece or parcel of a plot of land measuring an area of 5 (five) Cottahs 7 (seven) Chittacks more or less (including the Private Passage in between the said Four Holdings measuring 6 Chittacks 38 Sq.ft.) together with old dilapidated two Nos. two storied building total measuring covered area 1800 Sq.ft. more or less out of which Ground Floor measuring 1000 Sq.ft. and First Floor measuring 800 Sq.ft. more or less and R.T.S. thereon measuring 500 Sq.ft. more or less, lying and situated at Mouza – Dum Dum House, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, Rayat Dakhalkar Basat Satiya land under Khatian No. C.S. 44, R.S. Khatian No. 340, L.R. Khatian No. 865, comprised in C.S. Dag No. 506, R.S. Dag No. 506/732 and 598/732, L.R. Dag Nos. 1290, 1291 & 1292, being Holding No. 311, 308, 310 and 309, Rastraguru Avenue, Kolkata – 700 028, being amalgamated Holding No. 311, Rastraguru Avenue, Kolkata – 700 028, within the jurisdiction of Dum Dum Police Station within the local limits of South Dum Dum Municipality, Ward No. 8, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas, particularly mentioned and described in the Schedule – A Part – V hereunder written and are now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoyed the same peacefully, freely, absolutely and without any interruptions from any corners together with rights to sell, convey and transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as the Owners shall think fit and proper.

AND WHEREAS now the Owners herein have decided to develop the said property and have searched a reputed Developer who will be taken the responsibility of developing the said property and on hearing their such intention the Developer herein has approached to the Owners herein that they will develop the said property by raising construction of a mutli-storied

building consisting of flats, shop rooms, units and garages on the said land to which the owners have agreed to such proposal on the terms and conditions appearing hereunder.

THIS AGREEMENT is drawn up in writing with details of such terms and conditions mutually agreed to by the parties herein.

1. The First Party doth hereby authorised and empower the Second Party to construct a multi -storied building as per Sanction Building Plan as aforesaid consisting of few flats, shop rooms, units and garages on the said plot of land at the costs and expenses of Second Party and for the aforesaid purpose the First Party will deliver full vacant possession of the said land within 15 days from the date of execution of this Agreement and also hand over the original deeds and documents unto the Second Party and these documents will remain in custody and possession of the second party till performance of the agreed terms and conditions by and between the parties hereto and the First Party or any of **their** heirs, successors or assigns or any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever except their allocation of this Agreement which will be handed over to the Owners first before handing over possession of any space to any intending purchaser.
2. The Second Party will obtain Sanction Plan for construction of multi -storied building on the said land at its own costs and in that connection the First Party will sign on all applications as required for getting the Plan sanctioned from the **South Dum Dum Municipality**.
3. That on construction of the building in the manner as stated hereinabove with qualitative materials (ISI Brand) the land Owners shall jointly entitled to get as follows : -
 - (a) One Flat on the Ground Floor, Western portion, measuring super built up area 400 Sq.ft. more or less.
 - (b) One Flat on the Ground Floor, Middle portion, measuring super built up area 400 Sq.ft. more or less.
 - (c) One Flat on the First Floor, Western portion, measuring super built up area 400 Sq.ft. more or less.
 - (d) One Flat on the First Floor, North-East portion, measuring super built up area 750 Sq.ft. more or less.
 - (e) One Flat on the Second Floor, South-West portion, measuring super built up area 750 Sq.ft. more or less.
 - (f) One Flat on the Second Floor, South-East portion, measuring super built up area 750 Sq.ft. more or less.
 - (g) One Flat on the Third Floor, Western portion, measuring super built up area 400 Sq.ft. more or less.

- (h) One Flat on the Top Floor, Northern portion, measuring super built up area 400 Sq.ft. more or less.
 - (i) One Flat on the Top Floor, North-West portion, measuring super built up area 400 Sq.ft. more or less.
 - (j) One Flat on the Top Floor, Western portion, measuring super built up area 400 Sq.ft. more or less.
 - (k) A non refundable amount of Rs. 2,00,000/- (Rupees Two Lac) only which will be paid by the Developer to the Owners herein at the time of execution of this Development Agreement
4. That it is agreed by and between the parties hereto that the cost of the said Owners' Allocation mentioned in the para No. 3 hereinabove, would be the consideration of the said plot of land of the Owners / First Party.
 5. All applications, plans and other papers and documents, as may be required by the Developer the Second Party hereto for the purpose of obtaining necessary sanction on and from the appropriate authorities, shall be prepared and submitted by the Second Party, Developer on behalf of the First Party. The Second Party shall pay and bear all fees including Architect's fees, charges, surcharges or penalty / fine and every expenses required to be paid or deposited to the Municipality or any other authorities for the purpose of making the plan sanctioned for construction build up of the said building on the said plot of land.
 6. The Owners shall grant to the Developer, the Second Party to the Developers a Development Power of Attorney as may be required for the purpose of obtaining Sanction Plan and all necessary permission and Sanction from different appropriate authorities from time to time in connection with the construction of the building and also for pursuing and following up the matters with the **South Dum Dum Municipality** and other authorities and for sell of flats (except Owners' Allocation) in that connection only together with the right to sewer affidavit.
 7. That the Developer shall be entitled to hang any signboard or make any publicity towards booking of flat in the proposed building without any objection demand or claim from the land Owners.
 8. The Second Party shall clear the Municipal and other Government rents, taxes and electric bill from upto the date of getting possession from the First Party till the handing over the possession of the Owners' Allocation.
 9. All other flats, shop rooms, units and Garages of the proposed building to be constructed by the Second Party save and except the Owners' Allocation mentioned in the para No. 3 shall be disposed off by the Second Party to the prospective buyers at any consideration or price which shall be at the sole discretion of the Second Party to which

the First Party shall not be liable for payment in any manner whatsoever. The First Party shall co-operate in selling the Other flats, garages, shop rooms, units in each and every manner the Second Party shall desire from time to time and all times till disposal of flats, shops rooms, units and Garages.

10. The Second Party and / or prospective buyer shall bear all statutory liabilities required handing over possession of the other flats, shops rooms, units and Garages as shall be payable to the Government and First Party shall not be responsible for the same in any way manner whatsoever.
11. The Second Party shall be at liberty to negotiate for sale the balance portion excluding Owners' Allocation as above, of the proposed building to be constructed upon the said land with any prospective buyer or buyers before or in course of construction together with proportionate share of land on which the said multi storeyed building will be constructed as such consideration and on such terms and conditions. It is clearly agreed and declared that consideration money for such transfers, as aforesaid including earnest money or initial payments or part payments thereof shall be received by and belong absolutely to the Second Party which will be solely declared by the Developer.
12. The Second Party shall be entitled to enter into and sign all agreements and documents as may be required for the purpose of the proposed building including flats, spaces, units or apartments save and except of First Parties allocated portion mentioned in Clause 3 or for sale of the same on such terms and conditions and for such consideration as the Second Party shall think fit and proper and the First Party undertake to give the Developer, a Development Power of Attorney.
13. The First Party shall have every right or power to terminate this Agreement and Development Power of Attorney if the Second Party violate any of the terms and conditions contained in this Agreement.
14. Be it provided however that the costs of the conveyance or conveyances including non judicial stamps and registration expenses and all other legal expenses shall be borne exclusively and paid by the Second Party, their nominee or nominees and / or prospective buyers.
15. The Second Party shall at it's own costs construct, erect and complete the building with qualitative materials at the place mentioned above after obtaining the sanctions plan with such materials and with such specifications as may be recommended by the technical person from time to time and in accordance with the Sanctioned Building Plan.
16. The Second Party shall install, erect in the said building at it's own costs like as pump sets, tube-well water storage tanks, overhead reservoirs, electric wiring fittings and installations and other facilities as are required to be provided in a residential building

having self contained apartment and constructed for sale of flats, shops rooms, units and Garages therein on Ownership basis as mutually agreed.

17. The Second Party shall be authorised by the Owners for the construction of the building and to apply for and obtain temporary and permanent connection of water, drainage, sewerage and / or other facilities if any available to the new building and other inputs and facilities required for the construction of enjoyment of the building.
18. In case of any dispute the Owners shall approach an Arbitrator to be appointed jointly or the same dispute shall be finalized through the Court of Law.
19. All costs, charges and expenses including fees of the technical person shall be discharged and paid by the Second Party, the First Party hereto shall have no liability or responsibility in this context in any manner whatsoever.
20. As soon as the building is habitable the Second party shall handover the Owners' Allocation mentioned in the Schedule 'B' hereunder written and thereafter the Second Party shall be at liberty to give possession to other prospective buyers or tenants without any consent of the First Party. The Owners shall be exclusively responsible for punctually and regularly payment of all taxes rates duties as per their proportionate share. The prospective buyers shall pay their proportionate share of the said rates from the date of possession and / or registration whichever is earlier to the Developer herein with proper receipt.
21. As and from the date of service of notice of possession of the Owners' Allocation, the Owners shall also be responsible to pay and bear and shall forthwith pay on demand to the Second Party its nominee, assignee or prospective buyers the proportionate service charges for the common facilities in the newly constructed building payable in respect of the Owners' Allocation, such charges are to include proportionate share of premises for the insurance of the building, water, fire and scavenging charges, lights sanitary and maintaining, occasional repair of the portion to be used in common and its renovation, replacement, repair and maintenance charges and expenses for the building to be used in common and of all common wiring, pipes, electrical and equipments, stairways, corridors, halls, passage, ways, parkways and other facilities whatsoever as may be mutually agreed from time to time.
22. The Developer herein shall demolish the existing structure at its own costs and the materials of the said demolished building shall be taken by the Developer.
23. The Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construct as a partnership between the Developer and the Owners or as a joint Venture between the parties hereto constituted an Association of persons.

24. It is understood that from time to time to facilitate the construction of the building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein, the Owners doth hereby undertake further that they will do all such acts, deeds, matters and things and shall execute any such additional Power of Attorney and / or authorisation as may be required by the Developer for the purpose and the Owners also undertake to sign, execute all such additional development agreement, applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owners and / or go against the spirit of the presents.
25. The Developer shall arrange Occupancy Certificate for the said building.
26. That the covered area shall means including flat area, proportionate staircase area and lift area. The staircase area and lift area shall be distributed proportionately between all the flats in each floor. The super built up area shall be of 25% of the covered area.

COMMON RESTRICTIONS -

The Owners' Allocation in the proposed building be subject to the same restrictions and use as are applicable to the Second Parties allocation in the building intended for common benefits of all occupiers of the building which shall including the following : -

27. Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity not use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
28. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the occupants in this behalf.
29. Both parties shall abide by all laws, bye-laws, rules and regulations of the Government, Statutory bodies and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, bye-laws, rules and regulations.
30. The said properties have not been subject to any notice of attachment under public demands recovery act or for payment of Income Tax.
31. The Second Party hereby agrees and covenants with the Owners to complete the construction of the building within 36 (Thirty Six) months from starting of constructional work.

32. The Developer and the Owners doth hereby agrees that in case of any unforeseen happenings such as non-availability of basic raw materials for the constructions work non-availability to masons and labourers, strikes local and national disturbances, riots, natural calamities like flood earthquakes etc. and for any other such types of reasons which are not under the control of the Developer herein, the period of **36 (Thirty Six)** months within which the construction work is to be completed may be extended such further period as mutually agreed by the parties herein but not more than **6 months**.
33. That the Owners herein at their own cost may be appointed an Architect, Civil Engineer or any expert for supervision of the said building and any objection or suggestion from the said Experts must obey by the Developer herein.
34. The name of the building shall be given by the Developer.
35. That in case variation arise to the measurement of the said areas in that event Owner and / or Developer shall pay / get the price on marketable rate per sq. ft.
36. Any extra work which is not mentioned in the Schedule – C hereinafter shall undertaken by the developer on payment for the work in advance as shall be determined by the Developer. The rate must be a reasonable one.
37. It is made clear that the Owners and developer shall have no right to construct another floor on the top floor roof of the proposed building after completion of the building and the said top roof shall be used by the co-owners of the said building commonly.
38. Installation of one electric meter charges in respect of Owners' allocation shall be bear by the Developer and the Developer shall be liable to bring the said meter.
39. That if any accident happened during the period of construction in that case Land Owners shall not be liable and the Developer shall be liable for all the consequence thereof.
40. That the Developer shall have no right to mortgage the title Deed and others documents in respect of the Schedule – A PART - V Property.
41. The Developer shall pay to the Owners namely Sri Sudip Das, Sri Pradip Das, Smt. Sipra Singh, Smt. Rubi Haldar, Smt. Mili Mahato, Sri Prasanta Das, Sri Khokan Das and Sri Samir Das Rs. 5,000/- each per month for residential purpose from the date of handing over the said Premises to till the getting possession of Owners' Allocation.
42. The Developer shall have every right to amalgamate the said plot with the adjacent plot or plots in that event Owners shall have no right to create objection to the said Amalgamation.
43. The Owners declare that they did not or have not entered into any Memorandum of Understanding or any Development Agreement with anybody for development of the said property and the Owners herein also declare that the said property is free from all

encumbrances and attachments and other claims and is not affected by any Notice or scheme of acquisition or requisition.

44. The owners declared that the Schedule – A Part – V mentioned property is free from all encumbrances and attachments and the said property is not under any pending litigation and not under any acquisition and requisition from any Govt. and Semi Govt. authority.
45. The Developer should supply the Xerox copy of sanction building plan and Xerox copy of Occupancy Certificate of the proposed multi storied building within 2 (two) years from the date of hand over possession of Owners' Allocation. The Occupancy Certificate should be availed by the Developer from the South Dum Dum Municipality and any expenditure regarding obtaining of Occupancy Certificate should be borne by the Developer.

THE SCHEDULE 'A' ABOVE REFERRED TO

PART - I

(LAND OF (1) SMT. ANJU DAS, (2) SRI PRADIP DAS and (3) SRI SUDIP DAS)

ALL THAT piece or parcel of a plot of land measuring an area of 1 (one) Cottah 5 (five) Chittacks 0 (zero) Sq.ft. equivalent to 945 Sq.ft. more or less together with old dilapidated two storied building measuring total covered area 800 Sq.ft. more or less out of which Ground Floor measuring 400 Sq.ft. and First Floor measuring 400 Sq.ft. more or less, lying and situated at Mouza – Dum Dum House, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, Rayat Dakhalkar Basat Satiya land under Khatian No. C.S. 44, R.S. Khatian No. 340, L.R. Khatian No. 865, comprised in C.S. Dag No. 506, R.S. Dag Nos. 506/732 and 598/732, L.R. Dag Nos. 1290, 1291 and 1292 Scheme Plot No. Lot 'A', being Holding No. 311, Rastraguru Avenue, Kolkata – 700 028, within the jurisdiction of Dum Dum Police Station within the local limits of South Dum Dum Municipality, Ward No. 8, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas and which is butted and bounded as follows :-

<u>ON THE NORTH</u>	:	Common Yard & Lot – D Property.
<u>ON THE SOUTH</u>	:	Rastraguru Avenue.
<u>ON THE EAST</u>	:	Property of R.N. Mitra.
<u>ON THE WEST</u>	:	Common Passage thereafter Municipal Drain.

THE SCHEDULE 'A' ABOVE REFERRED TO

PART - II

(LAND OF (1) SMT. REKHA DAS, (2) SMT. SIPRA SINGH, (3) SMT. MILI MAHATO and (4) SMT. RUBI HALDER)

ALL THAT piece or parcel of a plot of land measuring an area of 1 (one) Cottah 2 (two) Chittacks 1 (one) Sq.ft. equivalent to 811 Sq.ft. more or less together with Ground Floor

measuring covered area 400 Sq.ft. more or less out of the two storied building (together with proportionate Ownership right on land), lying and situated at Mouza – Dum Dum House, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, Rayat Dakhalkar Basat Satiya land under Khatian No. C.S. 44, R.S. Khatian No. 340, L.R. Khatian No. 865, comprised in C.S. Dag No. 506, R.S. Dag Nos. 506/732 and 598/732, L.R. Dag Nos. 1290, 1291 and 1292, Scheme Plot No. Lot 'B', being Holding No. 308, Rastraguru Avenue, Kolkata – 700 028, within the jurisdiction of Dum Dum Police Station within the local limits of South Dum Dum Municipality, Ward No. 8, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas and which is butted and bounded as follows :

<u>ON THE NORTH</u>	:	2½' ft. wide common Passage.
<u>ON THE SOUTH</u>	:	Common Building.
<u>ON THE EAST</u>	:	4'-4" wide common passage, Common staircase & Lot 'D' Plot.
<u>ON THE WEST</u>	:	Municipal Drain.

THE SCHEDULE 'A' ABOVE REFERRED TO

PART - III

ALL THAT (LAND OF (1) SMT. ASHOKA DAS and (2) SRI PRASANTA DAS piece or parcel of a plot of land measuring an area of 1 (one) Cottah 6 (six) Chittacks 6 (six) Sq.ft. equivalent to 996 Sq.ft. more or less together with North-East portion of Ground Floor measuring covered area 200 Sq.ft. more or less and portion of First Floor measuring covered area 400 Sq.ft. more or less out of the two storied building (together with proportionate Ownership right on land), lying and situated at Mouza – Dum Dum House, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, Rayat Dakhalkar Basat Satiya land under Khatian No. C.S. 44, R.S. Khatian No. 340, L.R. Khatian No. 865, comprised in C.S. Dag No. 506, R.S. Dag Nos. 506/732 and 598/732, L.R. Dag Nos. 1290, 1291 and 1292 Scheme Plot No. Lot 'D', Holding No. 310, Rastraguru Avenue, Kolkata – 700 028, within the jurisdiction of Dum Dum Police Station within the local limits of South Dum Dum Municipality, Ward No. 8, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas and which is butted and bounded as follows :

<u>ON THE NORTH</u>	:	Property of R. K. Dutta.
<u>ON THE SOUTH</u>	:	2-1/2" wide Common Passage.
<u>ON THE EAST</u>	:	Common Passage.
<u>ON THE WEST</u>	:	Municipal Drain.

THE SCHEDULE 'A' ABOVE REFERRED TO
PART - IV

(LAND OF (1) SRI SAMAR DAS, (2) SRI KHOKAN DAS, (3) SRI BABU DAS, (4) SMT. JAYA DAS, (5) MISS. SULEKHA DAS and (6) SRI SAMIR DAS)

ALL THAT piece or parcel of a plot of land measuring an area of 1 (one) Cottah 3 (three) Chittacks more or less together with R.T.S. measuring 500 Sq.ft. more or less, lying and situated at Mouza – Dum Dum House, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, Rayat Dakhalkar Basat Satiya land under Khatian No. C.S. 44, R.S. Khatian No. 340, L.R. Khatian No. 865, comprised in C.S. Dag No. 506, R.S. Dag Nos. 506/732 and 598/732, L.R. Dag Nos. 1290, 1291 & 1292, Scheme Plot No. Lot 'C', being Holding No. 309, Rastraguru Avenue, Kolkata – 700 028, within the jurisdiction of Dum Dum Police Station within the local limits of South Dum Dum Municipality, Ward No. 8, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas and which is butted and bounded as follows :-

<u>ON THE NORTH</u>	:	Property of R.K. Dutta.
<u>ON THE SOUTH</u>	:	2½' ft. wide Common Passage.
<u>ON THE EAST</u>	:	Common Passage
<u>ON THE WEST</u>	:	Municipal Drain.

THE SCHEDULE 'A' ABOVE REFERRED TO
PART - V

(AMALGAMATED LAND)

ALL THAT piece or parcel of a plot of land measuring an area of 5 (five) Cottahs 7 (seven) Chittacks more or less together with old dilapidated two Nos. two storied building total measuring covered area 1800 Sq.ft. more or less out of which Ground Floor measuring 1000 Sq.ft. and First Floor measuring 800 Sq.ft. more or less and R.T.S. thereon measuring 500 Sq.ft. more or less, lying and situated at Mouza – Dum Dum House, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, Rayat Dakhalkar Basat Satiya land under Khatian No. C.S. 44, R.S. Khatian No. 340, L.R. Khatian No. 865, comprised in C.S. Dag No. 506, R.S. Dag No. 506/732 and 598/732, L.R. Dag Nos. 1290, 1291 & 1292, being Holding Nos. 311, 308, 310 and 309, Rastraguru Avenue, amalgamated Holding No. 311, Rastraguru Avenue, Kolkata – 700 028, within the jurisdiction of Dum Dum Police Station within the local limits of South Dum Dum Municipality, Ward No. 8, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas and which is butted and bounded as follows :-

<u>ON THE NORTH</u>	:	Property of R.K. Dey and others.
<u>ON THE SOUTH</u>	:	Rastraguru Avenue.
<u>ON THE EAST</u>	:	Property of R.N. Mitra.
<u>ON THE WEST</u>	:	Municipal Drain.

THE SCHEDULE 'B' ABOVE REFERRED TO -
(OWNERS' ALLOCATION)

That on construction of the building in the manner as stated hereinabove with qualitative materials the land Owners shall jointly entitled to get as follows :-

- (a) One Flat on the Ground Floor, Western portion, measuring super built up area 400 Sq.ft. more or less.
- (b) One Flat on the Ground Floor, Middle portion, measuring super built up area 400 Sq.ft. more or less.
- (c) One Flat on the First Floor, Western portion, measuring super built up area 400 Sq.ft. more or less.
- (d) One Flat on the First Floor, North-East portion, measuring super built up area 750 Sq.ft. more or less.
- (e) One Flat on the Second Floor, South-West portion, measuring super built up area 750 Sq.ft. more or less.
- (f) One Flat on the Second Floor, South-East portion, measuring super built up area 750 Sq.ft. more or less.
- (g) One Flat on the Third Floor, Western portion, measuring super built up area 400 Sq.ft. more or less.
- (h) One Flat on the Top Floor, Northern portion, measuring super built up area 400 Sq.ft. more or less.
- (i) One Flat on the Top Floor, North-West portion, measuring super built up area 400 Sq.ft. more or less.
- (j) One Flat on the Top Floor, Western portion, measuring super built up area 400 Sq.ft. more or less.
- (k) A non refundable amount of Rs. 2,00,000/- (Rupees Two Lac) only which will be paid by the Developer to the Owners herein at the time of execution of this Development Agreement

DEVELOPER'S ALLOCATION

Save and except the Owners' Allocation and the remaining constructed area in the said newly constructed multi storied building is to be allotted to the Developer as Developer's Allocation together with undivided importable proportionate share of land whereof the said building is to be erected and the rights of use common areas and facilities of the said building and the Developer shall every right to sold, transferred and conveyed their Allocated portion to any intending purchaser or purchasers at any cost and in that event the Owners shall have no right to create any objection thereto.

- SCHEDULE 'C' : SPECIFICATION -

1. Exterior brick work shall be of 5" thickness while the internal wall will be of 3", the partition between the flat will be of 5" thickness.
2. All windows will be of aluminium sliding windows with 3mm glass covering with square bar grill.
3. Doors : All doors will be of flush door with wooden Frame and PVC Door in Toilets.
4. Walls will be of usual plaster followed by putty.
5. No internal coloring shall be done but outside colour of the building shall be done by the Developer herein.
6. Flooring including skirting will be made of standard vitrified tiles.
7. Toilet : - commode will be provided with low down cistern, white glazed tiles upto 6' along with one tap and one shower with marble flooring, one wash basin with all concealed pipe lines, suitable underground Septic Tank and Municipal underground Water Reservoir will be provided by the Developer.
8. One 18" white wash basin shall be fitted in convenient space.
9. Kitchen – Black/Stone Cooking desk with steel sink and tiles shall be fitted upto 3' ft. from cooking desk with marble flooring.(All are ISI Mark)
10. Water Supply – water will be supplied from Municipal Tap water/ Submersible Pump.
11. One Lift shall be provided.
12. Electricity : (1) Concealed wiring, (2) One fan point, three light points and one plug points in each bed room and dining room, (3) one plug and one light point and one exhaust fan point in the kitchen and (4) one light point in bath and Exhaust Fan point (5) Two 15 Amp. Point for each flat. (6) One Door Calling Point,

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

SIGNED, SEALED & DELIVERED

in presence of :-

WITNESSES :-

1. Tapas Routh - Adv
Sealdah Court Complex
Kot- 14

Handwritten signature in Bengali script.

Radif Das

Sudip Das
Rekha Das

2. Binoy Ghel
284 PRIVATE ROAD
DUM DUM KOLKATA
FOOT 4.

Sipen Singh
Mihirhata
Handwritten signature in Bengali script.

Prasanta Das
Handwritten signature in Bengali script.

Kalyan
Datta
Jaya Das
Handwritten signature in Bengali script.



and Explained in Bengali

Drafted by :-

Handwritten signature of Tapas Routh.

[Tapas Routh]
Advocate
Enr. No. WB-277/88
Sealdah Court Complex,
Kolkata - 14.

SIGNATURE OF THE OWNERS

GANAPATI CONSTRUCTION

Handwritten signatures of partners: Rajesh Das, Jagdish Das, and another signature.

Partners

SIGNATURE OF THE DEVELOPER

RECEIVED of and from the withinnamed Developer the within mentioned sum of Rs.2,00,000/- (Rupees Two Lac) only as non-refundable amount as per Memo given below :

MEMO OF CONSIDERATION

Cheque No.	Date	Bank & Branch	Amount (Rs)
NBRP	17.11.22	H.D.F. C	1,50,000.00
By Cash	17.11.22	.	1,50,000.00

WITNESSES :-

1. Tapas Routh, Adv

2 Binoy Sui

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 ଶ୍ରୀ ରାମଚନ୍ଦ୍ର
 Radip Das
 Rudip Das
 REKHA DAS
 Suprasing
 Mihimohato
 ଶ୍ରୀ ରାମଚନ୍ଦ୍ର
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 Prasanto Das
 ଶ୍ରୀ ରାମଚନ୍ଦ୍ର
 Kukul Das
 ଶ୍ରୀ ରାମଚନ୍ଦ୍ର
 Jaya Das



ଶ୍ରୀ ରାମଚନ୍ଦ୍ର
 ଶ୍ରୀ ରାମଚନ୍ଦ୍ର
 ଶ୍ରୀ ରାମଚନ୍ଦ୍ର

SIGNATURE OF THE OWNERS

SPECIMEN FORM FOR TEN FINGERPRINTS



Prakash Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Prakash Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Prakash Das

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Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Prakash Das

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Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS

Sip



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Right Hand					

Milimata



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	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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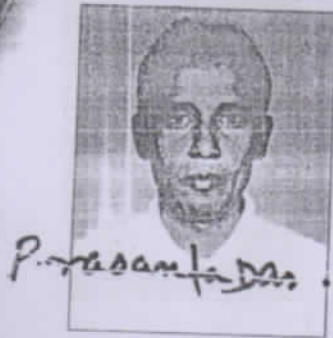
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	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



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Left Hand					
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Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



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Right Hand					



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Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS

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	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

D. G. G. G.



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Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



PHOTO

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Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					





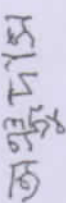


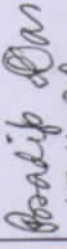



Government of West Bengal

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









OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15062003241692/2022



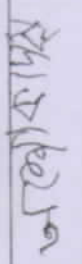


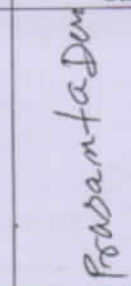





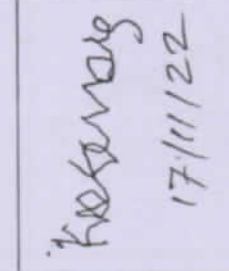
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Anju Das 41 Rastraguru Avenue, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028	Land Lord			 17/11/22
2	Pradip Das 41 Rastraguru Avenue, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028	Land Lord			 17.11.22
3	Sudip Das 41 Rastraguru Avenue, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028	Land Lord			 17.11.22






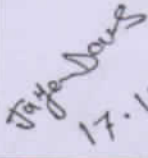


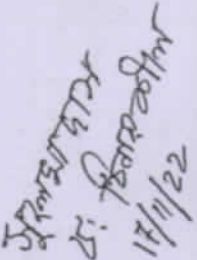


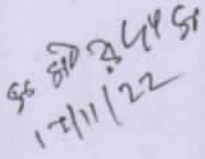
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Rekha Das 41 Rastraguru Avenue, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028	Land Lord			<i>Rekha D</i> 17/11/22
5	Sipra Singh 41 Rastraguru Avenue, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028	Land Lord			<i>Sipra Singh</i> 17/11/22
6	Mili Mahato 621 Jessore Road, City:- , P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028	Land Lord			<i>Milimato</i> 17/11/22
7	Rubi Haldar 7/1 Marhatta Ditch Lane, City:- , P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003	Land Lord			<i>Rubi Haldar</i> 17/11/22









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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Ashoka Das 41 Rastraguru Avenue, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028	Land Lord			 17/11/22
9	Prasanta Das 41 Rastraguru Avenue, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028	Land Lord			
10	Samar Das 10/3 Marhatta Ditch Lane, City:- , P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003	Land Lord			
11	Khokan Das 10/3 Marhatta Ditch Lane, City:- , P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003	Land Lord			 17/11/22

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	Babu Das 10/3 Marhatta Ditch Lane, City:- , P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003	Land Lord			 17/11/22
13	Jaya Das 10/3 Marhatta Ditch Lane, City:- , P.O:- Bagbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Land Lord			 17.11.22
14	Miss Sulekha Das 10/3 Marhatta Ditch Lane, City:- , P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003	Land Lord			 17/11/22
15	Samir Das 41 Rastraguru Avenue, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028	Land Lord			 17/11/22

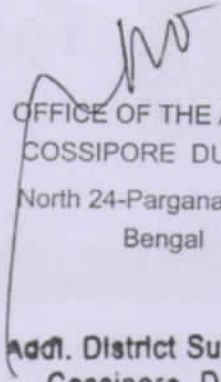
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
16	Mr DIBYENDU KR DAS 42/113, Daga Colony, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700074	Represent ative of Developer [GANAPA TI CONSTR UCTION]			<i>Dibyendu Das</i> 17/11/22
17	Mr JAGRICK DAS A-17, Pulin Avenue, Malancha, City:- , P.O:- Rajbari Colony, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700081	Represent ative of Developer [GANAPA TI CONSTR UCTION]			<i>Jagrick Das</i> 17/11/22
18	Mrs PUTUL RANI SHIL 284, Private Road, City:- , P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074	Represent ative of Developer [GANAPA TI CONSTR UCTION]			<i>Putul Rani Shil</i> 17/11/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Madhu Das Son of Late Gouranga Chandra Das Sodepur, City:- , P.O:- Natagarh, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113	Anju Das, Pradip Das, Sudip Das, Rekha Das, Sipra Singh, Mili Mahato, Rubi Hafdar, Ashoka Das, Prasanta Das, Samar Das, Khokan Das, Babu Das, Jaya Das, Miss Sulekha Das, Samir Das, Mr DIBYENDU KR DAS, Mr JAGRICK DAS, Mrs PUTUL RANI SHIL			<i>Madhu Das</i> 17/11/22

(Kaustava Dey)

ADDITIONAL DISTRICT
SUB-REGISTRAR

Add. District Sub-Registrar
Cossipora, Dum Dum


OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM
North 24-Parganas, West
Bengal

**Add. District Sub-Registrar
Cossipore, Dum Dum**

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



161120222017579523

GRIPS Payment Detail

GRIPS Payment ID:	161120222017579523	Payment Init. Date:	16/11/2022 11:21:35
Total Amount:	21542	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4452610276813	BRN Date:	16/11/2022 11:22:41
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Dibyendu Kumar Das
Mobile: 9836826599

Payment(GRN) Details

SL No.	GRN	Department	Amount (₹)
1	192022230175795248	Directorate of Registration & Stamp Revenue	21542
Total			21542

IN WORDS: TWENTY ONE THOUSAND FIVE HUNDRED FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192022230175795248

GRN Details

GRN: 192022230175795248 Payment Mode: SBI Epay
GRN Date: 16/11/2022 11:21:35 Bank/Gateway: SBIEpay Payment Gateway
BRN : 4452610276813 BRN Date: 16/11/2022 11:22:41
Gateway Ref ID: 202232061007537 Method: State Bank of India New PG DC
GRIPS Payment ID: 161120222017579523 Payment Init. Date: 16/11/2022 11:21:35
Payment Status: Successful Payment Ref. No: 2003241692/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Dibyendu Kumar Das
Address: 42/113 dum dum road. kol- 700074
Mobile: 9836826599
Period From (dd/mm/yyyy): 16/11/2022
Period To (dd/mm/yyyy): 16/11/2022
Payment Ref ID: 2003241692/2/2022
Dept Ref ID/DRN: 2003241692/2/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003241692/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	19521
2	2003241692/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	2021
			Total	21542

IN WORDS: TWENTY ONE THOUSAND FIVE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1506-14848/2022	Date of Registration	17/11/2022
Query No / Year	1506-2003241692/2022	Office where deed is registered	
Query Date	15/11/2022 5:20:37 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	TAPAS ROUTH 3/15, Seth Bagan Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9831088363, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs 3/-	Rs. 1,21,16,247/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 20,021/- (Article.48(g))	Rs. 2,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Rastraguru Avenue, Mouza: Dumdum House, , Ward No: 8, Holding No:311 JI No: 19, Pin Code : 700028

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	LR-1290 (RS :-)	LR-865	Bastu	Bastu	2 Katha	1/-	39,59,999/-	Property is on Road Adjacent to Metal Road,
L2	LR-1291 (RS :-)	LR-865	Bastu	Bastu	2 Katha	1/-	39,59,999/-	Property is on Road Adjacent to Metal Road,
TOTAL :					6.6Dec	2 /-	79,19,998 /-	

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Rastraguru Avenue, Mouza: Dumdum House, , Ward No: 8, Holding No:308 JI No: 19, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-1292 (RS :-)	LR-865	Bastu	Bastu	1 Katha 7 Chatak	1/-	28,46,249/-	Property is on Road Adjacent to Metal Road,
Grand Total :					8.9719Dec	3 /-	107,66,247 /-	

Structure Details :

Sl No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	1800 Sq Ft.	0/-	12,15,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1, L2, L3	500 Sq Ft.	0/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2300 sq ft	0 /-	13,50,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>Anju Das Wife of Late Kamal Krishna Das 41 Rastraguru Avenue, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: huxxxxxx8l, Aadhaar No: 89xxxxxxx3743, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2022 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence</p>
2	<p>Pradip Das Son of Late Kamal Krishna Das 41 Rastraguru Avenue, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bzxxxxxx8b, Aadhaar No: 21xxxxxxx2082, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2022 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence</p>
3	<p>Sudip Das Son of Late Kamal Krishna Das 41 Rastraguru Avenue, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: auxxxxxx9a, Aadhaar No: 33xxxxxxx7543, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2022 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence</p>

Rekha Das

Wife of Late Kashi Nath Das 41 Rastraguru Avenue, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: hvxxxxxx9j, Aadhaar No: 32xxxxxxxx8452, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022

, Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2022

, Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence

5 Sipra Singh

Wife of Mona Singh 41 Rastraguru Avenue, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: nxxxxxxx3e, Aadhaar No: 48xxxxxxxx5182, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022

, Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2022

, Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence

6 Mili Mahato

Wife of Gopal Mahato 621 Jessore Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: eqxxxxxx6g, Aadhaar No: 82xxxxxxxx9041, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022

, Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2022

, Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence

7 Rubi Haldar

Wife of Madan Haldar 7/1 Marhatta Ditch Lane, City:- , P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: anxxxxxx7l, Aadhaar No: 65xxxxxxxx7467, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022

, Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2022

, Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence

8 Ashoka Das

Wife of Late Fatik Chandra Das Alias Fatik Das 41 Rastraguru Avenue, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bwxxxxxx6h, Aadhaar No: 47xxxxxxxx2997, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022

, Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2022

, Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence

9 Prasanta Das

Son of Late Fatik Chandra Das Alias Fatik Das 41 Rastraguru Avenue, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aoxxxxxx9h, Aadhaar No: 47xxxxxxxx9700, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022

, Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2022

, Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence

10 Samar Das

Son of Late Gopal Chandra Das Alias Gopal Das 10/3 Marhatta Ditch Lane, City:- , P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cqxxxxxx3h, Aadhaar No: 74xxxxxxxx8113, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022

, Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2022

, Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence

Khokan Das

Son of Late Gopal Chandra Das Alias Gopal Das 10/3 Marhatta Ditch Lane, City:- , P.O:- Bagbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: hvxxxxx5q, Aadhaar No: 73xxxxxxxx4018, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022
 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2022
 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence

12 Babu Das

Son of Late Gopal Chandra Das Alias Gopal Das 10/3 Marhatta Ditch Lane, City:- , P.O:- Bagbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: eexxxxx0j, Aadhaar No: 21xxxxxxxx2537, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022
 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2022
 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence

13 Jaya Das

Daughter of Late Gopal Chandra Das Alias Gopal Das 10/3 Marhatta Ditch Lane, City:- , P.O:- Bagbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: caxxxxx9e, Aadhaar No: 23xxxxxxxx0682, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022
 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2022
 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence

14 Miss Sulekha Das

Daughter of Late Gopal Chandra Das Alias Gopal Das 10/3 Marhatta Ditch Lane, City:- , P.O:- Bagbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: hvxxxxx4r, Aadhaar No: 50xxxxxxxx6827, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022
 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2022
 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence

15 Samir Das

Son of Late Gopal Chandra Das Alias Gopal Das 41 Rastraguru Avenue, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ehxxxxx0e, Aadhaar No: 23xxxxxxxx7982, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022
 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2022
 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GANAPATI CONSTRUCTION 1 Rashtraguru Avenue, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AAxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr DIBYENDU KR DAS (Presentant) Son of Late Sambhu Nath Das 42/113, Daga Colony, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx7H, Aadhaar No: 31xxxxxxxx6761 Status : Representative, Representative of : GANAPATI CONSTRUCTION (as Partner)
2	Mr JAGRICK DAS Son of Mr Tapas Kumar Das A-17, Pulin Avenue, Malancha, City:- , P.O:- Rajbari Colony, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700081, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BWxxxxxx7J, Aadhaar No: 44xxxxxxxx3186 Status : Representative, Representative of : GANAPATI CONSTRUCTION (as Partner)
3	Mrs PUTUL RANI SHIL Daughter of Late Gopal Chandra Shil 284, Private Road, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DNxxxxxx8M, Aadhaar No: 34xxxxxxxx6733 Status : Representative, Representative of : GANAPATI CONSTRUCTION (as Partner)

Identifier Details :

Name	Photo	Finger-Print	Signature
Madhu Das Son of Late Gouranga Chandra Das Sodepur, City:- , P.O:- Natagarh, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113			

Identifier Of Anju Das, Pradip Das, Sudip Das, Rekha Das, Sipra Singh, Mili Mahato, Rubi Halder, Ashoka Das, Prasanta Das, Samar Das, Khokan Das, Babu Das, Jaya Das, Miss Sulekha Das, Samir Das, Mr DIBYENDU KR DAS, Mr JAGRICK DAS, Mrs PUTUL RANI SHIL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Anju Das	GANAPATI CONSTRUCTION-0.22 Dec
2	Pradip Das	GANAPATI CONSTRUCTION-0.22 Dec
3	Sudip Das	GANAPATI CONSTRUCTION-0.22 Dec
4	Rekha Das	GANAPATI CONSTRUCTION-0.22 Dec
5	Sipra Singh	GANAPATI CONSTRUCTION-0.22 Dec
6	Mili Mahato	GANAPATI CONSTRUCTION-0.22 Dec
7	Rubi Halder	GANAPATI CONSTRUCTION-0.22 Dec
8	Ashoka Das	GANAPATI CONSTRUCTION-0.22 Dec
9	Prasanta Das	GANAPATI CONSTRUCTION-0.22 Dec
10	Samar Das	GANAPATI CONSTRUCTION-0.22 Dec
11	Khokan Das	GANAPATI CONSTRUCTION-0.22 Dec
12	Babu Das	GANAPATI CONSTRUCTION-0.22 Dec
13	Jaya Das	GANAPATI CONSTRUCTION-0.22 Dec
14	Miss Sulekha Das	GANAPATI CONSTRUCTION-0.22 Dec
15	Samir Das	GANAPATI CONSTRUCTION-0.22 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Anju Das	GANAPATI CONSTRUCTION-0.22 Dec
2	Pradip Das	GANAPATI CONSTRUCTION-0.22 Dec
3	Sudip Das	GANAPATI CONSTRUCTION-0.22 Dec
4	Rekha Das	GANAPATI CONSTRUCTION-0.22 Dec
5	Sipra Singh	GANAPATI CONSTRUCTION-0.22 Dec
6	Mili Mahato	GANAPATI CONSTRUCTION-0.22 Dec
7	Rubi Haldar	GANAPATI CONSTRUCTION-0.22 Dec
8	Ashoka Das	GANAPATI CONSTRUCTION-0.22 Dec
9	Prasanta Das	GANAPATI CONSTRUCTION-0.22 Dec
10	Samar Das	GANAPATI CONSTRUCTION-0.22 Dec
11	Khokan Das	GANAPATI CONSTRUCTION-0.22 Dec
12	Babu Das	GANAPATI CONSTRUCTION-0.22 Dec
13	Jaya Das	GANAPATI CONSTRUCTION-0.22 Dec
14	Miss Sulekha Das	GANAPATI CONSTRUCTION-0.22 Dec
15	Samir Das	GANAPATI CONSTRUCTION-0.22 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Anju Das	GANAPATI CONSTRUCTION-0.158125 Dec
2	Pradip Das	GANAPATI CONSTRUCTION-0.158125 Dec
3	Sudip Das	GANAPATI CONSTRUCTION-0.158125 Dec
4	Rekha Das	GANAPATI CONSTRUCTION-0.158125 Dec
5	Sipra Singh	GANAPATI CONSTRUCTION-0.158125 Dec
6	Mili Mahato	GANAPATI CONSTRUCTION-0.158125 Dec
7	Rubi Haldar	GANAPATI CONSTRUCTION-0.158125 Dec
8	Ashoka Das	GANAPATI CONSTRUCTION-0.158125 Dec
9	Prasanta Das	GANAPATI CONSTRUCTION-0.158125 Dec
10	Samar Das	GANAPATI CONSTRUCTION-0.158125 Dec
11	Khokan Das	GANAPATI CONSTRUCTION-0.158125 Dec
12	Babu Das	GANAPATI CONSTRUCTION-0.158125 Dec
13	Jaya Das	GANAPATI CONSTRUCTION-0.158125 Dec
14	Miss Sulekha Das	GANAPATI CONSTRUCTION-0.158125 Dec
15	Samir Das	GANAPATI CONSTRUCTION-0.158125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Anju Das	GANAPATI CONSTRUCTION-120.00000000 Sq Ft
2	Pradip Das	GANAPATI CONSTRUCTION-120.00000000 Sq Ft
3	Sudip Das	GANAPATI CONSTRUCTION-120.00000000 Sq Ft
4	Rekha Das	GANAPATI CONSTRUCTION-120.00000000 Sq Ft
5	Sipra Singh	GANAPATI CONSTRUCTION-120.00000000 Sq Ft
6	Mili Mahato	GANAPATI CONSTRUCTION-120.00000000 Sq Ft
7	Rubi Haldar	GANAPATI CONSTRUCTION-120.00000000 Sq Ft
8	Ashoka Das	GANAPATI CONSTRUCTION-120.00000000 Sq Ft
9	Prasanta Das	GANAPATI CONSTRUCTION-120.00000000 Sq Ft
10	Samar Das	GANAPATI CONSTRUCTION-120.00000000 Sq Ft

13	Khokan Das	GANAPATI CONSTRUCTION-120.00000000 Sq Ft
14	Babu Das	GANAPATI CONSTRUCTION-120.00000000 Sq Ft
15	Jaya Das	GANAPATI CONSTRUCTION-120.00000000 Sq Ft
16	Miss Sulekha Das	GANAPATI CONSTRUCTION-120.00000000 Sq Ft
17	Samir Das	GANAPATI CONSTRUCTION-120.00000000 Sq Ft

Transfer of property for S2

Sl.No.	From	To. with area (Name-Area)
1	Anju Das	GANAPATI CONSTRUCTION-33.33333300 Sq Ft
2	Pradip Das	GANAPATI CONSTRUCTION-33.33333300 Sq Ft
3	Sudip Das	GANAPATI CONSTRUCTION-33.33333300 Sq Ft
4	Rekha Das	GANAPATI CONSTRUCTION-33.33333300 Sq Ft
5	Sipra Singh	GANAPATI CONSTRUCTION-33.33333300 Sq Ft
6	Mili Mahato	GANAPATI CONSTRUCTION-33.33333300 Sq Ft
7	Rubi Haldar	GANAPATI CONSTRUCTION-33.33333300 Sq Ft
8	Ashoka Das	GANAPATI CONSTRUCTION-33.33333300 Sq Ft
9	Prasanta Das	GANAPATI CONSTRUCTION-33.33333300 Sq Ft
10	Samar Das	GANAPATI CONSTRUCTION-33.33333300 Sq Ft
11	Khokan Das	GANAPATI CONSTRUCTION-33.33333300 Sq Ft
12	Babu Das	GANAPATI CONSTRUCTION-33.33333300 Sq Ft
13	Jaya Das	GANAPATI CONSTRUCTION-33.33333300 Sq Ft
14	Miss Sulekha Das	GANAPATI CONSTRUCTION-33.33333300 Sq Ft
15	Samir Das	GANAPATI CONSTRUCTION-33.33333300 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Rastraguru Avenue, Mouza: Dumdum House, Ward No: 8, Holding No:311 JI No: 19, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1290, LR Khatian No:- 865	Owner:নন্দরানী সরকার, Gurdian:বিজয় চন্দ্র, Address:মিলা, Classification:বাড়, Area:0.06800000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1291, LR Khatian No:- 865	Owner:নন্দরানী সরকার, Gurdian:বিজয় চন্দ্র, Address:মিলা, Classification:ভাঙ্গা, Area:0.01900000 Acre,	Seller is not the recorded Owner as per Applicant.

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Rastraguru Avenue, Mouza: Dumdum House, Ward No: 8, Holding No:308 JI No: 19, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
3	LR Plot No:- 1292, LR Khatian No:- 865	Owner:নন্দরানী সরকার, Gurdian:বিজয় চন্দ্র, Address:মিলা, Classification:ভাঙ্গা, Area:0.00350000 Acre,	Seller is not the recorded Owner as per Applicant.

On 16-11-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,16,247/-

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

On 17-11-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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 10:30 hrs on 17-11-2022, at the Private residence by Mr: DIBYENDU KR DAS.

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

Execution is admitted on 17/11/2022 by 1. Anju Das, Wife of Late Kamal Krishna Das, 41 Rastraguru Avenue, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 2. Pradip Das, Son of Late Kamal Krishna Das, 41 Rastraguru Avenue, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 3. Sudip Das, Son of Late Kamal Krishna Das, 41 Rastraguru Avenue, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Others, 4. Rekha Das, Wife of Late Kashi Nath Das, 41 Rastraguru Avenue, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 5. Sipra Singh, Wife of Mona Singh, 41 Rastraguru Avenue, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 6. Mili Mahato, Wife of Gopal Mahato, 621 Jessore Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 7. Rubi Haldar, Wife of Madan Haldar, 7/1 Marhatta Ditch Lane, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Service, 8. Ashoka Das, Wife of Late Fatik Chandra Das Alias Fatik Das, 41 Rastraguru Avenue, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 9. Prasanta Das, Son of Late Fatik Chandra Das Alias Fatik Das, 41 Rastraguru Avenue, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 10. Samar Das, Son of Late Gopal Chandra Das Alias Gopal Das, 10/3 Marhatta Ditch Lane, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 11. Khokan Das, Son of Late Gopal Chandra Das Alias Gopal Das, 10/3 Marhatta Ditch Lane, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 12. Babu Das, Son of Late Gopal Chandra Das Alias Gopal Das, 10/3 Marhatta Ditch Lane, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Service, 13. Jaya Das, Daughter of Late Gopal Chandra Das Alias Gopal Das, 10/3 Marhatta Ditch Lane, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Others, 14. Miss Sulekha Das, Daughter of Late Gopal Chandra Das Alias Gopal Das, 10/3 Marhatta Ditch Lane, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Others, 15. Samir Das, Son of Late Gopal Chandra Das Alias Gopal Das, 41 Rastraguru Avenue, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service

Identified by Madhu Das, , Son of Late Gouranga Chandra Das, Sodepur, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Others

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

Execution is admitted on 17-11-2022 by Mr DIBYENDU KR DAS. Partner, GANAPATI CONSTRUCTION (Partnership Firm), 1. Rastraguru Avenue, City:- , P.O:- Dum Dum P Si:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Executed by Madhu Das, , Son of Late Gouranga Chandra Das, Sodepur, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Others

Execution is admitted on 17-11-2022 by Mr JAGRICK DAS, Partner, GANAPATI CONSTRUCTION (Partnership Firm), 1, Rashtraguru Avenue, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Executed by Madhu Das, , Son of Late Gouranga Chandra Das, Sodepur, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Others

Execution is admitted on 17-11-2022 by Mrs PUTUL RANI SHIL, Partner, GANAPATI CONSTRUCTION (Partnership Firm), 1, Rashtraguru Avenue, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Undertaken by Madhu Das, , Son of Late Gouranga Chandra Das, Sodepur, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021.00/- (B = Rs 2,000.00/- .E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/11/2022 11:22AM with Govt. Ref. No: 192022230175795248 on 16-11-2022, Amount Rs: 2,021/-, Bank: SBI EPay (SBIPay), Ref. No. 4452610276813 on 16-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 19,521/-

Description of Stamp

Stamp Type: Impressed, Serial no 1447, Amount: Rs.500.00/-, Date of Purchase: 14/11/2022, Vendor name: R Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/11/2022 11:22AM with Govt. Ref. No: 192022230175795248 on 16-11-2022, Amount Rs: 19,521/-, Bank: SBI EPay (SBIPay), Ref. No. 4452610276813 on 16-11-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 510019 to 510065

being No 150614848 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.11.21 11:14:17 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/11/21 11:14:17 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)