

6082/21

ES988/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 984400

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9
 Notarialis District Sub-Registrar
 Sodepur, North 24-Parganas

15 SEP 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 15th day of September, 2021 (Two Thousand Twenty one).

Contd ...2

27/8/2021
10000
25/8/2021

1. Shri. Anil Kumar
2. Shri. Anil Kumar
3. Shri. Anil Kumar
4. Shri. Anil Kumar
5. Shri. Anil Kumar

(Signature)

बि. साह
श्री. सोमा डोमिक
दि. नं. _____
दिनांक 20/8/2021
रकम 2,00,000/-



Additional District Sub-Registrar
Sodepur, North 24 Parganas
15 SEP 2021

Bishu dey
B.K.P.

(2)

BETWEEN

1. SRI ASHIM KUMAR MALIK ALIAS ASHIM MALIK, PAN EGVPM0682P, 2. SRI BHOLA NATH MALIK, PAN EGVPM0689G, No. 1 & 2 are sons of Late Manik Lal Malik, 3. SRI AVISHEK MALIK, PAN -DLAPM1122D, son of Late Shibnath Malik, 4. SMT. BANANI MALIK, PAN DRIPM2968B, wife of Late Shibnath Malik, 5. SRI HIRA LAL MALIK, PAN GPBPM0765N, 6. SRI MOHAN MALIK, PAN DPOPM1146D, Sl. No. 5 & 6 are sons of Late Rabindra Nath Malik, 7. SMT. GITA MALIK, PAN DRVPM3212F, wife of Late Jahar Malik, 8. SMT. SWAPNA PUR KAIT, PAN ERNPP7227C, wife of Prabir Pur kait, 9. SMT. KAKALI SANTRA (MALIK), PAN CROPM1065J, wife of Sri Ashok Santra, No. 8 & 9 are daughters of Late Jahar Malik, 10. SRI DEBASHIS MALIK, PAN CGPPM1446P, son of Late Jahar Malik, all are residing at : Thana Road, Panchanantala, P.O. B.D.Sopan, P.S. Khardah, Dist - North 24 Parganas, all are by faith - Hindu (Indian), hereinafter called and referred to as the **LAND OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to include their legal heirs, executors, representatives, administrators, and/or assigns etc) of the **FIRST PART**.

AND

PURBA DEVELOPERS, PAN ABAFP1406A, a partnership firm having it's place of business at : 5/A, B.T. Road, Barrackpore,

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(3)

P.O. Talpukur, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700123, being represented by it's partners namely **1. SAUKAT HOSSAIN**, PAN ACGPH1463A, son of late Aktar Hossain, by faith - Muslim (Indian), by occupation : Business, residing at-64/65, Mariam Mohal, Sadar Bazar, P.O. & P.S. Barrackpore, Dist. 24 Parganas (N), Kolkata- 700 120, **2. SRI MRINAL SUTRADHAR**, PAN AVRPS3394M, son of Late Manick Sutradhar, by faith - Hindu (Indian), by occupation : Business, residing at-Ruiya, P.O. Patulia, P.S. Khardah, Dist. 24 Parganas (N), Pin - 700119, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to include it's successors in office, executors, representatives, administrators, and/ or assigns etc) of the **SECOND PART**.

WHEREAS one Annada Prasad Malik alias Ananda Charan Malik, was the recorded owner of several plots of land in Revisional settlement records 'Bastu' land measuring 3 decimal in R.S. Dag No. 3401/3682 and 'Bastu' land measuring 6 decimal in R.S. Dag No. 3401/3684 thus total land measuring 9 decimal lying and situated at : Mouza : Khardah, J.L. No. 2, R.S. No. 18, Touzi No. 218 under R.S. Khatian No. 548, within the limits of Khardah Municipality, P.S. Khardah, Dist - North 24 Parganas,

(4)

AND WHEREAS while thus seized and possessed the said Annada Prasad Malik alias Ananda Charan Malik died intestate on 07.03.1960 leaving behind him surviving Rabindra Malik as his only son and as his only legal heirs and successors to inherit his abovesaid property.

AND WHEREAS after acquiring the abovesaid property the said Rabindra Nath Malik became the absolute owner of the same and while thus he seized and possessed the abovesaid property, died intestate on 21/09/1976 and his wife Angur Bala Malik died intestate on 29/06/1983 leaving behind them surviving, Manik Lal Malik, Shibnath Malik, Jahar Malik and the land owners No. 5 and 6 as his sons and **SMT. GOURI SANTRA & SMT. NAMITA BAG** as his daughters to inherit the abovesaid property.

AND WHEREAS the said Manik Lal Malik died intestate on 31.03.2009 and the wife of Manik Lal Malik i.e. Smt. Laxmi Malik died intestate on 12/05/2006 leaving behind them surviving the land owners No. 1 & 2 as their only sons to inherit their undivided share of the property.

AND WHEREAS the said Shibnath Malik died intestate on 07.01.2012 leaving behind him surviving the land owner No.3 as his only son and the land owner No. 4 as his wife to inherit his undivided share of the property

Contd ...5

AND WHEREAS the said Jahar Malik died intestate on 12.02.2013 leaving behind him surviving the land owner No. 7 as his wife and the land owner Nos. 8 and 9 as his daughters and land owner No. 10 as his son and as his only son to inherit his undivided share of the property

AND WHEREAS Smt. Gouri Santra and Smt. Namita Bag transferred their undivided share of the abovesaid property to the land owner Nos. 5 & 6 by way of a registered Deed of Gift Being its No. 02745, recorded in Book No. I, C.D. Volume No. 9, written in pages 3012 to 3026 and the same was registered at A.D.S.R.O. Barrackpore on 18.03.2013.

It is mentioned herewith that the abovesaid proeprty is recorded in L.R. Settlement in L.R. Dag Nos. 6631, 6634 by the undermentioned L.R. Khatian Nos.

Name of the Rayat	L.R. Khatian No.
GOURI SANTRA	1266/1
JAHAR MALIK	1529
NAMITABAG	2072/1
MANIK LAL MALIK	3347
MOHAN MALIK	3553
SHIBNATH MALIK	4316
HIRALAL MALIK	5342

AND WHEREAS by the abovesaid manner the land owners herein became the joint owners of the abovesaid property and they have been seizing, possessing and enjoying the same with full right, title and interest and without any encumbrances from any corner whatsoever till date.

AND WHEREAS the land owners herein are desirous of developing over a plot of land measuring 9 decimal by way of constructing a Multi storied building in accordance with the building plan to be sanctioned by the local Khardah Municipality.

AND WHEREAS the above said Land owners due to paucity of funds and for their inexperience in construction work they invited the Developer herein to raise a Multi storied building over the above said plot of land and to exploit the same commercially by the developer's own fund and source.

AND WHEREAS in consideration of the Land owners' appeal the above said Developer agreed to construct a multistoried building over the above said total land by the following terms and conditions.

1. The Developer for starting the development of First Schedule property shall work by mutual discussion with the Land owners.
 - a) The Developer will construct a multistoried building according to the sanction building Plan to be sanctioned by the Local Khardah Municipal Authority and they will take the earnest money or the full consideration amount from purchaser or

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purchasers for selling any Flat/Shop/Space of the Proposed Multistoried building from the allocated portions of the Developer.

- b) After the completion of the payment of the aforesaid Flat/Shop/Space etc of the said Building by the intending buyers selected by the Developer and the Land owners or their constituted attorney will be liable to sign & register the Sale Deed of the Flat/Shop/Space etc alongwith undivided, impartiable and proportionate share of the above said building in favour of the person or persons nominated by the Developer excluding the land owner's allocated portion.
 - c) Any intending purchaser or purchasers can purchase the said Flat/Shop/Space etc alongwith undivided, impartiable and proportionate share of the above said building only through the abovesaid Developer and they can engage with any Agreement for sale only with Developer for the same.
 - d) The Developer will construct the proposed multistoried building by receiving the payments of the intending purchaser or purchasers and the Developer can not sell the Land owners' allocated portion and the land owners can not sell the Developer's allocated portion.
- 2.i) Owners : Shall mean **1. SRI ASHIM KUMAR MALIK ALIAS ASHIM MALIK, 2. SRI BHOLA NATH MALIK,**

No. 1 & 2 are sons of Late Manik Lal Malik, 3. **SRI AVISHEK MALIK**, son of Late Shibnath Malik, 4. **SMT. BANANI MALIK**, wife of Late Shibnath Malik, 5. **SRI HIRA LAL MALIK**, 6. **SRI MOHAN MALIK**, Sl. No. 5 & 6 are sons of Late Rabindra Nath Malik, 7. **SMT. GITA MALIK**, wife of Late Jahar Malik, 8. **SMT. SWAPNA PUR KAIT**, wife of Prabir Pur kait, 9. **SMT. KAKALI SANTRA (MALIK)**, wife of Ashok Santra, Sl. no. 8 & 9 are daughters of Late Jahar Malik, 10. **SRI DEBASHIS MALIK**, son of Late Jahar Malik, and their legal heirs and successors.

- ii) Developer : **PURBA DEVELOPERS**, a partnership firm having it's place of business at : 5/A, B.T. Road, Barrackpore, P.O. Talpukur, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700123, being represented by it's partners namely 1. **SAUKAT HOSSAIN**, son of late Aktar Hossain, residing at-64/65, Mariam Mohal, Sadar Bazar, P.O. & P.S. Barrackpore, Dist. 24 Parganas (N), Kolkata- 700 120, 2. **SRI MRINAL SUTRADHAR**, son of Late Manick Sutradhar, residing at- Ruiya, P.O. Patulia, P.S. Khardah, Dist. 24 Parganas (N), Pin - 700119, and its successor-in-office executors, administrators.
- iii) The said Land : shall mean the under First schedule mentioned property under the limits of Khardah Municipality, under Ward No. 19, Holding No. 125/107, Thana Road, P.S. Khardah, Dist - North 24 Parganas.

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iv) Building : The proposed Multi storied Building which will be constructed over the under First schedule mentioned property according to the Sanctioned Building plan to be sanctioned by the Khardah Municipality.

✓ v) Plan : The sanction plan of the proposed building will be sanctioned by the Khardah Municipality.

vi) Common Facilities/Space/Place along with common expenses : Shall mean the Passage, Pump room, Tubewell, Under Ground, roof, Over Head Water Tank, Septic Tank etc. which will be constructed according to the sanction plan as mentioned in Fifth Schedule of this agreement and the expenses shall be borne by the unit owner i.e. Flat/Shop or Garages or by an association in which the unit owner shall be members.

The common Bathroom and toilet of the proposed multistoried building can be used by the Shop, Godown and Garage owner of the Ground floor of the said Multi storied building.

✓ 3. The Land Owner's Allocation shall mean : -

(a) Five self contained flat on the Top floor and Ground floor of the proposed Multistoried Building each measuring built up area of 440 sft in habitable condition and most of the flats will be given on the Ground Floor.

Contd ...10

(b) Apart from the abovesaid allocated portion the land owners will get a sum of Rs. 25,00,000 (Rupees Twenty Five Lakh) only from the Developer herein and out of the abovesaid amount the developer has already paid a sum of Rs. 3,00,000 (Rupees Three Lakh) only on the date of execution of this present and the balance amount of Rs. 22,00,000 (Rupees Twenty Two Lakh) only will be paid by the Developer to the land owners by the following manner:

- (i) Rs. 7,50,000 (Rupees Seven Lakh fifty Thousand) only on the day the land owners handovers the vacant possession of the First Schedule mentioned property in favour of the developer.
 - (ii) Rs. 2,50,000 (Rupees Two Lakh fifty Thousand) only within 3 (three) months from the date of obtaining sanctioned building plan.
 - (iii) Rs. 2,50,000 (Rupees Two Lakh fifty Thousand) only within 12 (twelve) months from the date of obtaining sanctioned building plan.
 - (iv) Balance Rs. 9,50,000 (Rupees Nine lakh fifty thousand) only on the day the developer handovers the owners allocated areas to the land owners herein.
- (c) That the developer will pay the house rent per month to the land owners, from the date of taking possession of the First

scheduled property till the date of handing over the owners' allocated portion to the land owners.

The owner's allocation has been described in the Second Schedule.

Developer Allocation : save and except the owner's allocation as more fully stated above, the developer will be entitled to the rest portions of the said proposed multi storied building as mentioned in Third Schedule of this Agreement.

Architect : The person or the Company duly appointed by the Developer who will sketch the plan of the proposed multistoried building.

This agreement shall be deemed to have been commenced on and with effect from the date of execution of this present.

4. The Land owners will be liable to sign, execute and register the portion of Developer's allocation of the Proposed Multi storied building in favour of the nominated person or persons selected by the Developer.

5.(a) If any defect in Title during construction is detected the Land owners will take the responsibility for solving the same and also should be liable to bear the necessary expenses for the same.

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The Developer will bear all the expenses regarding to the proposed construction work and sanctioned plan to be sanctioned by Khardah Municipality. The Land owners will only responsible to sign in the necessary papers as and when required by the Developer.

The Developer will also responsible for any disputes, delay or any damage regarding to the construction work and the Land owners have no liabilities for the same.

The developer shall bear all expenses and take all responsibilities regarding the development and completion of the proposed multistoried building.

The the developer at its own cost and liabilites will demolish the old structure of the under mentioned First Scheduled property and shall take away the debris.

That the developer shall bear the monthly rent for the land owners for shifting them from the First Schedule property and the same shall start from the day the land owners hand over the vacant possession of the First Schedule property to the developer till the date of taking owner's allocated portion.

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The developer shall liable to maintain good quality for construction work of the proposed multistoried building.

The developer shall complete the building in all respects within 24 months from the date of obtaining the sanctioned building plan unless obstructed by supervening impossibilities viz act of god, war, riot, flood and any other natural calamities, all unforeseen causes.

The Developer can take loans from any persons, Banks or any financial organization or can enter into partnership with any third party for construction of the First Schedule Property by the power of this Agreement. But the Land owners will not be responsible to refund the loan amount taken by the Developer or the Developer will not mortgage any property or part of the property belonging to the land owners share.

The Developer will construct the proposed Multi storied building according to the sanction building plan.

The Developer will be liable for the accidents during the construction work.

The Developer will make premises in habitable condition within 1 (One) month after the completion of the construction work of the said building.

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The Land owners will not be able to engage with another agreement to the Third party in respect of the First Schedule mentioned property or the The Land owners will also not be able to engage with an agreement for selling the Flat/Space/Shop except the Land owner's allocation of the Proposed multistoried building or can not take any amount for the same.

According to the agreement the Developer can take the consideration amount from the intending purchasers of the said Flat/Shop/Space of the said proposed multistoried building falling under developer's allocated portion.

The Developer will be liable for the maintenance of the Flat/Shop/Space/Unit of the said proposed multistoried building till the Association will be formed by the Developer in the said proposed multistoried building to be constructed by the developer in the First schedule property.

The Developer will accommodate the electric connection in the proposed multistoried building. But the Land owners will have to pay proportionate charges or fees for bringing electric meter and the Land owners shall also bear the proportionate share of Municipal Taxes from the date of taking possession of the Second schedule

property and the Land owners shall not pay any charges for bringing transformer, if it is required for the said Multistoried building.

The Land owners can not obstruct in the construction work during the work in progress but shall always be Co-operative with the developer in the said construction work.

That the land owners shall have the responsibility to mutate their names in the records of Khardah Municipality and also in the settlement records of B.L. & L.R.O. Barrackpore -II and the relevant taxes and rents should be paid by them in respect of the First Schedule mentioned property to the competent authority and the tax and rents receipt should be handover to the developer herein.

The Land owners will execute a registered Development Power of Attorney in favour of the developer by which the developer can process the construction work peacefully and exploit the proposed multistoried building commercially, so that the developer may able to sell out the developer's allocated portion except the land owner's allocated area.

If any dispute arises regarding this agreement then both of the parties will solve the problem mutually or by verbal discussion or

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the parties will also have got the alternative to obtain specific relief or reliefs from appropriate forum.

THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE TOTAL PROPERTY)

✓ ALL THAT piece and parcel of 'Bastu' land measuring 3 decimal in R.S. Dag No. 3401/3682 and L.R. Dag No. 6631 and 'Bastu' land measuring 6 decimal in R.S. Dag No. 3401/3684 and L.R. Dag No. 6634 thus total land measuring 9 decimal lying and situated at : Mouza : Khardah, J.L. No. 2, R.S. No. 18, Touzi No. 218 under R.S. Khatian No. 548 corresponding to L.R. Khatian Nos. 3347, 4316, 5342, 3553, 1266/1 & 2072/1 & 1529, within the limits of Khardah Municipality, Ward No. 19, Holding No. 125/107, Thana Road P.S. Khardah, Dist - North 24 Parganas. Which is butted and bounded as follows :-

- ON THE NORTH :- 20'-0" Wide Thana Road & property of Dulal Chandra Adak.
- ON THE SOUTH :- Property of Kalipada Malik and others and Pond.
- ON THE EAST :- Property of Ram Chandra Malik and Kalipada Malik.
- ON THE WEST :- Property of Gour Majhi and property of Sasthi Pakrey and others.

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✓ **THE SECOND SCHEDULE ABOVE REFERRED TO**

LAND OWNER'S ALLOCATION

✓ (a) Five self contained flat on the Top floor and Ground floor of the proposed Multistoried Building each measuring built up area of 440 sft in habitable condition and most of the flats will be given on the Ground Floor.

✓ (b) Apart from the abovesaid allocated portion the land owners will get a sum of Rs. 25,00,000 (Rupees Twenty Five Lakh) only from the Developer herein and out of the abovesaid amount the developer has already paid a sum of Rs. 3,00,000 (Rupees Three Lakh) only on the date of execution of this present and the balance amount of Rs. 22,00,000 (Rupees Twenty Two Lakh) only will be paid by the Developer to the land owners by the following manner:

✓ (i) Rs. 7,50,000 (Rupees Seven Lakh fifty Thousand) only on the day the land owners handovers the vacant possession of the First Schedule mentioned property in favour of the developer.

✓ (ii) Rs. 2,50,000 (Rupees Two Lakh fifty Thousand) only within 3 (three) months from the date of obtaining sanctioned building plan.

✓ (iii) Rs. 2,50,000 (Rupees Two Lakh fifty Thousand) only within 12 (twelve) months from the date of obtaining sanctioned building plan.

- (iv) Balance Rs. 9,50,000 (Rupees Nine lakh fifty thousand) only on the day the developer handovers the owners allocated areas to the land owners herein.
- (c) That the developer will pay the house rent per month to the land owners, from the date of taking possession of the First scheduled property till the date of handing over the owners' allocated portion to the land owners.

THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

The Developer's allocation shall mean **ALL THAT** constructed area of the proposed Multi storied building containing self contained residential flats, commercial shops, office spaces and other spaces having undivided undemarcated impartible proportionate share or interest in the land underneath the said residential flats, commercial shops, office spaces and other spaces attached thereto and available with the building and /or common facilities of the Multi storied building situated and standing on the land more fully stated in the First Schedule with absolute liberty to deal with and/or dispose and /or transfer of the said allocation/ area/ portion according to the Developer's sole discretion for all times to come thereafter, save and except the Land owners' allocation as mentioned in the Second Schedule above.

THE FOURTH SCHEDULE ABOVE REFERRED TO
SPECIFICATIONS OF OWNER'S ALLOCATION

1. **FOUNDATION** : R.C.C. Column foundation based.
2. **SUPER STRUCTURE** : R.C.C. framed structure with R.C.C. columns, beams and slabs with R.C.C. Column foundation with framed structure.
3. **WALLS**: 8" thick wall on external face and 5" & 3" thick partition wall with cement mortar.
4. **FINISHES** : Sand cement plaster on both sides of walls and internal walls and ceiling will be finished with plaster of Paris and paint. External walls will be provided with Colour/colours.
5. **FLOORS** : Tiles floor.
6. **DOORS** : Frames of good quality wood and flush doors and with proper fitting for inside room and main door shall be wooden door with magic Hole.

7. **WINDOWS** : Steel Windows.

8. **KITCHEN** : One black stone slab on cooking platform, one sink with bib cock, 2'-0" glazed tiles on wall over cooking platform as per our specification of tiles will be provided.

9. **TOILETS** : Tiles flooring with 6" dado and total 5'-6" wall tiles on all sides, 2 taps, 1 shower, 1 European type W.C. with low polythene cistern will be provided (1 European/1 Indian) type shall be provided.

10. **PLUMBING**: All external works are soil waste water pipes and rain water pipes is of P.V.C. pipes. All internal and external water lines will be P.V.C pipe and internal pipe will be concealed.

11. **WATER SUPPLY** : 24 hours water supply from overhead reservoir by Deep tube-well with the help of Submersible pump.

12. **ELECTRIFICATION**: Concealed wiring at walls and ceiling up to switch board having 20 Nos. of points for fan, light, power sockets etc.

13. MAIN DOOR

Calling Bell.

Any extra work, addition or alteration in the flat other than our standard specification shall be done subject to the approval of the supervising Engineer. The requisite extra cost shall be borne by the purchaser and such cost shall be deposited to the Developer before the execution of work.

W.B.S.E.D.C.L./CESC power supply will be provided upto meter board but security money and meter cost to be borne by the purchaser and land owners. For setting up the transformer for such work if required by the requisition of W.B.S.E.D.C.L./CESC cost and expenses will be borne by all the flat owner except the land owners.

FIFTH SCHEDULE COMMON AREAS AND FACILITIES

ALL THAT common sewerage, main Gate, water Tanks, pumps, Electric meter for stair case and yard lighting including pump, Electric main lines, pavement/Drive ways, common two wheeler Garage and all vacant space etc.

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

Signed and Delivered by the Land owners

and the Developer at Barrackpore,

in the presence of :

1. *Bishu Dey*
B.K.P

2. *Prindam Sarkar*
BKP

Ashim Kumar Malik @ Ashim Malik

Bhola Nath Malik

Avishkek Malik

Banari Malik

Mirva Lal Malik

Mohan Malik

*L
I of Gita Malik
By the pen of Bishu Dey*

Swapna Purkait

Kakoli Sontoa Malik

Debasish Malik

Signature of the Land owners

PURBA DEVELOPERS

Sarekat Hossain
Partner

PURBA DEVELOPERS

Minul Deb Choudhury

Partner

Signature of the Developer

MEMO

✓ Received Rs. 3,00,000 (Rupees Three Lakh) only from the developer herein in presence of the following witnesses by the following manner:

Date	Cash/Cheque/DD	Bank	Amount
14/9/21	DD-501728	ICICI Bank	60,000/-
14/9/21	DD-501727	ICICI Bank	60,000/-
14/9/21	DD-501726	ICICI Bank	60,000/-
14/9/21	DD-501725	ICICI Bank	60,000/-
14/9/21	DD-501724	ICICI Bank	60,000/-

Total Rs. 3,00,000/-
(Rupees Three Lakh) only

Witnesses:

1. Bishu Jy.
B.K.P.

2. Prindam Sarkar
B.K.P.

Ashim Kumar Malik @ Ashim Malik

Bhola Nath Malik

Avishal Malik

Banani Malik

Liza Malik

Mohan Malik

I of Gita Malik

By The Pen of Bishu Jy

Swarna Pukalt

Kakali Santra Malik

Deborahis Malik

Signature of the Land owners

Drafted by

Biswajit Deb.
SRI BISWAJIT DEB

Advocate

Barrackpore Court

Enrollment No. F-857/97

COMPUTER TYPED BY

Santanu Gupta

SANTANU GUPTA

BARRACKPORE

DIST - NORTH 24 PARGANAS

**OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA**

STATUS : PRESENTANT

1.

LEFT HAND FINGER PRINT NAME SAUKAT HOSSAIN

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Saukat Hossain

2.

LEFT HAND FINGER PRINT NAME MRINAL SUTRA DHAR

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Mrinal Sutra Dhar

3.

LEFT HAND FINGER PRINT NAME Bhola Nath Malik

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Bhola Nath Malik

4.

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Swapna Purkait

**OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA**

1. STATUS: PRESENTANT
LEFT HAND FINGER PRINT NAME KAKOLI SANTRA (MALIK)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Kakoli Santra (Malik)

2. LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Gita Malik By the Pen of Debashis Malik

3. LEFT HAND FINGER PRINT NAME DEBASHIS MALIK

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Debashis Malik

4. LEFT HAND FINGER PRINT NAME AVISHEK MALIK

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Avishkek Malik

By the Pen of Debashis Malik

Debashis Malik

Avishkek Malik

**OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA**

STATUS: PRESENTANT

LEFT HAND FINGER PRINT NAME BANANI MALIK

1.

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Banani Malik

2.

LEFT HAND FINGER PRINT NAME HIRA LAL MALIK

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Hira Lal Malik

3.

LEFT HAND FINGER PRINT NAME Ashim Kumar Malik

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Ashim Kumar Malik @ Ashim Malik

4.

LEFT HAND FINGER PRINT NAME MOHAN MALIK

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Mohan Malik

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

GRN:
GRN Date:
BRN:
Payment Status:

192021220078446591
14/09/2021 18:30:25
CKR4117182
Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 14/09/2021 18:09:06
Payment Ref. No: 2001765474/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: MOUSUMI ENTERPRISE
Address: JAFFARPUR, KOL -122
Mobile: 9831603632
Depositor Status: Others
Query No: 2001765474
Applicant's Name: Shri Biswajit Deb
Identification No: 2001765474/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001765474/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	9021 ✓
2	2001765474/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	3021 ✓
			Total	12042

IN WORDS: TWLEVE THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1524-05988/2021	Date of Registration	15/09/2021
Deed No / Year	1524-2001765474/2021	Office where deed is registered	
Deed Date	10/09/2021 7:46:17 PM	1524-2001765474/2021	
Applicant Name, Address & Other Details	Biswajit Deb Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830256064, 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 : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 28,27,000/-	Rs. 85,32,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 3,021/- (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:- Khardaha, Municipality: KHARDAH, Road: Thana Road, Mouza: Khardah, JI No: 2,
Pin Code : 700116

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-6631 (RS :-)	LR-3347	Bastu	Bastu	0.43 Dec	2,00,000/-	4,06,350/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-6631 (RS :-)	LR-4316	Bastu	Bastu	0.43 Dec	2,00,000/-	4,06,350/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-6631 (RS :-)	LR-5342	Bastu	Bastu	0.42 Dec	2,00,000/-	3,96,900/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	LR-6631 (RS :-)	LR-3553	Bastu	Bastu	0.43 Dec	2,00,000/-	4,06,350/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L5	LR-6631 (RS :-)	LR-1266/1	Bastu	Bastu	0.43 Dec	2,00,000/-	4,06,350/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L6	LR-6631 (RS :-)	LR-2072/1	Bastu	Bastu	0.43 Dec	2,00,000/-	4,06,350/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L7	LR-6631 (RS :-)	LR-1529	Bastu	Bastu	0.43 Dec	2,00,000/-	4,06,350/-	Width of Approach Road: 20 Ft.,





	LR-3347	Bastu	Bastu	0.86 Dec	2,00,000/-	8,12,700/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,	
	LR-4316	Bastu	Bastu	0.86 Dec	2,00,000/-	8,12,700/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,	
	LR-5342	Bastu	Bastu	0.85 Dec	2,00,000/-	8,03,250/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,	
L11	LR-6634 (RS :-)	LR-3553	Bastu	Bastu	0.85 Dec	2,00,000/-	8,03,250/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L12	LR-6634 (RS :-)	LR-1266/1	Bastu	Bastu	0.86 Dec	2,00,000/-	8,12,700/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L13	LR-6634 (RS :-)	LR-2072/1	Bastu	Bastu	0.86 Dec	2,00,000/-	8,12,700/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L14	LR-6634 (RS :-)	LR-1529	Bastu	Bastu	0.86 Dec	2,00,000/-	8,12,700/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
	TOTAL :			9Dec	28,00,000 /-	85,05,000 /-		
	Grand Total :			9Dec	28,00,000 /-	85,05,000 /-		

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14	100 Sq Ft.	27,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	27,000 /-	27,000 /-	



Card Details :
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr ASHIM KUMAR MALIK, (Alias: ASHIM MALIK) (Presentant) Son of Late Manik Lal Malik Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office			
15/09/2021	LTI 15/09/2021	15/09/2021	

Thana Road, Panchanantala, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EGxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office






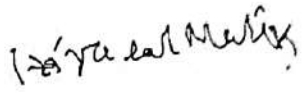


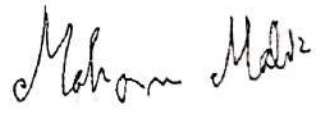



Name	Photo	Finger Print	Signature
Mr BHOLA NATH MALIK Son of Late Manik Lal Malik Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office			
15/09/2021	LTI 15/09/2021	15/09/2021	

Thana Road, Panchanantala, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EGxxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mr AVISHEK MALIK Son of Late Shibnath Malik Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office			
15/09/2021	LTI 15/09/2021	15/09/2021	

Thana Road, Panchanantala, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DLxxxxxx2D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office



Name	Photo	Finger Print	Signature
BANANI MALIK Wife of Late Manik Lal Malik Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office	 15/09/2021	 LTI 15/09/2021	 15/09/2021
Thana Road, Panchanantala, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DRxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office			
5 Mr HIRA LAL MALIK Son of Late Rabindra Nath Malik Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office	 15/09/2021	 LTI 15/09/2021	 15/09/2021
Thana Road, Panchanantala, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: GPxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office			
6 Mr MOHAN MALIK Son of Late Rabindra Nath Malik Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office	 15/09/2021	 LTI 15/09/2021	 15/09/2021
Thana Road, Panchanantala, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DPxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office			
7 Mrs GITA MALIK Wife of Late Jahar Malik Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office	 15/09/2021	 LTI 15/09/2021	 15/09/2021



Thana Road, Panchanantala, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas,
 West Bengal, India, PIN:- 700116 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen
 of: India, PAN No.:: DRxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed
 by: Self, Date of Execution: 15/09/2021
 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs SWAPNA PURKAIT Wife of Mr Prabir Purkait Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office	 15/09/2021	 LTI 15/09/2021	 15/09/2021

Thana Road, Panchanantala, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas,
 West Bengal, India, PIN:- 700116 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen
 of: India, PAN No.:: ERxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed
 by: Self, Date of Execution: 15/09/2021
 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs KAKALI SANTRA (MALIK) Wife of Mr Ashok Santra Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office	 15/09/2021	 LTI 15/09/2021	 15/09/2021

Thana Road, Panchanantala, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas,
 West Bengal, India, PIN:- 700116 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen
 of: India, PAN No.:: CRxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed
 by: Self, Date of Execution: 15/09/2021
 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mr DEBASHIS MALIK Son of Late Jahar Malik Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office	 15/09/2021	 LTI 15/09/2021	 15/09/2021

Thana Road, Panchanantala, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas,
 West Bengal, India, PIN:- 700116 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of:
 India, PAN No.:: CGxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by:
 Self, Date of Execution: 15/09/2021
 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office







Representative Details :

Name,Address,Photo,Finger print and Signature



PURBA DEVELOPERS

5/A, B.T. Road, Barrackpore, City:- , P.O:- Talpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123 , PAN No.:: ABxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>SAUKAT HOSSAIN Son of Late Aktar Hossain Date of Execution - 15/09/2021, , Admitted by: Self, Date of Admission: 15/09/2021, Place of Admission of Execution: Office</p>	 <p>Sep 15 2021 3:06PM</p>	 <p>LTI 15/09/2021</p>	<p><i>Saukat Hossain</i></p> <p>15/09/2021</p>
<p>64/65, Mariam Mohal, Sadar Bazar, City:- , P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PURBA DEVELOPERS (as PARTNER)</p>				
2	<p>Name</p> <p>Mr MRINAL SUTRADHAR Son of Late Manick Sutradhar Date of Execution - 15/09/2021, , Admitted by: Self, Date of Admission: 15/09/2021, Place of Admission of Execution: Office</p>	 <p>Sep 15 2021 3:06PM</p>	 <p>LTI 15/09/2021</p>	<p><i>Mrinal Sutr</i></p> <p>15/09/2021</p>
<p>Ruiya, City:- , P.O:- Patulia, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700119, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx4M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PURBA DEVELOPERS (as PARTNER)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr BISHU DEY Son of Late MUKUL DEY SEWLI, City:- , P.O:- SEWLI TELINIPARA, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700121</p>	 <p>15/09/2021</p>	 <p>15/09/2021</p>	<p><i>Bishu Dey</i></p> <p>15/09/2021</p>
<p>Identifier Of Mr ASHIM KUMAR MALIK, Mr BHOLA NATH MALIK, Mr AVISHEK MALIK, Mrs BANANI MALIK, Mr HIRA LAL MALIK, Mr MOHAN MALIK, Mrs GITA MALIK, Mrs SWAPNA PURKAIT, Mrs KAKALI SANTRA (MALIK), Mr DEBASHIS MALIK, SAUKAT HOSSAIN, Mr MRINAL SUTRADHAR</p>			

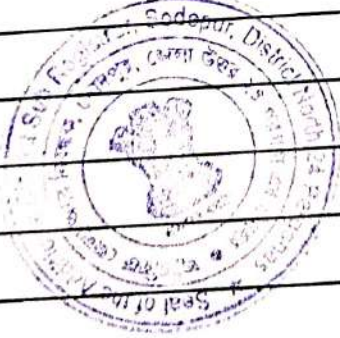


Transfer of property for L1		
From	To. with area (Name-Area)	
Mr ASHIM KUMAR MALIK	PURBA DEVELOPERS-0.215 Dec	
Mr BHOLA NATH MALIK	PURBA DEVELOPERS-0.215 Dec	
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr HIRA LAL MALIK	PURBA DEVELOPERS-0.85 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mr MOHAN MALIK	PURBA DEVELOPERS-0.85 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Mr MOHAN MALIK	PURBA DEVELOPERS-0.86 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Mr MOHAN MALIK	PURBA DEVELOPERS-0.86 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Mrs GITA MALIK	PURBA DEVELOPERS-0.215 Dec
2	Mrs SWAPNA PURKAIT	PURBA DEVELOPERS-0.215 Dec
3	Mrs KAKALI SANTRA (MALIK)	PURBA DEVELOPERS-0.215 Dec
4	Mr DEBASHIS MALIK	PURBA DEVELOPERS-0.215 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr AVISHEK MALIK	PURBA DEVELOPERS-0.215 Dec
2	Mrs BANANI MALIK	PURBA DEVELOPERS-0.215 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr HIRA LAL MALIK	PURBA DEVELOPERS-0.42 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr MOHAN MALIK	PURBA DEVELOPERS-0.43 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr MOHAN MALIK	PURBA DEVELOPERS-0.43 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr MOHAN MALIK	PURBA DEVELOPERS-0.43 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs GITA MALIK	PURBA DEVELOPERS-0.1075 Dec
2	Mrs SWAPNA PURKAIT	PURBA DEVELOPERS-0.1075 Dec

	KAKALI SANTRA (MALIK)	PURBA DEVELOPERS-0.1075 Dec
	Mr DEBASHIS MALIK	PURBA DEVELOPERS-0.1075 Dec
Transfer of property for L8		
No	From	To. with area (Name-Area)
1	Mr ASHIM KUMAR MALIK	PURBA DEVELOPERS-0.43 Dec
2	Mr BHOLA NATH MALIK	PURBA DEVELOPERS-0.43 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr AVISHEK MALIK	PURBA DEVELOPERS-0.43 Dec
2	Mrs BANANI MALIK	PURBA DEVELOPERS-0.43 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHIM KUMAR MALIK	PURBA DEVELOPERS-10.00000000 Sq Ft
2	Mr BHOLA NATH MALIK	PURBA DEVELOPERS-10.00000000 Sq Ft
3	Mr AVISHEK MALIK	PURBA DEVELOPERS-10.00000000 Sq Ft
4	Mrs BANANI MALIK	PURBA DEVELOPERS-10.00000000 Sq Ft
5	Mr HIRA LAL MALIK	PURBA DEVELOPERS-10.00000000 Sq Ft
6	Mr MOHAN MALIK	PURBA DEVELOPERS-10.00000000 Sq Ft
7	Mrs GITA MALIK	PURBA DEVELOPERS-10.00000000 Sq Ft
8	Mrs SWAPNA PURKAIT	PURBA DEVELOPERS-10.00000000 Sq Ft
9	Mrs KAKALI SANTRA (MALIK)	PURBA DEVELOPERS-10.00000000 Sq Ft
10	Mr DEBASHIS MALIK	PURBA DEVELOPERS-10.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Thana Road, Mouza: Khardah, JI No: 2,
Pin Code : 700116

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6631, LR Khatian No:- 3347		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 6631, LR Khatian No:- 4316		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 6631, LR Khatian No:- 5342		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 6631, LR Khatian No:- 3553		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 6631, LR Khatian No:- 1266/1		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 6631, LR Khatian No:- 2072/1		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 6631, LR Khatian No:- 1529		Seller is not the recorded Owner as per Applicant.

	LR Plot No:- 6634, LR Khatian No:- 3347		Seller is not the recorded Owner as per Applicant.
	LR Plot No:- 6634, LR Khatian No:- 4316		Seller is not the recorded Owner as per Applicant.
10	LR Plot No:- 6634, LR Khatian No:- 5342		Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 6634, LR Khatian No:- 3553		Seller is not the recorded Owner as per Applicant.
L12	LR Plot No:- 6634, LR Khatian No:- 1266/1		Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 6634, LR Khatian No:- 2072/1		Seller is not the recorded Owner as per Applicant.
L14	LR Plot No:- 6634, LR Khatian No:- 1529		Seller is not the recorded Owner as per Applicant.



16-09-2021

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 of Indian Stamp Act 1899.

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

Presented for registration at 12:37 hrs on 15-09-2021, at the Office of the A.D.S.R. SODEPUR by Mr ASHIM KUMAR MALIK Alias ASHIM MALIK, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 85,32,000/-

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

Execution is admitted on 15/09/2021 by 1. Mr ASHIM KUMAR MALIK, Alias ASHIM MALIK, Son of Late Manik Lal Malik, Thana Road, Panchanantala, P.O: B D Sopan, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Business, 2. Mr BHOLA NATH MALIK, Son of Late Manik Lal Malik, Thana Road, Panchanantala, P.O: B D Sopan, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Business, 3. Mr AVISHEK MALIK, Son of Late Shihnath Malik, Thana Road, Panchanantala, P.O: B D Sopan, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Business, 4. Mrs BANANI MALIK, Wife of Late Manik Lal Malik, Thana Road, Panchanantala, P.O: B D Sopan, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession House wife, 5. Mr HIRA LAL MALIK, Son of Late Rabindra Nath Malik, Thana Road, Panchanantala, P.O: B D Sopan, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Business, 6. Mr MOHAN MALIK, Son of Late Rabindra Nath Malik, Thana Road, Panchanantala, P.O: B D Sopan, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Business, 7. Mrs GITA MALIK, Wife of Late Jahar Malik, Thana Road, Panchanantala, P.O: B D Sopan, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession House wife, 8. Mrs SWAPNA PURKAIT, Wife of Mr Prabir Purkait, Thana Road, Panchanantala, P.O: B D Sopan, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession House wife, 9. Mrs KAKALI SANTRA (MALIK), Wife of Mr Ashok Santra, Thana Road, Panchanantala, P.O: B D Sopan, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession House wife, 10. Mr DEBASHIS MALIK, Son of Late Jahar Malik, Thana Road, Panchanantala, P.O: B D Sopan, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Business Indetified by Mr BISHU DEY, , , Son of Late MUKUL DEY, SEWLI, P.O: SEWLI TELINIPARA, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

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

Execution is admitted on 15-09-2021 by SAUKAT HOSSAIN, PARTNER, PURBA DEVELOPERS (Partnership Firm), 5/A, B.T. Road, Barrackpore, City:- , P.O:- Talpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123

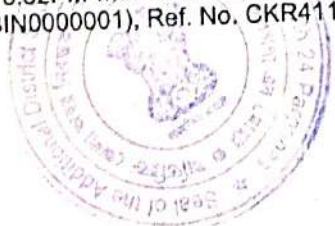
Indetified by Mr BISHU DEY, , , Son of Late MUKUL DEY, SEWLI, P.O: SEWLI TELINIPARA, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

Execution is admitted on 15-09-2021 by Mr MRINAL SUTRADHAR, PARTNER, PURBA DEVELOPERS (Partnership Firm), 5/A, B.T. Road, Barrackpore, City:- , P.O:- Talpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123

Indetified by Mr BISHU DEY, , , Son of Late MUKUL DEY, SEWLI, P.O: SEWLI TELINIPARA, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,021/- (B = Rs 3,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/09/2021 6:32PM with Govt. Ref. No: 192021220078446591 on 14-09-2021, Amount Rs: 3,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR4117182 on 14-09-2021, Head of Account 0030-03-104-001-16



of Stamp Duty

that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 1,000/-,
= Rs 9,021/-

Description of Stamp
Stamp: Type: Court Fees, Amount: Rs.10/-

Stamp: Type: Impressed, Serial no 2774, Amount: Rs.1,000/-, Date of Purchase: 25/08/2021, Vendor name: SOMA

BHOWMICK
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/09/2021 6:32PM with Govt. Ref. No: 192021220078446591 on 14-09-2021, Amount Rs: 9,021/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKR4117182 on 14-09-2021, Head of Account 0030-02-103-003-02

Amrita Chakravorti
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2021, Page from 239856 to 239923
being No 152405988 for the year 2021.



Digitally signed by AMRITA
CHAKRAVORTI
Date: 2021.09.16 15:10:42 +05:30
Reason: Digital Signing of Deed.

(Amrita Chakravorti) 2021/09/16 03:10:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)