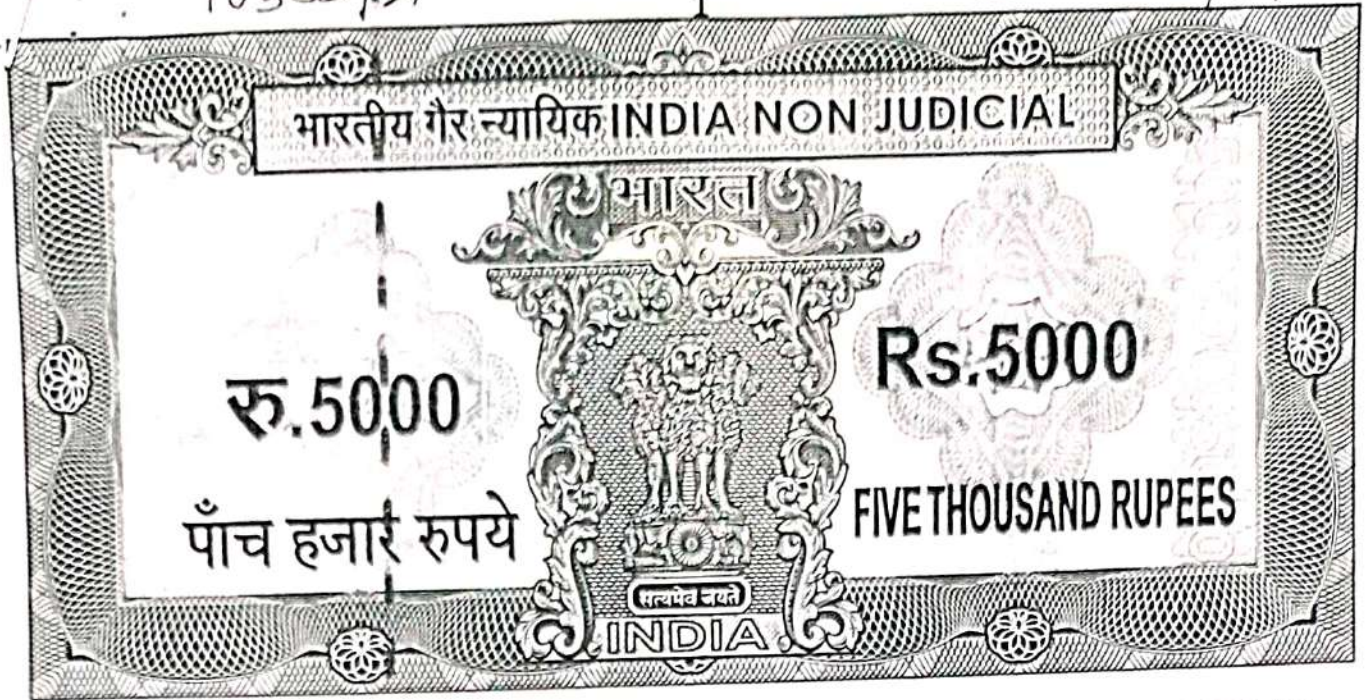


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JOINT VENTURE AGREEMENT

THIS DEED OF JOINT VENTURE AGREEMENT is made on this 30<sup>th</sup> Day of October, 2021

BETWEEN

~~Signature Sheet and~~  
~~Endorsement Sheet~~ are  
the Part & Parcel of the  
Document

DISTRICT SUB-REGISTRAR.  
HOOGHY

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তারিখ ২০২১/২২ October

স্বাক্ষরকারীর নাম Ekbar Ali c oson.

স্বাক্ষর Cuiusunah, Hoogum.

মূল্য Five Thousand Tk.

স্বাক্ষরকারীর নাম -

স্বাক্ষরকারীর নাম - Anwar RAKUN,

স্বাক্ষরকারীর নাম -



*[Handwritten signature]*

DISTRICT SUB-REGISTRAR-1  
HOOGHY.

0 a NOV 2021



- (1) **MRS. SHALIMA AKHTAR** (Aadhaar No. 2953 3639 2620, PAN No. BFYPA6711A), W/o- Late Mahatab Mona, D/o-Soukat Ali, residing at Village-Mollahpara, West Bauria, P.O. Chakkashi, P.S.- Bauria, Dist.-Howrah, PIN-711307,
- (2) **SABANA YASMIN**, (Aadhaar No. 4334 3504 2653, PAN No. AIXPY4039J), W/o Late Emdad Ali,
- (3) **SOFIA NAZ**, (Aadhaar No. 7842 9083 2363, PAN No. ARWPN5857D), D/o- Late Emdad Ali,
- (4) **EKBAL ALI**, (Aadhaar No. 7717 1092 4696, PAN No, AACPE4374M), S/o -- Shaukat Ali, 2 to 4 Residing at No. 584 Kashimpur, Near Imambara Sadar Hospital Road, P.O. & P.S.- Chinsurah, Dist- Hooghly, Pin-712101, W.B.
- (5) **TANIA NAJ**, (Aadhaar No. 6184 8764 1552, PAN No, AISP4982C), W/o- Sharif Hossain, D/o Late Emdad Ali, Residing at Madrasapara, Choto Sujapur, P.O.- Choto Sujapur, P.S.- Kaliachar, Dist.-Maldaha, PIN-732206, W.B., by occupation-1,2,3,5, House Hold Work, No. 4- Business, all are by faith-Muslim, Nationality- Indian, hereinafter referred to as the **OWNERS/ VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include its office of successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**Mr. SUDIPTA SADHUKHAN**, (Aadhaar No. 6840 7447 2689, PAN No. AREPSO229E) son of Mr. Pratap Sadhukhan, residing at 9/A, Ashutosh Laha Lane, P.O. & P.S.- Rishra, Hooghly, West Bengal, by faith - Hindu, by occupation - Business, by Nationality- Indian, hereinafter referred to as the **DEVELOPER/ PROMOTOR** (which expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include the Promoter/ Developer his heirs, executors, administrators, representatives and assigns) as referred of the **SECOND PART**.

**WHEREAS** the property measuring about more or less 8 katha 12 Chitaks along with Pucca structure thereon comprising R.S Dag No.-4152/4156, 5044 appertaining to R.S. Khatian No 146, 435, J.L.No.19 of Mouza-Hooghly, under P.S.-Chinsurah, District-Hooghly within the jurisdiction of District Sub-Registration office, Additional District Sub Registry office Hooghly- Sadar at Chinsurah and under the territorial Jurisdiction of Hooghly Chinsurah Municipality, belongs to the first part who are the absolute owners of "A" schedule mentioned property. They got the said property by way inheritance and the said property is the residential unit of the First Part and they have residing there for a long time.

**AND WHEREAS** the said property originally belongs to the grandfather of Ekbal Ali namely Din Mahammad Mondal. The said Din Mahammad Mondal gifted his various properties

Continued.....Page

by dint of deed of Hebanama for the year 1953 to his son namely Sk. Shaukat Ali alongwith the "A Schedule" mentioned property demarcated way.

**AND WHEREAS** the said Shaukat Ali getting the (A) schedule mentioned property in a demarcated way recorded his name in record of right and also in municipal assessment registered and started to pay rent to government and tax to Hooghly Chinsurah Municipality and was in possession till to his death.

**AND WHEREAS** in course of possession Sk Shaukat Ali died leaving behind his sons namely Emdad Ali and Ekbal Ali, the owner no. 4 herein and one married Daughter namely Shalima Akhtar i.e. 1<sup>st</sup> Part No. 1 and his wife SAKINA KHATUN and according to the Muslim Faraz SAKINA KHATUN inherited to two Anna Share i.e. 1/8<sup>th</sup> share of (A) schedule mentioned property and his married daughter got 7/40<sup>th</sup> share and each son inherited 7/20<sup>th</sup> share each and they have been jointly possessing the same. Subsequently SAKINA KHATUN died leaving her two sons namely Emdad Ali and Ekbal Ali the owner no. 4 herein and one married Daughter namely Shalima Akhtar i.e. 1<sup>st</sup> Part No. 1. After demise of SAKINA KHATUN has 1/8<sup>th</sup> share in respect of (A) schedule mentioned property devolved upon her two son and one married daughter according to the Muslim Faraz and after demise of their parents Emdad Ali and Ekbal Ali and one married Daughter namely Shalima Akhtar became the joint owner of entire (A) schedule mentioned property and they have share in the said property according to the Muslim law i.e. according to Faraz.

**AND WHEREAS** Shalima Akhtar being a married daughter of Shaukat Ali reside in her father-in-law house and only Emdad Ali and Ekbal Ali reside in there parental house standing on (A) schedule mentioned property after demise of Shaukat Ali his sons and daughter mutated their names in the settlement office and also mutated their name in the municipal assessment registered.

**AND WHEREAS** in course of joint possession Emdad Ali died leaving behind his wife namely SABANA YEASMIN i.e. the first part no. 2 and two married daughters namely SOFIA NAZ and TANIA NAJ i.e. the first part no. 3 and 5 respectively and after the demise



of Emdad Ali his wife and two married daughters inheritance the undivided their share in respect of (A) schedule mentioned Property of Emdad Ali and they have been possession of the same along with other co-shares namely Ekbal Ali i.e. the first part no. 4 and Shalima Aktar i.e. owner no. 1 herein. At present all the heirs of EMDAD ALI and EKBAL ALI himself and Shalima Aktar being the joint owners have been possessing the (A) schedule mentioned property.

**AND WHEREAS** the first part of this agreement have been possessing the entire A Schedule as their residential house as absolute owners by mutating and recording their name before the settlement office and also before the Municipality and they have been paying tax and rent for the same.

**AND WHEREAS** the above mentioned owners i.e. first part decided to construct a multistoried residential cum commercial complex on the schedule property but due to their old age of Ekbal Ali and other owners are female and also for want money, they are unable to do personally and for that reason first Part searching for a suitable person to join hands to give shape of their ideas, getting information about the searching, the Second Part met with 1<sup>st</sup> part and after long discussion the Developer/Promoter i.e. Second part agreed to develop the A schedule mention property at his own cost on the following terms and conditions.

**AND WHEREAS** Developer/Promoter the second part is a Professional promoter he accepted the aforesaid proposal of the owners herein and after being agreed with the proposals of each other both the parties are entering into this development agreement to develop the "A-schedule" mentioned Property on the terms and condition as hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and between the parties herein are as follows:

1. That after sanctioning the building plans from the proper authority, by the second part by their own cost and effort, shall construct a modern multistoried building on the schedule mentioned property with all facilities and amenities hereinafter referred to in the schedule below in strict compliance of sanctioned plan by appointing expert Engineer and Architects.

Continued.....Page

2. That the Developer /Promoter shall construct the proposed building at his own cost and supervision on the A-Schedule property by engaging qualified technical persons, staffs and workers and using grade one quality materials and after completion of the construction the Owners shall get 45% of constructed area of the said multistoried building to be constructed with proportionate share of land. The Developer /Promoter shall get the 55% of the constructed area of the said proposed building. That is to say that the ratio of Owner and Developer /Promoter settled by and between the parties to this agreement is 45:55. That means the Owner's ratio will be 45% and the Developer /Promoter's ratio will be 55% of the constructed area on the said proposed building to be constructed. The Developer /Promoter shall get the entire salable area of the ground floor and third floor of the building and the owners i.e. first Part jointly shall get the entire salable area of the first floor and second floor of the building. Thereafter a measurement shall be done in regard to the allotted portion and after measurement if any part got less area in their allotted share then in that case that area constructed to that part from the fourth floor constructed area and thereafter in remaining portion of fourth floor divided according to ration of 45:55 i.e. owners/First part will get 45% and Developer/Promoter will get 55%.

3 . That as the owners i.e. first part reside in the 'A' schedule property and the same is their only residential premises for that reason the developer agreed and liable to arrange suitable two premises/two habitable flats consisting at least two bed rooms, dining place, kitchen, bath-privy and sitting rooms in each premises on rental basis within the Chinsurah town. In case of rental accommodation the developer shall be duly bound to pay that rent to that landlord till giving delivery of the share of owner in proposed building which is going to raise over 'A' schedule property. After completions same in habitable condition the developer handed over the same and till that date the developer shall be bound to pay that rent in any way of that rented premises and developer never fail or neglected to do so.

4 . That the developer must arrange for alternative accommodation prior to one month of giving delivery of possession of the 'A' schedule property.

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5 . That the developer completed the development work within 18 (eighteen) months from the date of takers delivery of, possession of 'A' schedule property from the owners with option of extension of extreme of 06 months and in no situation time cannot more than two years and if there is any further delay in giving delivery of possession to the owners shall in that case the developer shall liable to pay compensation at Rs. 30,000, - per month to the owners.

6 . That the developer/promoter shall be liable for making arrangement of transformer for the entire complex raised over 'A' schedule but in that case developer cannot claim any money for the same from the first part. Only the owners liable to bear cost for installation of meter in their own allotted portion.

#### ARTICLE - 1 (Definitions)

In this presents unless there is something inconsistent with or repugnant to the subject or context:-

i) **Property**-Property shall mean the land and premises measuring about more or less 8 katha 12 Chitaks a little more or less along with pucca structure thereon comprising in R.S. Dag Nos. 4152/4156, 5044, L.R Dag Nos. -3664, 3673, 3699, appertaining to R.S. Khatian No. 146, 435, L.R. Khatian. No. 2792, 2793, 398, 402, J.L.No.20, of Mouza- Chinsurah, under P.S: Chinsurah, District- Hooghly within the ambit of Hooghly- Chinsurah Municipality in word No.14, Mohallah- Kashimpur, Holding No. - 115/114/102.

ii) **Responsibilities** - After, completion of the construction the promoter will hand over 45% of the super build-up areas to the first part i.e. the owners herein up to in 1<sup>st</sup> and 2<sup>nd</sup> floor and after compensating the wanting party in 4<sup>th</sup> floor from remain portion 45% to the owners and 55% of the Developer in 4<sup>th</sup> floor as mention above.

iii) **Building**- Buildings shall mean and include the multistoried building to be constructed i.e. G+4 in accordance with the plan approved by the owners and to be

sanctioned by the proper Government Authority and to be erected in the schedule property by the Developer /Promoter.

iv) **Owner-** shall mean the First Party herein namely (1) MRS. SHALIMA AKHTAR (Aadhaar No. - 2953 3639 2620, PAN No. BFYPA6711A), (2) SABANA YASMIN, (Aadhaar No.-4334 3504 2653, PAN No.- AIXPY4039J), (3) SOFIA NAZ, (Aadhaar No. 7842 9083 2363, PAN No.- ARWPN5857D), (4) EKBAL ALI, (Aadhaar No.7717 1092 4696, PAN No.-AACPE4374M), (5) TANIA NAJ, (Aadhaar No. - 6184 8764 1552, PAN No. - AISPN4982C) and executors, administrators, legal representatives and assigns for the time being.

v) **Developer/Promoter-**Shall mean the second part herein namely **Mr. SUDIPTA SADHUKHAN**, (Aadhaar No. 6840 7447 2689, PAN No. AREPS0229E) and his heirs, administrators, legal representative and assigns for the time being.

vi) **Title Deed-** Shall mean and includes all the documents referred to hereinabove recitals and are fully describe in the 'SECOND SCHEDULE' hereto.

vii) **Common Areas and Facilities** - Common Areas and facilities shall include corridors, pathway, stairway, landing, motor & motor pump rooms, elevators, lift room, stair room, overhead tank, drains, swages, septic tank, water pump including boring, generator rooms, watchman's room and toilet, garage, garbage space and other spaces and facilities whatsoever required for the maintenance and management of the building and/or common areas and facilities or any of them thereon as the case may be in this building including all amenities and facilities of the building to be introduced for common uses.

Viii) **Salable Space** - Salable space shall mean space in the building available for independent use and occupation including undivided proportionate share of interest in the land beneath the building and common services. Be it said here the entire 45% of constructed of 1<sup>st</sup> and second floor is to be given to owners for their 45% share.



**ix) Flat -** Flat shall mean the separate self-contained residential unit comprising of with undivided proportionate share or interest in the land.

**X) Owner's' Allocation-** Shall mean the 45% constructed area on each floor to be constructed in the proposed building over the "A-schedule" of property including proportionate share in the common facilities and **amenities** on pro-rata basis along with undivided proportionate share of the land of first schedule of property is to be allocated to the owner as the part of the owner's allocation in accordance with the terms and conditions of this presents as fully and particularly described in the Third Schedule hereunder written.

**xi) Developer, /Promoter's Allocation-** Shall mean the remaining 55% constructed area in the building is to be constructed in the proposed new building over the "A-schedule" of property including proportionate share in the common facilities and amenities along with undivided proportionate share of the land of the land of the "A-schedule" of property. The developer shall get the entire salable area of the ground floor and third floor of the building and the owners jointly shall get the entire salable area of the first floor and second floor of the building. After measurement and delivery of first floor and second floor to the first part i.e. owners and getting developer/promoter share from the ground floor and 3<sup>rd</sup> floor both part sitting to gather calculate the difference of both part and thereafter wanting portion of developer on owner if any will be adjusted from the 4<sup>th</sup> floor and thereafter rest portion of 4th floor will be divided in ratio of 45% and 55% i.e. owners/first part will get 45% of rest constructed area and developer/ promoter will get 55% of the rest constructed are in the 4<sup>th</sup> floor.

As specifically and particularly described in the fourth schedule hereunder written.

**xii) Architect-** Shall mean any qualified person and/or persons or firm or firms to be appointed or nominated by the developer as architect of the proposed new building to be constructed over the "A-schedule" of property hereunder written,

**xiii) Building Plan-** Shall mean the plan for the construction of the proposed new building to be sanctioned by the proper authority and shall include any alteration addition, amendment, alteration commission thereto and/or modification thereof.

**xiv) Transfer-** Shall mean with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in a multistoried building to purchasers thereof and will include the meaning of the said terms in the Income Tax Act 1961 and Transfer of property Act.

**Xvi) Transferor-** Transferor shall mean and include the owners herein and include their heirs, executors and legal representatives for the time being.

**Xvii) Confirming Party-** Confirming Party shall mean and include their Developer/ Promoter herein and his heirs, executors, successors and legal representatives and assigns for the time being who/they will confirm the sale or transfer of individual residential unit by joining the deed of conveyances in favour of the intending purchaser or transferee of the self-contained residential units.

**Xviii) Transferee-** Transferee shall mean a person or persons to whom any space in the building will be transferred for consideration.

## ARTICLE - II

A) That all public demand of any kind what so ever is outstanding if any, against the property shall be payable by the owners.

B) The owners hereby also confirm and undertake that the Developer /Promoter shall be entitled to construct and complete the proposed new building on the "A schedule" of property according strick Compliance of to the plan to be sanctioned by the proper authority at the cost of the Developer and to retain, sell, transfer, assign or otherwise dispose of the developer's allocation of 55% of the constructed area including proportionate area of common facilities and amenities where the owners would join as principal vendors in

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respect of transfer of undivided variable proportionate share of the land and developer would join as confirming party of the same. The owners further undertake to execute and register all and every conveyance or conveyances as vendors in respect of developer's allocation in favour of such person or persons and in such manner and in such form as the developer deem fit and proper, provided however the owner shall not have any liability for and liabilities for any deal of developer's allocation i.e. the owner shall not be liable for any tax like income tax and other tax/ charge for the sale of developer's share. The developer shall be liable for the same.

C) The developer shall act independently in construction the building as per sanctioned building plan, approved by municipal authority at his own cost and undertakes to keep the owners indemnified from and against any and/or all third parties claims of compensation and action arising out of any act or omissions of the developer for any accident in relation to the construction of the building or matter arising out of building construction or otherwise,

D) The certified copies of title deeds in respect of the said property shall be kept in the custody of the developer who shall allow or offer for inspection of the said documents to the prospective purchasers out of the developer's allocations.

### **ARTICLE-III (Exploitation improvement Rights)**

- 1) The owners grant exclusive rights to the developer to build upon and commercially exploit (improvement) the said property in any lawful manner, according to law by constructing commercial building thereon according to the plan to be sanctioned by the proper authority, without effecting owners right and without deviating approved and sanction plan in any way of manner whatsoever.
- 2) The Developer/ Promoter's action on behalf of the owners shall cause all such changes to be made in the sanctioned building plans, which shall be required by the Government or any Authority without aiming owners liable in any way.
- 3) The owners shall render to the Developer /Promoter all help necessary to apply for and/or obtain all permissions, clearances/approvals and/or authorities and the

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Developer/ Promoter shall be entitled to submit the applications, plans and other papers and documents or any of them and or to do any other act, matter and anything may be deemed necessary for and on behalf of or the name of the owners. The Developer /Promoter is also entitled to enter into agreement for sale of the super built up area of the developer's allocations, with persons desirous of acquiring such super built up area out of the Developer /Promoter's allocations, and is entitled to receive and retain necessary consideration thereof, but the developer shall not be entitled to start or complete the sell transaction of his allotted portion or developers' share until handing over the possession of owner's allocation, However, the owners shall never be personally liable for any money received by the developer from any intending customer and it shall be the sole responsibility of the developer to develop and construct the building in accordance with the plan to be sanctioned by the proper authority at their owners cost.

#### ARTICLE-IV (Building)

- i) The Developer/ Promoter shall construct the building on the said property strictly accordance with the building plan to be sanctioned by the proper authority. The type of construction, specification of materials to be use in laid down in the sanction plan of the local authority and the developer shall ensure that the building shall be constructed by class - I standard building by class one building material mentioned and engaging well expert Engineer/Architects or experts and none can get chance to comment for bad materials and workmanship and after that sort of allotment if the developer or owners not satisfied then their respective rest or due share is to be satisfied from the fourth floor firstly therefore rest of the fourth floor to be divided among the developer/promoter and owner of the ratio 55:45,
- ii) The Developer /Promoter shall install and provide in the building water reservoirs, pumps, motor sets, elevators and other facilities and amenities as are normally contained in commercial building and also lift the said common amenities and facilities that will provided in the new building to be constructed are categorically described in the sixth schedule hereunder written.



iii) The owners shall put the developer in exclusive and undisputed possession of said property along with owner's possession only for construction and shall not in any way interfere with the possession of the same and shall not disturb or cause any obstruction in the construction or development of the said property and the height of rooms of Second floor in the inner portion will be clearly 10.5ft.

iv) Both the owners and the developer shall be entitled to enter into agreement for sale or transfer and/or to deal with their respective allocation for which no further consent of the other parties shall be required and in any event this agreement by itself shall be deemed to be the consent of either party.

v) The developer hereby undertakes to complete the construction works of the proposed new building over the first schedule of property diligently and expeditiously and to make over the delivery of possession in respect of the owner's allocation to, the owner within 18 (eighteen) months commencing from the date of sanction of the building plan to be sanctioned by the proper authority, or from the date of taking delivery of possession of the vacant land of entire "A Schedule" of property by the developer from the owner which will be latter. With option to extended only six month not more than Failing to deliver possession of the owners allocation in the aforesaid stipulated time the Developer shall pay Rs.30,000/- (Thirty Thousand) only for each month's delay jointly to the owners herein, subject to the wear and tear condition or any dispute regarding title of the property.

#### ARTICLE-V

##### (Consideration & Space Allocation and mode of Financing)

1. That the owners doth hereby grant exclusive right to the developer to undertake new construction after demolishing the existing building and structure standing and erected on the said properties in accordance with the plan or plans to be sanctioned by the proper authority.
2. That all applications, plans and others papers and documents as maybe required by the developer for the purpose of obtaining necessary sanction from the appropriate

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authority shall be prepared by the developer and signed by the developer as the consolidated attorney of the owners and submitted by the Developer /Promoter on behalf of the owners at the developer's own costs and expenses.

3. That upon completion of new building the developer shall put the owners in undisputed possession of the owner's allocation TOGETHER WITH the rights in common facilities and amenities that the owner's allocation be the 45% of the constructed area to be constructed over the "A-schedule" of property. The Developer / Promoter shall be the exclusive owner of the remaining 55% constructed area over the new building including super build up area/areas, common areas and common areas facilities along with undivided proportionate share of the land underneath of the "A Schedule" property. The developer shall get the entire salable area of the ground floor and third floor of the building and the owners jointly shall get the entire salable area of the first floor and second floor of the building. The developer shall get his due area if any of first and second floor from the fourth floor of the building.
4. That the developer shall at his own costs ~~construct and~~ complete the new building at the said properties in accordance with the building plan to be sanctioned and confirming to such specification as are mentioned in the fifth schedule hereunder written' and which such specification may at the recommendation of the architect appointed for the purpose and with the approval of both the parties hereto.
5. That on and from the date of getting vacant possession of the said properties all rates, taxes and other outgoing in respect of the same shall be borne and paid by the developer, and the Developer shall arrange and bear the rent almost of two separate accommodation i.e. two double bedroom with dinning privy etc flats in rent within Chinsurah Town particularly for Mrs. Sabina Yashmin and Mr. Ekbal Ali i.e. the owner number 2 and 4 herein, till such time the delivery of possession of the owner's allocation is made.



**IT IS FURTHER AGREED BY AND BETWEEN THE OWNERS AND DEVELOPER  
AS FOLLOWS**

- A) That as soon the building's is/are completed in all respect the developer shall give notice in writing to the owners requesting him to take possession of the owners allocation in the building and after 30 days of service of such notice and at all times thereafter the owners shall be exclusively responsible of and other public outgoing and imposition whatsoever payable in respect of the owner's allocation.
- B) That as and from the date of service and notice of taking possession to the owners- they, shall be responsible to pay and bear the service charges for the common facilities in the new building's, payable in respect of the owner's allocation. Such charges will mean and include proportionate share of premium for the insurance the building's water, fire, taxes, lights, sanitation, repair and renewal, charges for bill collection and management and keeping of the common facilities, renovation, replacement and maintenance charges and expenses for the building's and also of the life and of all common warring.

**ARTICLES VI (OWNER'S OBLIGATIONS)**

The owners hereby agree and convenience with the Developer,

- I. Not to cause any interference or hindrance in the construction of the building by the developer subject to the fulfillment of the terms and conditions as mentioned herein provided the developer does not act prejudicial to the interest of owner.
- II. Not to do any act or deed or thing whereby the developer may be prevented from selling, assigning and/or deposing of any of the Developer's allocation portion provided owner's allocation be not delivered first.
- III. To sign and execute proper deed/deeds of conveyance either in favour of the developer and/or in favour of its nominee and nominees and/or assigns as the case may be from time to time in the respect of undivided proportionate share or interest in the land in at the aforesaid Premises being allotted to the developer and

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/or adjust as aforesaid and shall also execute any kinds deeds and documents infavour of the developer/ promoter and/or developer and /or its nominee or nominees and the developer himself may also sing or execute the regisred eed of conveyance as per requirement by exercising the power of attorney duly received hereunder from the owners herein only respect of the developer's share.

**ARTICLE-VII (Common Restriction)**

- i) The owner or the developer or any other respective transferees or nominees shall not use or permit to use of their respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal or immoral trade or activity nor use or allow for any purpose which may create a nuisance or hazard to the other occupiers of the building.
- ii) The Developer shall abide by all laws, Bye-lawys, rules regulations. of the Hooghly Chinsurah Municipality and other government and/or local bodies as the case may be for the construction of the proposed building and shall attend answer and be responsible for any deviation, violation or breach if any of the said Laws, bye-laws rules, regulations personally.
- iii) The Developer shall keep the owner indemnified and harmless against all suits, actions, costs, claims, which may arise or instituted out of or against the developer's action concerning or in relation to or in relation with the development or the properties and/ or in matter of construction of the building and/or for any defect therein, other than any matter arising out of the question of the title of land.
- iv) The Owners shall keep the Developer indemnified and harmless against all suits, actions, costs, third party claims, which may arise or be instituted out of or against the owners title to the schedule property or concerning.
- v) That owners doth hereby undertake that the developer shall be entitled to the proposed construction and shall enjoy his allocated space without any interference



or disturbance provided the developer performs and fulfills all the terms and condition herein contained and or on his part to be paid, observed and perform.

- vi) That the owners shall not be liable any income tax, wealth tax or any other taxes in respect of the developer's allocation and the developer shall keep the owners indemnified and harmless against all action suits, proceedings cost, charges and expenses in respect thereof.
- vii) That all the parties hereto shall mutually frame scheme for the management and administration of the building and/or common parts framed by any society/association and/or any other Organization that will be in charge of such management of the affairs of the building and/or common parts thereof.
- viii) That the name of the building will be settled by the owner and the developer jointly.

#### ARTICLE-VIII (Miscellaneous)

- i) The owners and the developer have entered into this agreement as principal 'to principal basis voluntarily and will full knowledge and nothing stated herein shall be deemed or considered or constructed as partnership between the developer and the owners/ or/ any manner constitute as association of persons. Each party shall keep the other party indemnified from and against the same.
- ii) The owners and the developer as the case may shall not be considered to be in breach of any obligation hereunder to the extent of the performance of the relative obligations is prevented by the existence of a force measure/with a view that the obligation or the party effected by the force measure shall mean and include flood, earthquake, riot, war, storm, tempest, civil commotion, state wide strike and any other act beyond the reasonable control of the party and /or any other order, rules act or enactment issued by any authority/ state or central government as the case may be effected thereby out shall not include normal and

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whether civil commotion act, which are normal in day to day life in the locality of the said property.

- iii) The owner hereby further agreed and consent with the developer that during the course of construction of the said building the owners shall not in any way interfere or cause any hindrance or impediment in construction or completion of the said building but shall have the right to inspect the works if construction to satisfy themselves about the specification, quality and legality of the constructions.

#### **ARTICLE-IX (Arbitration of Dispute)**

All disputes and differences arising between the parties hereto or their representatives heirs, executors, administrators, legal representatives, successors and assignees, regarding the construction of the interpretation of any of the terms and conditions herein contained or toughing agreement of determination of any liability hereunder shall be referred to arbitration in accordance with the provision of Arbitration and Conciliation act, 1996 or any statutory enactment or modification thereof or as stated above shall be decided by the Civil Court of local jurisdiction.

#### **THE SCHEDULE "A" ABOVE REFERRED TO**

ALL THAT piece and parcel of lands and premises to together with all measurement measuring about more or less 8 katha 12 Chitaks along with Pucca structure thereon (5000 sqft) comprising R.S Dag No 4152/4156, 5044, appertaining to L.R. Dag Nos. 3664, 3673 & 4699, R.S. Khatian No.146 & 435, appertaining to L.R. Khatian Nos. 2792, 2793, 398 and 402 all are nature- Bastu & Viti, J.L.No.19, of Mouza-Hooghly, under P.S.- Chinsurah, District - Hooghly and within the District Sub-registration office Hooghly and Addl. District Sub Registry Office Sadar Hooghly at Chinsurah, Dist.-Hooghly with-all easement and quasi-easement. This property bordered by "RED" colour and marked as "A" the plan or map attached herewith and the said plan or map is part and parcel of this agreement. In the present settlement this property have been recorded in within the ambit of Hooghly-Chinsurah Municipality in Ward No.14, Mohallah Kashimpur, Holding No. - 115/114/102.



The proportionate annual rent will be payable in the office of B.L. & L.R.O. Mogra Chinsurah Block of Bandel, Lichubagan, Hooghly.

**BUTTED AND BOUNDED :-**

ON THE NORTH- House of Ananta Dutta.

ON THE SOUTH - Telephone Exchange

ON THE EAST- Prasad Das Sen Main Road 30 FT Wide ON THE ON

THE WEST- House of Abdul Ajem

**THE SECOND SCHEDULE ABOVE REFERRED TO List of**

**Documents:-**

1. Certified copies of the title deed.
2. Certified copies of R.S.R.O.R. and L.R.R.O.R.
3. Original copies of Sanction Building Plan.
4. Original copies of Khajna Receipts.

**THIRD SCHEDULE ABOVE REFERRED TO (Owners Allocations)**

The owner/First Parts allocation is the 45% constructed area including super built up along with proportionate share land beneath construction and common areas and amenities in the proposed new building to be constructed over the "A" Schedule of the property which contain there self-contained residential flats, and the entire first floor for commercial use and any other units whatsoever. The owner/First Part's shall get the first and second floor exclusively. The Developer/Promoter hereby agreed that the owner/First Part shall get, for their own residential purpose 3 (Three) self-contain flats, in the second floor. After the allotment in the above noted manner i.e. to allotment of first and second floor to owner and ground floor and third floor to Developer/Promoter according share of 45% and 55% share respectively, a joint survey will be held and after survey if there is wanting of share of constructed area of any party then that, that will be compensated from top floor i.e. forth floor first and thereafter rest portion will be divided according ratio of 45% and 55% respectively i.e. 45% will get Owner and 55% developer.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

Continued.....Page

Ⓢ

The Developer/Promoter allocations is the remaining 55% constructed area including super build up and common areas amenities in the proposed new building to be constructed over the first schedule of property including the undivided proportionate variable share of land of the first schedule of property i.e. the Developer/Promoter shall get the entire ground floor and the third floor of the building. And the Developer/Promoter shall get his remaining due share in 55% constructed area of allocation from the remaining floors of the building to be constructed.

### THE FIFTH SCHEDULE ABOVE REFERRED TO

#### (Specification of Owner/ First Parts Allocation)

##### **Building Wall:**

1) R.C.O. Framed building brick masonry 8" thick, partition 5" thick with cement plaster both side. For self-contained residential flats, the **Floor will be marble finished, Plaster of Paris and cement primer walls** and one electrical main line with main switch will be provided and four electrical points including one plug point shall be provided for each room. One sink tow water tap will be provided for kitchen and **green marvel oven counter and 3 feet high tiles** shall be provided. The doors shall be of Sal framed flash doors. Aluminum shutter window shall be provided. **Bathroom shall be of marbled finished with 6 six feet dado of ceramic tiles.** One European commode with flash and wash tap one basin with tap. One rain shower and a bathing tap shall be provided. And for commercial area i.e. the first floor of the building a single hall room with pop in walls and tiles floors finishing and main line, shutter and toilets shall be provided as per requirement.

### SIXTH SCHEDULE ABOVE REFERRED TO

#### (Common Facilities & Amenities)

- 1) Open and Covered paths and passages,
- b) Lobbies, Staircase and landings.
- c) Other spaces for installing pump, and other installation mentioned hereunder,
- 2) Water and Plumbing, Water Pumps, Water reservoir (overhead), water pipes (Save those inside any units), and rain pipes.



- 3) Electrical Installation- wiring and accessories for lightning of the common portion and wiring from the electrical substation point inside or at the main gates of its.
- 4) Lift or Elevator and its machinery and Machine Room thereof.
- 5) Drains Etc. sewerage and pipes.
- 6) Others: Other common areas and installation and/or equipment as are provided in the new building for common use and/or enjoyment.

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

Drafted by

Witness:-

1. *Debidip Chakraborty*  
Serampore, Hooghly
2. *Raj Kumar Koley*  
Serampore, Hooghly.

*Shalima Akhtar*  
*Sabana Yasmin*

*Hianaz*  
*Ekbath.*  
*Dainama*

Signature of the party of the 1<sup>st</sup> part

(Owner/First Part)

*Sudipta Ghosh*

Signature of the party of the 2<sup>nd</sup> part

(Developer/ Promoter)

Drafted by me

*Pragnya Chatterjee*  
Pragnya Chatterjee

Advocate, High Court, Calcutta

Enrolment No.-F-1768/1319 of 2021

Typed by

*Debidip Chakraborty*  
Debidip Chakraborty, Serampore, Hooghly

# Finger Prints Of Both Hands



Sharima Akhtar

Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sabana Yasmin

Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger



Afiana

Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

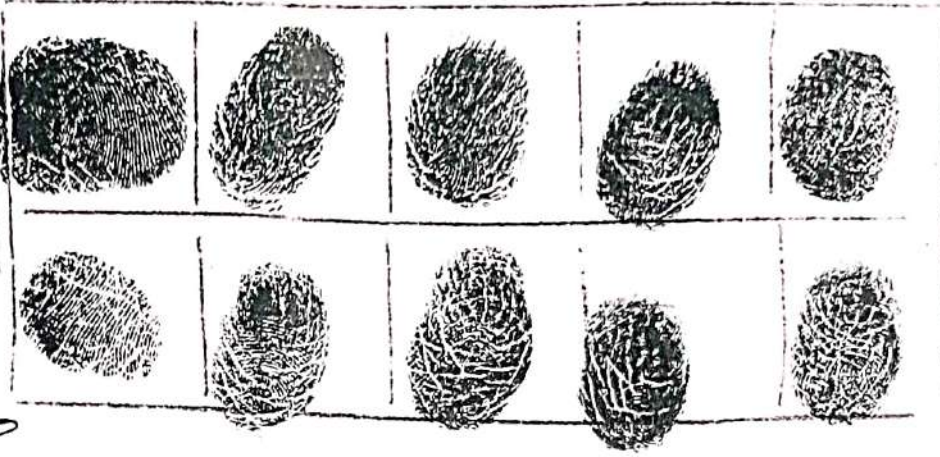


# Finger Prints Of Both Hands



*Suball.*

Thumb      Fore      Middle      Ring      Little  
 Finger      Finger      Finger      Finger      Finger



I  
S  
H  
A  
N  
S  
H  
A  
N



*S. S. Sani*

Thumb      Fore      Middle      Ring      Little  
 Finger      Finger      Finger      Finger      Finger

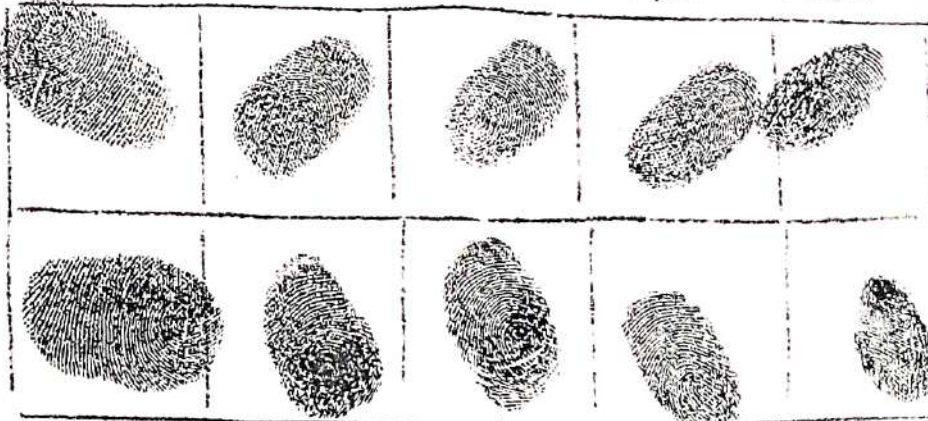


S  
S  
S  
A  
N  
I



*S. S. Sani*

Thumb      Fore      Middle      Ring      Little  
 Finger      Finger      Finger      Finger      Finger



S  
S  
S  
A  
N  
I

आयकर विभाग

INCOME TAX DEPARTMENT

SHALIMA AKHTAR

SOUKAT ALI

01/01/1948

Permanent Account Number

BFYPA6711A

Shalima Akhtar

Soukat Ali



भारत सरकार

GOVT OF INDIA



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, C.I.T. (SI)

Plot No. 3, Sector 11, CBD Belapur

Navi Mumbai - 400 606

इस कार्ड को खोया या पाया जा कृपया सूचित कर लें।

आयकर पत्र सेवा यूनिट, प्लॉट नं. 3, सी.बी.डी. बेलपुर

प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. नवी मुंबई

पिन कोड - 400 606

Shalima Akhtar



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SABANA YASMIN

SHAUKAT ALI

01/06/1964

Permanent Account Number  
AIXPY4039J

*Sabana yasmin*  
Signature



20122012

इस कार्ड को खोने / चुराने पर दृष्टया सूचित करें / सादर  
आयकर फोन संख्या 3060, एन एस डी एस  
तीसरी मंजिल, सफ़ायर चम्बर्स,  
दक्षिण टेलिफोन एक्सचेंज स नगर,  
मुंबई - 411 045

If this card is lost / someone's lost card is found,  
Please inform / return to:  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Saffire Chambers,  
Near Baner Telephone Exchange,  
Deer, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

*Sabana yasmin*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SOFIA NAZ

EMDAO ALI

04/07/1991  
Permanent Account Number  
ARWPN5857D

*Sofia Naz*

Signature



20122012

*Sofia Naz*



PERMANENT ACCOUNT NUMBER



AACPE4374M



नाम NAME

ALI EKBAL

पिता का नाम FATHER'S NAME

SHAUKAT ALI

जन्म तिथि DATE OF BIRTH

17-02-1953

प्राप्तकर्ता SIGNATURE

*E. K. Bal*

*E. K. Bal*

आयकर अधिकारी

COMMISSIONER OF INCOME TAX

इस कार्ड के रद्द / गिरा जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / गोपनीय रूप से समुक्त आयकर अधिकारी (पट्टा नं. एवं तकनीकी),  
पी. 7  
चौमिंग्हेर स्क्वायर,  
कलकत्ता - 700 060.

In case this card is lost/found, kindly inform/return to the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
P. 7  
Chowringhee Square,  
Calcutta - 700 060.

*E. K. Bal*

आयकर विभाग  
INCOME TAX DEPARTMENT



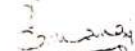
भारत सरकार  
GOVT. OF INDIA

TANIA NAJ  
EMDAD ALI

02/12/1984

Permanent Account Number

AISPN4982C

  
SIGNATURE







आयकर विभाग

INCOME TAX DEPARTMENT

SUDIPTA SADHUKHAN

PRATAP SADHUKHAN

30/08/1975

Department Account Number

AREPS0229E

*Sudipta Sadhukhan*

Signature



भारत सरकार

GOVT. OF INDIA



30042015

*Sudipta Sadhukhan*

No	WB-1720170028275	Issue Dt.	07-12-2017
Name	RAJ KUMAR KOLEY		
S/D/W of	MADAN MOHAN KOLEY		
Blood Gr.	B+	D.O.B.	29-04-1982
Address	59/B MUKHERJEE PARA LANE SERAMPORE HOOGHLY		
			712201
Authorisation to drive the following vehicle class throughout India			
From	28-04-2032	Vehicle Class	MCWG
To		Issue Dt.	07-12-2017
Class			
Remarks			
Signature			
Authority			



I.D





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

GRN Details

GRN: 192021220105490461 Payment Mode: Online Payment  
GRN Date: 01/11/2021 12:37:08 Bank/Gateway: ICICI Bank  
BRN : 69496574 BRN Date: 01/11/2021 12:11:07  
Payment Status: Successful Payment Ref. No: 2002134686/1/2021  
[Query No/\*Query Year]

Depositor Details

Depositor's Name: Koushik Chatterjee  
Address: High Court, Calcutta  
Mobile: 9831097130  
Depositor Status: Advocate  
Query No: 2002134686  
Applicant's Name: Miss Priyanka Mukherjee  
Identification No: 2002134686/1/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002134686/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	15050
2	2002134686/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	14
			<b>Total</b>	<b>15064</b>

IN WORDS: FIFTEEN THOUSAND SIXTY FOUR ONLY.



Government of West Bengal  
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0601001186/2021	Date of Application	03/11/2021
Query No / Year	06012002134686/2021		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Miss Priyanka Mukherjee		
Stampduty Payable	Rs.20,050/-		
Registration Fees Payable	Rs.14/-		
Applicant Name of the Visit Commission	Mr Raj Kumar Koley		
Applicant Address	chinsurah		
Place of Commission	584 Kashimpur, Near Imambara Sadar Hospital Road, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101		
Expected Date and Time of Commission	03/11/2021 5:30 PM		
Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-		
Remarks			











Government of West Bengal

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













OFFICE OF THE D.S.R. - I HOOGHLY, District Name :Hooghly

Signature / LTI Sheet of Query No/Year 06012002134686/2021

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	Mrs Shalima Akhtar Village-Mollahpara, West Bauria,, City:- , P.O:- Chakkashi, P.S:-Bauria, District:-Howrah, West Bengal, India, PIN:- 711307	Land Lord		229B 	Shalima Akhtar 03.11.2021
2	Sabana Yasmin 584 Kashimpur, Near Imambara Sadar Hospital Road, City:- , P.O:- Chinsurah, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712101	Land Lord		 229A	Sabana yasmin 03.11.2021
3	Sofia Naz 584 Kashimpur, Near Imambara Sadar Hospital Road, City:- , P.O:- Chinsurah, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712101	Land Lord		 229C	Sofia Naz 03.11.2021

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

Name of the Executant	Category	Photo	Finger Print	Signature with date	
Ekbali Ali 584 Kashimpur, Near Imambara Sadar Hospital Road, City:- , P.O:- Chinsurah, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712101	Land Lord			 03.11.2021	
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Tania Naj Madrasapara, Chot.o Sujapur, City:- , P.O:- Choto Sujapur, P.S:- Kaliachak, District:- Malda, West Bengal, India, PIN:- 732206	Land Lord			 03.11.2021
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr Sudipta Sadhukhan 9/A, Ashutosh Laha Lane, City:- , P.O:- Rishra, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712248	Developer			 03/11/21
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Rajkumar Koley Son of Late Madan Mohan Koley 59/B, Mukherjee Para Lane, City:- , P.O:- Serampore, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201	Mrs Shalima Akhtar, Sabana Yasmin, Sofia Naz, Ekbali Ali, Tania Naj, Mr Sudipta Sadhukhan			 03/11/2021.

(Jayanti Mukhopadhyay)

DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. - I  
HOOGHLY  
Hooghly, West Bengal



## Major Information of the Deed

	I-0601-10483/2021	Date of Registration	09/11/2021
Year	0601-2002134686/2021	Office where deed is registered	
Date	21/10/2021 1:37:31 PM		0601-2002134686/2021
Applicant Name, Address Other Details	Priyanka Mukherjee Delta House Room No 3B Third Floor, 4 Govt. Place North, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9330973481, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction Agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 1,36,12,504/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,050/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGLY-CHINSURAH, Road: Prakash Das Main Road., Mouza: Hooghly, JI No: 19, Pin Code : 712103

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-3664 (RS :- )	LR-2792	Bastu	Viti	2 Katha 3 Chatak	1/-	25,59,376/-	Width of Approach Road: 30 Ft.,
L2	LR-3673 (RS :- )	LR-2793	Bastu	Bastu	2 Katha 3 Chatak	1/-	25,59,376/-	Width of Approach Road: 30 Ft.,
L3	LR-4699 (RS :- )	LR-398	Bastu	Bastu	2 Katha 3 Chatak	1/-	25,59,376/-	Width of Approach Road: 30 Ft.,
L4	LR-3664 (RS :- )	LR-402	Bastu	Bastu	2 Katha 3 Chatak	1/-	25,59,376/-	Width of Approach Road: 30 Ft.,
<b>TOTAL :</b>					14.4375Dec	4 /-	102,37,504 /-	
<b>Grand Total :</b>					14.4375Dec	4 /-	102,37,504 /-	

### 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	5000 Sq Ft.	1/-	33,75,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		5000 sq ft	1 /-	33,75,000 /-	



**Details :**

**Name,Address,Photo,Finger print and Signature**

1	<p><b>Shalima Akhtar</b>                  Wife of Late Mahatab Molla Viilage-Mollahpara, West Bauria,, City:- , P.O:- Chakkashi, P.S:-Bauria, District:- Howrah, West Bengal, India, PIN:- 711307 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: BFxxxxxx1A, Aadhaar No: 29xxxxxxx2620, Status :Individual, Executed by: Self, Date of Execution: 30/10/2021                  , Admitted by: Self, Date of Admission: 03/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/10/2021                  , Admitted by: Self, Date of Admission: 03/11/2021 ,Place : Pvt. Residence</p>
2	<p><b>Sabana Yasmin</b>                  Wife of Late Emdad Ali 584 Kashimpur, Near Imambara Sadar Hospital Road, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: Alxxxxxx9J, Aadhaar No: 43xxxxxxx2653, Status :Individual, Executed by: Self, Date of Execution: 30/10/2021                  , Admitted by: Self, Date of Admission: 03/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/10/2021                  , Admitted by: Self, Date of Admission: 03/11/2021 ,Place : Pvt. Residence</p>
3	<p><b>Sofia Naz</b>                  Son of Late Emdad Ali 584 Kashimpur, Near Imambara Sadar Hospital Road, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Sex: Male, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx7D, Aadhaar No: 78xxxxxxx2363, Status :Individual, Executed by: Self, Date of Execution: 30/10/2021                  , Admitted by: Self, Date of Admission: 03/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/10/2021                  , Admitted by: Self, Date of Admission: 03/11/2021 ,Place : Pvt. Residence</p>
4	<p><b>Ekbal Ali (Presentant )</b>                  Son of Shaukat Ali 584 Kashimpur, Near Imambara Sadar Hospital Road, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx4M, Aadhaar No: 77xxxxxxx4696, Status :Individual, Executed by: Self, Date of Execution: 30/10/2021                  , Admitted by: Self, Date of Admission: 03/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/10/2021                  , Admitted by: Self, Date of Admission: 03/11/2021 ,Place : Pvt. Residence</p>
5	<p><b>Tania Naj</b>                  Wife of Sharif Hossairr Madrasapara, Chot.o Sujapur, City:- , P.O:- Choto Sujapur, P.S:-Kaliachak, District:-Malda, West Bengal, India, PIN:- 732206 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: Alxxxxxx2C, Aadhaar No: 61xxxxxxx1552, Status :Individual, Executed by: Self, Date of Execution: 30/10/2021                  , Admitted by: Self, Date of Admission: 03/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/10/2021                  , Admitted by: Self, Date of Admission: 03/11/2021 ,Place : Pvt. Residence</p>

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Sudipta Sadhukhan</b>                  Son of Mr Pratap Sadhukhan 9/A, Ashutosh Laha Lane, City:- , P.O:- Rishra, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712248 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx9E, Aadhaar No: 68xxxxxxx2689, Status :Individual, Executed by: Self, Date of Execution: 30/10/2021                  , Admitted by: Self, Date of Admission: 03/11/2021 ,Place : Pvt. Residence</p>



Details :

Madan Mohan Koley  
 Madan Mohan Koley  
 Herjee Para Lane, City:- , P.O:-  
 P. S:-Serampur, District:-  
 West Bengal, India, PIN:-

Photo	Finger Print	Signature

Beneficiary Of Mrs Shalima Akhtar, Sabana Yasmin, Sofia Naz, Ekbal Ali, Tania Naj, Mr Sudipta Sadhukhan

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Shalima Akhtar	Mr Sudipta Sadhukhan-0.721875 Dec
2	Sabana Yasmin	Mr Sudipta Sadhukhan-0.721875 Dec
3	Sofia Naz	Mr Sudipta Sadhukhan-0.721875 Dec
4	Ekbal Ali	Mr Sudipta Sadhukhan-0.721875 Dec
5	Tania Naj	Mr Sudipta Sadhukhan-0.721875 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mrs Shalima Akhtar	Mr Sudipta Sadhukhan-0.721875 Dec
2	Sabana Yasmin	Mr Sudipta Sadhukhan-0.721875 Dec
3	Sofia Naz	Mr Sudipta Sadhukhan-0.721875 Dec
4	Ekbal Ali	Mr Sudipta Sadhukhan-0.721875 Dec
5	Tania Naj	Mr Sudipta Sadhukhan-0.721875 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mrs Shalima Akhtar	Mr Sudipta Sadhukhan-0.721875 Dec
2	Sabana Yasmin	Mr Sudipta Sadhukhan-0.721875 Dec
3	Sofia Naz	Mr Sudipta Sadhukhan-0.721875 Dec
4	Ekbal Ali	Mr Sudipta Sadhukhan-0.721875 Dec
5	Tania Naj	Mr Sudipta Sadhukhan-0.721875 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mrs Shalima Akhtar	Mr Sudipta Sadhukhan-0.721875 Dec
2	Sabana Yasmin	Mr Sudipta Sadhukhan-0.721875 Dec
3	Sofia Naz	Mr Sudipta Sadhukhan-0.721875 Dec
4	Ekbal Ali	Mr Sudipta Sadhukhan-0.721875 Dec
5	Tania Naj	Mr Sudipta Sadhukhan-0.721875 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Shalima Akhtar	Mr Sudipta Sadhukhan-1000.00000000 Sq Ft
2	Sabana Yasmin	Mr Sudipta Sadhukhan-1000.00000000 Sq Ft
3	Sofia Naz	Mr Sudipta Sadhukhan-1000.00000000 Sq Ft
4	Ekbal Ali	Mr Sudipta Sadhukhan-1000.00000000 Sq Ft
5	Tania Naj	Mr Sudipta Sadhukhan-1000.00000000 Sq Ft



## Details as per Land Record

Hoghly, P.S:- Chinsurah, Municipality: HOOGLY-CHINSURAH, Road: Prakash Das Main Road., Mouza:  
JI No: 19, Pin Code : 712103

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1 LR Plot No:- 3664, LR Khatian No:- 2792	Owner:সওকত আলী, Gurdian:দিনমহম্মদ মওল, Address:নিজ , Classification:ভিটি, Area:0.00700000 Acre,	Seller is not the recorded Owner as per Applicant.
L2 LR Plot No:- 3673, LR Khatian No:- 2793	Owner:সাকিনা খাতুন, Gurdian:সওকত আলি, Address:নিজ , Classification:বাস্ত, Area:0.03600000 Acre,	Seller is not the recorded Owner as per Applicant.
L3 LR Plot No:- 4699, LR Khatian No:- 398		Seller is not the recorded Owner as per Applicant.
L4 LR Plot No:- 3664, LR Khatian No:- 402		Seller is not the recorded Owner as per Applicant.

Stamp Duty  
required Stamp Duty payable for this document is Rs. 20,050/- and Stamp Duty paid by Stamp Rs 5,000/-,  
Rs 15,050/-  
Type: Impressed, Serial no 827, Amount: Rs.5,000/-, Date of Purchase: 22/10/2021, Vendor name: Ar  
Type: Court Fees, Amount: Rs.10/-  
of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
on 01/11/2021 12:38PM with Govt. Ref. No: 192021220105490461 on 01-11-2021, Amount Rs: 15,050/-,  
ICICI Bank ( ICIC0000006), Ref. No. 69496574 on 01-11-2021, Head of Account 0030-02-103-003-02

*Jayanti Mukhopadhyay*

**Jayanti Mukhopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I HOOGHLY**  
**Hooghly, West Bengal**

2021

**Admission of Execution (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**

Admitted for registration at 18:00 hrs on 03-11-2021, at the Private residence by Ekbal Ali, 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 12,504/-

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

Execution is admitted on 03/11/2021 by 1. Mrs Shalima Akhtar, Wife of Late Mahatab Molla, Viillage-Mollahpara, West Bauria., P.O: Chakkashi, Thana: Bauria, , Howrah, WEST BENGAL, India, PIN - 711307, by caste Muslim, by Profession House wife, 2. Sabana Yasmin, Wife of Late Emdad Ali, 584 Kashimpur, Near Imambara Sadar Hospital Road, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Muslim, by Profession House wife, 3. Sofia Naz, Son of Late Emdad Ali, 584 Kashimpur, Near Imambara Sadar Hospital Road, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Muslim, by Profession House wife, 4. Ekbal Ali, Son of Shaukat Ali, 584 Kashimpur, Near Imambara Sadar Hospital Road, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Muslim, by Profession Business, 5. Tania Naj, Wife of Sharif Hossairr, Madrasapara, Choto Sujapur, P.O: Choto Sujapur, Thana: Kaliachak, , Malda, WEST BENGAL, India, PIN - 732206, by caste Muslim, by Profession House wife, 6. Mr Sudipta Sadhukhan, Son of Mr Pratap Sadhukhan, 9/A, Ashutosh Laha Lane, P.O: Rishra, Thana: Rishra, , Hooghly, WEST BENGAL, India, PIN - 712248, by caste Hindu, by Profession Business

Indetified by Mr Rajkumar Koley, , Son of Late Madan Mohan Koley, 59/B, Mukherjee Para Lane, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Business

**Jayanti Mukhopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I HOOGHLY**  
**Hooghly, West Bengal**

**On 09-11-2021**

**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 (g) of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 46/- ( E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 14/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 01/11/2021 12:38PM with Govt. Ref. No: 192021220105490461 on 01-11-2021, Amount Rs: 14/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 69496574 on 01-11-2021, Head of Account 0030-03-104-001-16



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0601-2021, Page from 279793 to 279834  
being No 060110483 for the year 2021.



*Jayanti Mukhopadhyay*

Digitally signed by JAYANTI  
MUKHOPADHYAY  
Date: 2021.11.25 11:30:57 +05:30  
Reason: Digital Signing of Deed.

(Jayanti Mukhopadhyay) 2021/11/25 11:30:57 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I HOOGHLY  
West Bengal.

(This document is digitally signed.)