



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

11 2 NOV 2022

2. Neither the Owner's nor the Developer shall be liable for any Income Tax, Wealth tax or any other taxes in respect of each other's share and the Owners and Developer shall be liable to make payment of the same and keep each other indemnified against all actions suits proceedings costs charges and expenses in respect thereof.
3. The Developer, at the time of development, shall be entitled to construct go-down and put up sign boards and hoarding on the said land after execution of these present for the purpose of this Agreement and shall also be entitled to advertise in the daily newspapers, digital media and the like for sale of Units in the New Building at the time of the launch of the Project and thereafter.
4. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand and duly acknowledged or sent by pre-paid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer if Delivered by hand or sent by prepaid registered post to the last known address of the Developer or by e-mail communication as per their e-mail id's recorded for each of the parties and confirmed by them.
5. This agreement is required to be registered and the stamp duty and registration charges thereof shall be paid and borne by the Developer.
6. In case the Developer fails to complete the project within forty two months, as mentioned hereinabove, and delay the project further, in such case the Developer shall be liable to pay an amount of Rs.30,000/- (Rupees Thirty Thousand only) per month on lump sum basis to the Owners towards compensation, for such further delay, for maximum of six months. This amount shall not be treated as part of the Owners Revenue shares and will not fall under Article I clauses 18 and 19. However, in case Developer fails to complete the project in all respect even after the period of additional six months as mentioned above, in such circumstances the Owners shall have the option to get the balance work completed by any other developer and /or contractor of their choice, and the Developer shall be liable to make the payment for such work to be completed by the other developer and /or the contractor, without making liable to the Owners therefor.



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7. On or before any Deed of Conveyance is registered in favour of any intending Transferee and subject to the Developer observing, performing and discharging the obligations herein before written by the parties hereto, the Owners doth hereby authorize the Developer to make any further construction on the said roof of the newly constructed building at the cost, finance, resources of the Developer but subject to obtaining the sanction plan from KMC and it is agreed that the Sale Consideration of such additional construction shall also be shared between the parties in the same ratio. However, the ultimate roof of the New Building shall remain common to all the intending buyers of the Units.

8. It is agreed between the parties that the Developer shall be entitled to deduct / adjust three (3%) percent of the gross Sale value towards the sales and marketing expenses and /or brokerage, and thereafter the net Sale proceeds shall be shared between the Owners and Developer, as per the ratio mentioned herein above. It is clarified that the respective ratios of the parties have been agreed after taking this into account.

9. It is expressly agreed that no loan or advance shall be taken against the said land / property and no mortgage or charge shall be created over the 'Said Property' and the Owners shall not be required to deposit the title deeds.

10. Notwithstanding anything to the contrary contained in this Agreement or otherwise, it is expressly agreed that the Development Rights shall be subject to the terms and conditions of this Agreement and shall be exercised by the Developer accordingly. *

11. The Project shall be branded and marketed as a Noble Group Project, and name of the proposed building will be "AMAR NOBLE ESTATES".

12. Commencement of Construction - the Developer after getting sanctioned plan from KMC should immediately apply for Registration of the project under THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 and The WEST BENGAL REAL ESTATE (REGULATION AND DEVELOPMENT) RULES, 2021 and after getting the same, within one month and /or on getting the vacant possession from the tenants (shops) mentioned in Article XXI clause (2) whichever is later.



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12 NOV 2009

13. KMC Tax & Other Liabilities - the Owners shall be responsible and /or liable for KMC taxes, charges and all other outgoings in respect of the said property till the physical possession of the said property is handed over to the Developer by the Owners within ten (10) days of this JDA save and except the tenants (shops).
14. Title Documents - Owners expressed not to part with the original title documents in the Joint Escrow Account, but agrees to execute a registered undertaking in this regard. The Owners ensures to produce the original title documents, as and when required by the Developer for verification thereof, by the KMC and /or other authorities including the Bank and /or Financial Institution from whom the prospective purchasers may obtain housing loan.
15. In the event on demise of any of the Owners during the subsistence of this agreement, the legal heirs of such deceased person shall be bound to fulfill their obligation in terms of this agreement. The legal heirs of such deceased person shall also be bound to execute and register the POA in favour of the Developer for carrying on and completing the development work of the Said Property in terms of this agreement.

ARTICLE : XX - FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the content that the performance of the relative obligations prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during the duration of the "Force Majeure".
2. "Force Majeure" shall mean acts of God, flood, earthquake, riot, war, storm, tempest, civil commotion, strike, and epidemic and /or pandemic, any order of injunction that may be passed without any allegation or default or violation by the Developer.
3. The provisions of Force Majeure shall be applicable only if written notice of such Force Majeure event is given by the concerned party to the other party within 15 days of commencement of such Force Majeure event. If such notice is not given, then such event shall not be considered as a Force Majeure event.



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ARTICLE: XXI - SETTLEMENT OF TENANTS

1. Owners will be liable for settlement with Scottish Church College, occupying major part of the said property in terms of the amount to be paid to them if any.
2. Owners and Developer shall jointly be liable for the settlement with the other tenants (shops) in terms of area and /or amount to be paid to them on 50 - 50 basis. However, the Developer shall be responsible for negotiation with the tenants (shops) in the ground floor of the Said Property.

ARTICLE: XXII - ARBITRATION

THAT the parties shall endeavor to mutually solve any dispute, if at all arises between them. Both parties shall observe and perform all the terms and necessary conditions, agreements, covenants, and provisions. Either parties to ensure that they shall not do, omit or suffer to be done anything whereby rights of the parties are hindered, forfeited, or affected in any prejudicial manner. However, if after all efforts to solve issues mutually amongst the parties are not resolved then in that case all disputes and differences between the parties hereto regarding any construction or interpretation of any of the terms and conditions herein contained or determination of any liability or touching these presents the same shall be referred to arbitration under the Arbitration and Conciliation Act, 1996 or any statutory enactment or modification there under

THE FIRST SCHEDULE ABOVE REFERRED TO:

("Said Property")

ALL THAT the piece and parcel of land containing an area of about 7 Cottahs, 5 Chittaks and 10 Sq. ft. more or less, however, on physical measurement found to be seven (7) Cottahs, three (3) Chittaks and ten (10) Sq. ft. together with 2 storied building measuring 5000 sq.ft more or less in each floor, situated thereon being premises No. 94/1B Sri Aurobindo Sarani Kolkata- 700 006, within the limits of the Kolkata Municipal Corporation Ward No.17, being Assessee No. 11-017-49-0052-8 and butted and bounded by in the manner as follows that is to say:-

ON THE NORTH	:	By Sri Aurobindo Sarnai,
ON THE SOUTH	:	By the portion of 54, Hari Ghosh Street, Kolkata
ON THE EAST:		By the portion of 54, Hari Ghosh Street, Kolkata-700006 now renamed and renumbered as premises no 94/1C, Sri Aurobindo Sarani, Kolkata-700006
ON THE WEST	:	By the portion of 54, Hari Ghosh Street, Kolkata-700 006 now renamed and renumbered No. 94/1A, Sri Aurobindo Sarani, Kolkata-700006.



n

12/10/2013

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THE SECOND SCHEDULE ABOVE REFERRED TO

(TITLE)

1. That originally one Sri Amarendra Nath Dutt, son of Gopal Dutt, Birendra Nath Dutt son of Amarendra Nath Dutt and Sri. Tara Prosanna Dey son of Late Kali Prosanna Dey, jointly as settlers created a trust by executing an unregistered deed of Trust dated 1st July 1965 in the name of 'Gopal Dutt Seva Sadan'.

Accordingly said Sri Amarendra Nath Dutt, Birendra Nath Dutt and Tara Prosanna Dey were the Chairman, Honorary Secretary, and member respectively of the said Trust and it has been specifically provided in the said unregistered Trust Deed that the trustees shall have the power if they think fit to sale the movable and immovable property belong to the said Trust and moneys received there from shall be a part of the Trust. It is further been provided that the Trustees shall not be held liable for any loss of Trust property unless Trustees are found guilty of fraud or misappropriation. Further the Trustees were given the right and liabilities to grant leave or transfer the property of the Trust to any party or parties they consider proper and on such terms they will think right.

2. Subsequently, by a registered deed, dated 21st January, 1976, one Provat Sircar son of Nirmal Chandra Sircar as Vendor and Smt. Sudhansu Bala Sircar as Confirming Party and said Gopal Dutt Seva Sadan, a society/trust jointly with Smt. Chitra Dutt, wife of Amarendra Nath Dutt as purchasers, purchased all that piece and parcel of land measuring seven (7) Cottahs five (5) Chittaks and ten (10) sq. ft. together with partly two (2) and partly three (3) storied brick built building situated therein, being Municipal Premises No. 54, Hari Ghosh Street on valuable consideration and the said deed was duly registered before the Registrar of Assurance at Calcutta and recorded in Book No. I, Volume No. 52, Pages 113-124, Being No. 362 for the 1976.
3. Subsequently, the said Premises No. 54, Hari Ghosh Street was renumbered as premises no. 94/1B, Aurobindo Sarani, Kolkata - 700 006.
4. While seized and possessed of the said property jointly one of the Owners namely Smt. Chitra Dutt died after executing her last will and testament dated 22nd March, 2005, whereby she bequeath her right at Premises No. 54, Hari Ghosh Street, Kolkata - 700 006, to her two daughters namely Smt Papia Basu and Smt. Sofia Mitra, absolutely and forever and appointed her



1875

eldest daughter Smt. Monika Ghosh, wife of Sri. R L Ghosh and her youngest daughter Smt. Mohua Mitra, wife of Sri Pradip Mitra as joint executrix of her last will and testament.

5. The executrix named in the aforesaid WILL have duly obtained probate of the same from the Hon'ble High Court at Calcutta testamentary and intestate jurisdiction on 6th April 2005.
6. It also appears from the record that both the beneficiaries named in the said WILL jointly with Gopal Dutt Seva Sadan had duly mutated their names in the record of the KMC and the said property was re-numbered as premises no. 94/1B, Aurobindo Sarani, Kolkata - 700 006, Ward No. 17.
7. Accordingly, the said Smt. Papia Basu, Smt. Sofia Mitra and Gopal Dutt Seva Sadan are the present recorded joint owners in respect of the property and have marketable title thereof and are entitled to deal with the same as absolute joint owners.

THE THIRD SCHEDULE ABOVE REFERRED TO
(SPECIFICATION)

Building/Structures	: RCC frame structures as suggested by the Structural Engineer.
Anti Termite Treatment	A proper and in scientific manner anti termite treatment from foundation upto ground level.
Walls & Ceilings	: All walls, internal and external with good quality clay or AEC block, of 8", 5" and 3" as may be required and suggested by the Architect with cement plaster of requisite thickness. Ceiling and walls shall be provided with Putty or plaster of paris The exterior wall of the building shall be painted with good quality of weather proof paint.



1/2/2011

- Windows** : Aluminum window with glass panes as per the elevation, designed by the Architect.
- Doors & Frame** : a) Frame of season treated good quality wood, and factory made flush doors shutters inside the flat, with good quality hardware fittings and locks.
- b) Main gate of the flat / unit shall be of good quality designer panel door including the required hardware fittings.
- Kitchen** : Vitrified Tiles flooring and granite cooking table top with stainless steel sink etc. and dado upto 2'-6" with glazed tiles in the walls.
- Toilets** : Anti skid ceramic tiles in flooring and designer glazed tiles upto door height with number one quality UPVC/G.I. pipe for hot and cold water lines. All toilets will be provided with good quality CP and sanitary fittings of reputed brand.
- Flooring & Skirting** : Vitrified tiles in all other areas with 4" skirting all around
- Electricity** : Concealed copper wiring , with sufficient electrical points and sockets as may be required and suggested by the Architect including the TV, Cable, Intercom and Telephone points inside the flat/ unit and in the common area of the building.



0.12.1976

- Water Arrangement** : From underground reservoir tank by pump to overhead reservoirs for continuous water supply.
- Exterior Paint** : Weather proof exterior paint of reputed brand
- Roof Finish** : After proper water proofing treatment, the roof tiles shall be provided in the roof.
- Boundary wall & light** : The entire area of the Premises will be butted and bounded by boundary of 7 feet height, with plaster and water proof paint and also the designer main gate as may be suggested by the Architect
- Lift** : Lift of required capacity as may be suggested by the Architect, of reputed company like Otis, KONE, Shindler or equivalent.

(ANNEXURE 'A')

All the payments / Amounts to be received by the Developer from the Purchasers / Transferees, which will be not part of the gross revenue.

1. Deposit for Advance Maintenance Charges.
2. Deposit for Corpus Fund.
3. Charges for Extra Work, if any.
4. Charges for Extra Development (EDC).
5. GST on total Consideration Amount, Maintenance Charges, EDC etc.



12 MAY 1953

EDC:- EXTRA DEVELOPMENT CHARGES FOR

1. Electricity service line & common meter (except Individual meter).
2. Power Back up (D.G. set).
3. CCTV/EPBX.
4. Formation & Registration of Owners' Association.
5. Apportionment of KMC Taxes & Mutation.
6. Legal charges for Documentation.

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

SIGNED SEALED AND DELIVERED

By the OWNERS' in the presence of:-

1. Rajat (RAJAT SUBHRA GHOSH)
AK-178 SEC-II SALT LAKE KOL-91
2. Debjyoti (DEBJYOTI GHOSH)
116/2, MOTILAL GUPTA ROAD, KOL-8

SIGNED SEALED AND DELIVERED

By the DEVELOPER in the presence of:-

1. Rajit
2. Debjyoti

For GOPAL DUTT SEVA SADAN

Kalyan Mitra
President

Papia Basu.

Sohia Mitra

NOBLE ESTATES

Sumetta Kinjal Kalnani

Partner

Prepared by me

Bapi Das

Advocate

(Bapi Das)

Alipore Police Court, Kolkata-700027

Enrolment No.WB-613/2001



ADMINISTRATIVE REGISTRAR
CENTRE OF THE ADD

11 2 NOV 1983

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.1,50,00000/- (Rupees One Crore Fifty Lakhs only) as per details given below, from the Developer herein as refundable security deposit as per this agreement.

RTGS Transfer No.HDFCR5202111146680038, Rs. 75,00,000=00
Dated .11.11.2021 Rupees Seventy Five lakhs only.
on Punjab National Bank Account of Gopal Dutt Seva Sadan,

RTGS Transfer No.HDFCR5202111176681034 Rs. 37,50,000=00
Dated .11.11.2021 Rs. Thirty Seven Lakhs Fifty Thousand only.
on Bank of Baroda Account of Papia Basu

Transfer through cheque No.000006 Rs. 37,50,000=00
Dated .11.11.2021 Rs. Thirty Seven Lacs Fifty Thousand only.
On HDFC Bank Account of Sofia Mitra

For GOPAL DUTT SEVA SADAN

Kalyan Mitra
President

Witness :

1. *Rishi*

2. *J. Singh*

Papia Basu.












Sofia Mitra

OWNERS














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OF ASSURANCES-IV, KOLKATA

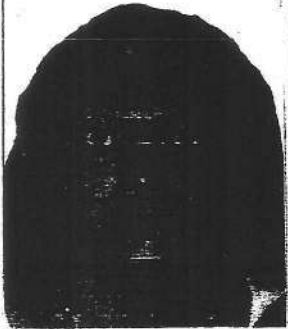










11 2 NOV 2021

		Thumb	First Finger	Middle Finger	Ring Finger	Little Finger
	LEFT HAND					
	RIGHT HAND					

NAME KALYAN MITRA
SIGNATURE Kalyan Mitra

		Thumb	First Finger	Middle Finger	Ring Finger	Little Finger
	LEFT HAND					
	RIGHT HAND					

NAME PAPIA BASU
SIGNATURE Papia Basu.

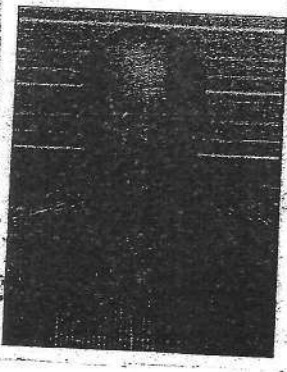










		Thumb	First Finger	Middle Finger	Ring Finger	Little Finger
	LEFT HAND					
	RIGHT HAND					

NAME SOFIA MITRA
SIGNATURE Sofia Mitra



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

12 NOV 2023

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature Summa Kunal Kalra.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

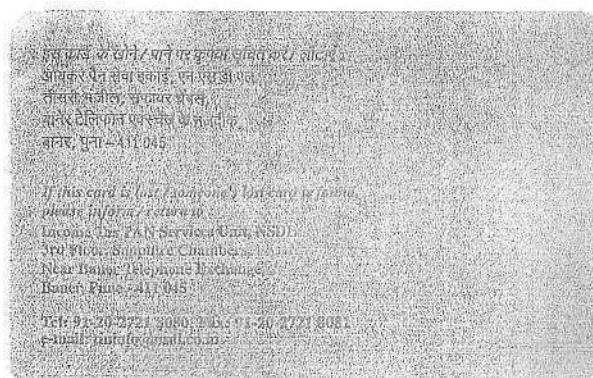
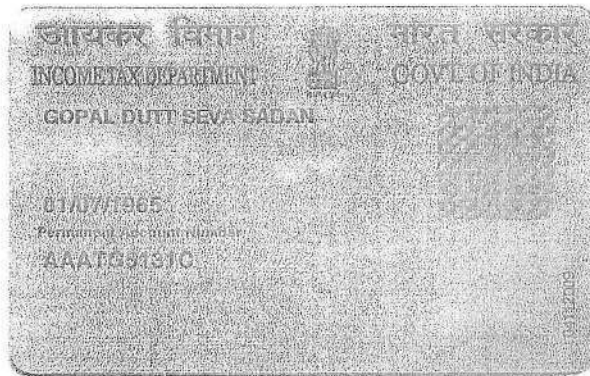
Name.....

Signature.....



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

11 2 NOV 2015



for **GOPAL DUTT SEVA SADAN**
Kalyan Mitra
President



भारत सरकार
GOVERNMENT OF INDIA



कल्याण मिट्टा
KALYAN MITTA
DOB: 04-12-1955
Gender: Male



2619 7882 8648

आधार - आम आदमी का अधिकार



निष्पक्षता का पहचान प्राधिकरण
INDEPENDENT AUTHORITY OF INDIA

S/O: निरंजन नाथ मुस्तफ़ी, सि 74
सॉल्टलेक, सेक्टर 1, कोलकाता 64,
बिधाननगर 3 (43), बिधाननगर सिटी ब्लॉक, नॉर्थ 24
पारगना, उत्तर 24 पारगना, पश्चिम बंगाल,
700064

Address:
S/o: Nirendra Nath Mustafi, Ba 74
Salt Lake, Sector 1, Kolkata 64,
Bidhannagar(m), Bidhannagar Cc
Block, North 24 Paraganas, North
24 Parganas, West Bengal, 700064



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Kalyan MITTA

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AFBPM6699D



नाम /NAME

KALYAN MITRA

पिता का नाम /FATHER'S NAME

NIRENDRA NATH MUSTAFI

जन्म तिथि /DATE OF BIRTH

04-12-1955

हस्ताक्षर /SIGNATURE

Kalyan Mitra

K. Mitra




आयकर आयुक्त, प.वं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिन जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संपुक्त आयकर आयुक्त(पञ्चमि एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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- 700 069.

Kalyan Mitra

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	APAPMD173N	
नाम / NAME	SOFIA MITRA	
पिता का नाम / FATHER'S NAME	AMARENDRA NATH DUTT	
जन्म तिथि / DATE OF BIRTH	26-09-1957	
हस्ताक्षर / SIGNATURE		
		आसपास, प.स.-II COMMISSIONER OF INCOME-TAX, W.B. - II

Sofia Mitra

इस कार्ड के खो / भिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / कवरा कर दें
सहायक आसपास आयुक्त,
फि.7,
चौरिंग्हेच स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Assistant Commissioner of Income-tax,
F-7,
Chowringhee Square,
Calcutta- 700 069.

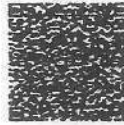
Sofia Mitra



भारत सरकार
GOVERNMENT OF INDIA



सोफिया मित्रा
Sofia Mitra
DOB: 26-09-1957
Gender: Female



3906 2958 4832

आधार - आम आदमी का अधिकार

Sofia Mitra



राष्ट्रीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

काद्ये/के कल्याण मित्र, नि 74, लैक सेक्टर
सेक्टर 1, बिदहानगर (प), बिदहानगर ब्लॉक
उप, उत्तर 24 पारगना, वेस्ट 24 पारगना, पश्चिम
बंग, 700064

Address:
W/o: Kalyan Mitra, Ba 74, Salt
Lake Sector 1, Bidhannagar (P),
Bidhannagar Cc Block, North 24
Paraganas, North 24 Parganas,
West Bengal, 700064



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1800 300 1947

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P.O. Box No. 1947,
Bengaluru-560 001

Sofia Mitra

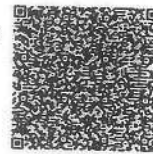
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAEEN9969C



NOBLEESTATES

15122018

Printed
Date: 15/12/2018
09:05:11



पश्चिम बंगाल सरकार



सुरेन्द्र कुमार करननी
Surendra Kumar Karnani
DOB: 23-03-1952
Gender: Male



6145 5777 9769

आधार - आम आदमी का अधिकार



आधार

पहचान प्राधिकरण

UNION OF INDIA

S/O: चाँद रतन करननी, 70 मेर्लिन
नॉर्थ स्टार, पी.सी घोष रोड, बनफुल
अबसाँ के पास, लेक शहर कोलकाता,
सीम्हि, सीम्हि, सीम्हि, नॉर्थ 24
परागनास, वेस्ट बंगाल, 700048

Address:
S/o: chand ratan karnani, 70
merlin north star, P.c ghosh road,
Near banaful abason, Lake town
kolkata, Sreebhumi, Sreebhumi,
Sreebhumi, North 24 parganas,
West bengal, 700048




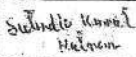


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P.O. Box No.1947,
Bengaluru-560 001

रथाई लेखा संख्या / PERMANENT ACCOUNT NUMBER	AJYPK1604M	
	नाम / NAME SURENDRA KUMAR KARNANI	
	पिता का नाम / FATHER'S NAME RATAN CHAND KARNANI	
	जन्म तिथि / DATE OF BIRTH 23-03-1952	
हस्ताक्षर / SIGNATURE		
	आयकर अधिकारी (कक्षा-आय) कोलकाता COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA	

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

PAPIA BASU
AMARENDRA NATH DUTT

31/09/1955

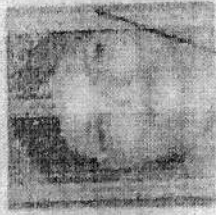
Permanent Account Number

ADCPB9921J

Papia Basu

Signature

Papia Basu





ভারত সরকার

Unique Identification Authority of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1215/80022/01612

To
Papia Basu
পাপিয়া বসু

15
HARI GHOSH STREET
Beadon Street
Beadon Street, Kolkata
West Bengal - 700006

13/05/2015



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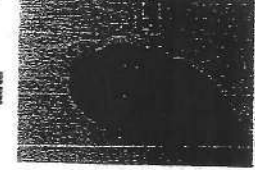


আপনার আধার সংখ্যা / Your Aadhaar No.:

8134 8031 0586

আধার - সাধারণ মানুষের অধিকার

Papia Basu.



পাপিয়া বসু
Papia Basu
পিতা : অমরেন্দ্র নাথ দত্ত
Father : Amarendra Nath Dutta

জন্মতারিখ / DOB: 31/08/1955
সংস্কার / Female



8134 8031 0586

আধার - সাধারণ মানুষের অধিকার



ভাৰতীয় নিৰ্বাচন কমিশ্বন
 পশ্চিম বঙ্গ
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

ENH6581660



নিৰ্বাচকের নাম : বপী ডাস

Elector's Name : Bapi Das

পিতার নাম : সুশীল ডাস

Father's Name : Sujoy Das

বাসিন্দা : ২০১/১

Address : 201/1

Date of Birth

২০/১১/৭১

নিৰ্বাচন এলাকা : ১০-৩৮
 কলকাতা পৌরসংস্থা
 পি. এম. কাসডা-৭০০০৩১

Address :
 P.M. KASDA GHOSTGARDEN ROAD, PG-10
 P.M. KASDA, KOLKATA-700031

Signature of the Elector

(Signature)

Major Information of the Deed

Deed No :	I-1904-14028/2021	Date of Registration	12/11/2021
Query No / Year	1904-2002304365/2021	Office where deed is registered	
Query Date	08/11/2021 10:14:01 AM	1904-2002304365/2021	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, 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 : 1,50,00,000/-]		
Set Forth value	Market Value		
	Rs. 5,69,32,559/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 1,50,025/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :







District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Aurobinda Sarani, , Premises No: 94/1B, , Ward No: 017 Pin Code : 700006

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 5 Chatak 10 Sq Ft		5,01,82,559/-	Property is on Road
Grand Total :				12.0885Dec	0 /-	501,82,559 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10000 Sq Ft.	0/-	67,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 5000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 5000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		10000 sq ft	0 /-	67,50,000 /-	



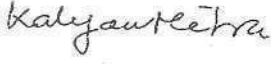


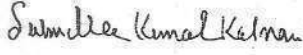
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Gopal Dutt Seva Sadan 50/1A, Hari Ghosh Street,, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
2	Name Mrs Papia Basu Wife of Mr Siddhartha Basu Executed by: Self, Date of Execution: 12/11/2021 , Admitted by: Self, Date of Admission: 12/11/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	12/11/2021	LTI 12/11/2021	12/11/2021	
	SISIR NILOY 3rd Floor 15, Hari Ghosh Street,, Flat No: 4A, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx1J, Aadhaar No: 81xxxxxxxx0586, Status :Individual, Executed by: Self, Date of Execution: 12/11/2021 , Admitted by: Self, Date of Admission: 12/11/2021 ,Place : Office			
3	Name Mrs Sofia Mitra Wife of Mr Kalyan Mitra Executed by: Self, Date of Execution: 12/11/2021 , Admitted by: Self, Date of Admission: 12/11/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	12/11/2021	LTI 12/11/2021	12/11/2021	
	Block BA - 74, Salt Lake City Bidhannagar CC Block, Sector - I, Flat No: 4A, City:- , P.O:- Bdhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx3N, Aadhaar No: 39xxxxxxxx4832, Status :Individual, Executed by: Self, Date of Execution: 12/11/2021 , Admitted by: Self, Date of Admission: 12/11/2021 ,Place : Office			



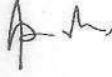
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	NOBLE ESTATES 5/3, Pankajini Chatterjee Road,, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: AAxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Kalyan Mitra Son of Late Nirendra Nath Mustafi Date of Execution - 12/11/2021, , Admitted by: Self, Date of Admission: 12/11/2021, Place of Admission of Execution: Office			
	Nov 12 2021 12:34PM	LTI 12/11/2021	12/11/2021	
Block BA - 74, Salt Lake City CC Block, Sector - I, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AFxxxxxx9D, Aadhaar No: 26xxxxxxxx8648 Status : Representative, Representative of : Gopal Dutt Seva Sadan (as PRESIDENT)				
2	Name	Photo	Finger Print	Signature
	Mr Surendra Kumar Karnani (Presentant) Son of Late Chand Ratan Karnani Date of Execution - 12/11/2021, , Admitted by: Self, Date of Admission: 12/11/2021, Place of Admission of Execution: Office			
	Nov 12 2021 12:35PM	LTI 12/11/2021	12/11/2021	
2C, Mahendra Road, 1st Floor, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx4M, Aadhaar No: 61xxxxxxxx9769 Status : Representative, Representative of : NOBLE ESTATES (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAPI DAS Son of Late SUNIL DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	12/11/2021	12/11/2021	12/11/2021
Identifier Of Mrs Papia Basu, Mrs Sofia Mitra, Mr Kalyan Mitra, Mr Surendra Kumar Karnani			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Gopal Dutt Seva Sadan	NOBLE ESTATES-4.02951 Dec
2	Mrs Papia Basu	NOBLE ESTATES-4.02951 Dec
3	Mrs Sofia Mitra	NOBLE ESTATES-4.02951 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Gopal Dutt Seva Sadan	NOBLE ESTATES-3333.33333300 Sq Ft
2	Mrs Papia Basu	NOBLE ESTATES-3333.33333300 Sq Ft
3	Mrs Sofia Mitra	NOBLE ESTATES-3333.33333300 Sq Ft

Endorsement For Deed Number : I - 190414028 / 2021

On 12-11-2021

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.

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

Presented for registration at 12:00 hrs on 12-11-2021, at the Office of the A.R.A. - IV KOLKATA by Mr Surendra Kumar Karnani ,.

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 5,69,32,559/-

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

Execution is admitted on 12/11/2021 by 1. Mrs Papia Basu, Wife of Mr Siddhartha Basu, SISIR NILOY 3rd Floor 15, Hari Ghosh Street,, Flat No: 4A, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 2. Mrs Sofia Mitra, Wife of Mr Kalyan Mitra, Block BA - 74, Salt Lake City Bidhannagar CC Block, Sector - I, Flat No: 4A, P.O: Bdhannagar, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife

Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-11-2021 by Mr Kalyan Mitra, PRESIDENT, Gopal Dutt Seva Sadan, 50/1A, Hari Ghosh Street,, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006

Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 12-11-2021 by Mr Surendra Kumar Karnani, PARTNER, NOBLE ESTATES (Partnership Firm), 5/3, Pankajini Chatterjee Road,, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,50,025/- (B = Rs 1,50,000/- ,E = Rs 21/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 4/-, by online = Rs 1,50,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2021 7:04PM with Govt. Ref. No: 192021220110842781 on 10-11-2021, Amount Rs: 1,50,021/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB10112021219085 on 10-11-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 57, Amount: Rs.100/-, Date of Purchase: 06/08/2018, Vendor name: H Mukherjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2021 7:04PM with Govt. Ref. No: 192021220110842781 on 10-11-2021, Amount Rs: 75,021/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB10112021219085 on 10-11-2021, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 690806 to 690860
being No 190414028 for the year 2021.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.11.30 12:04:33 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/11/30 12:04:33 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)