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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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18/12/20
Q-2/165/1255

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Additional District Sub-Registrar,
Garia South 24 Margana

10 DEC 2020

DEVELOPEMENT AGREEMENT


THIS AGREEMENT is made on the 10th day of **DECEMBER, 2020** (Two Thousand Twenty)
BETWEEN

26 NOV 2020

002268

SER. NO.
Name-S.C. MAZUMDER (ARMY)
ADD-ALIPURE POLICE COURT
KOLKATA-27

RS.


TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPURE POLICE COURT
KOLKATA-27



Identified by me — Additional District Sub-Registrar,
Garia South 24 Parganas

Dehobrata Mazumder,
S/O - late Santosh Kumar Mazumder,
159 Garia Station Road

Kad-84
Service

17 DEC 2020

(1) **SRI SASWATA BASU (PAN - AGIPB8925H)**, son of Late Samir Kumar Basu, by faith - Hindu, by occupation - Service, Citizen of India, of 'Nirjhar' 3G, Hind Road, P.O. - Santoshpur, P.S. - Survey Park, Kolkata - 700075, District - South 24 Parganas, (2) **SMT. SONALI BASU (PAN - AVJPB3150E)**, Wife of Sri Saswata Basu, by faith - Hindu, by occupation - Housewife, Citizen of India, of 'Nirjhar' 3G, Hind Road, P.O. - Santoshpur, P.S. - Survey Park, Kolkata - 700075, District - South 24 Parganas, (3) **SRI SOURAV PAUL (PAN - AIQPP3520Q)**, Son of Sri Prabir Kumar Paul, by faith - Hindu, by occupation - Service, Citizen of India, of 'Shobhantari' Balia, Madhyapara Model Town Road, P.O. - Garia, P.S. - Narendrapur (previously Sonarpur), Kolkata - 700084, District - South 24 Parganas, (4) **SMT. ROUKMA PAUL (PAN - BNFPP8426E)**, Wife of Sri Sourav Paul, by faith - Hindu, by occupation - Housewife, Citizen of India, of 'Shobhantari' Balia, Madhyapara Model Town Road, P.O. - Garia, P.S. - Narendrapur (previously Sonarpur), Kolkata - 700084, District - South 24 Parganas, (5) **SRI UMASADHAN MUDLY (PAN - AHSPM8551F)**, Son of Sri Mukti Sadhan Mudly, by faith - Hindu, by occupation - Service, Citizen of India, of 'Ashirbad', Panchaneer, Nabapally, P.O. - Dhalua, P.S. - Narendrapur (previously Sonarpur), Kolkata - 700152, District - South 24 Parganas, (6) **SMT. SRABANI MAHAPATRA (MUDLY) (PAN - ALXPM8679H)**, wife of Sri Umasadhan Mudly, by faith - Hindu, by occupation - Service, Citizen of India, of 'Ashirbad', Panchaneer, Nabapally, P.O. - Dhalua, P.S. - Narendrapur (previously Sonarpur), Kolkata - 700152, District - South 24 Parganas, (7) **SRI MOTAMARRI APPANNA VEERRAJU nee M.A.V. RAJU (PAN - ADEPR1711Q)**, Son of Late Motamarri Nagabhushanam, by faith - Hindu, by occupation - Service, Citizen of India, of 26-D, Durga Prasanna Paramhansa Road, P.O. - Naktala, P.S. - Netaji Nagar, Kolkata - 700047, District - South 24 Parganas, (8) **SRI ATANU ROY (PAN - AJKPR2120H)**, Son of Ajoy Kumar Roy, by faith - Hindu, by occupation - Service, Citizen of India, of Biva Apartment, Flat No. B, 3rd Floor, 364/20, Netaji Subhas Chandra Bose



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Road, P.O. – Naktala, P.S. – Netaji Nagar, Kolkata – 700047, District – South 24 Parganas, hereinafter collectively referred to as the **LANDOWNERS** (which term or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and/or assigns) of the **ONE PART** ;

AND

GANGULY HOME SEARCH PRIVATE LIMITED (PAN NO-AADCG2860J) a Company incorporated under the Companies Act, 1956, and having its registered Office at- 167, Garia Station Road, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084 herein referred to as the **DEVELOPER** (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors-in office, nominee or nominees and/or assigns) of the **OTHER PART** represented by its ^{Authorised Signatory} Director **SRI SANDIP PRAMANICK** (PAN NO- APCPP5996B) son of Sri Biswanath Pramanick, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- 14, Garia Place North, P.O.- Garia, P.S.- Narendrapur (Sonarpur), Kolkata- 700084;

WHEREAS the **LANDOWNERS** herein are now the lawful owners and seized and possessed of **ALL THAT** piece and parcel of Sali Land measuring an area of about **16 Katha 05 Chittak 24 Sq. Ft.** be the same a little more or less within District – South 24 Parganas, P.S. – Narendrapur (previously Sonarpur), ADSR – Garia (previously Sonarpur), DR - Alipore, R.S. No.11, District Collector's Touzi No. 109, Pargana- Medanmalla, Mouza – Panchpota, J.L. No. 42, within RS Dag No. 3, L.R. Dag No. 3, 3/649 under R.S. Khatian No. 421 and 435 present LR Khatian Nos. 4191, 4192, 4195, 4193, 4196, 4194, 3081, 3082, presently within Rajpur-Sonarpur Municipality, Holding No. 2271, 2571 Panchpota, Ward No. 3, PIN - 700152, together with all easement, quasi-easement right and appurtenance thereto, and the entire land is butted and bounded as

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follows together with all easement, quasi-easement right and appurtenance thereto, more fully and particularly described in the First Schedule hereunder written;

AND WHEREAS the out of Total land measuring 85 decimal within Dag No. 3 of Mouza – Panchpota a specific demarcated land measuring 42 decimal was recorded and finally published in the name of Saudamini Chakraborty and Bireshwar Chakraborty having equal share under Khatian No. 421 and a specific demarcated land measuring 43 decimal under Khatian No. 435 in the name of Debendra Nath Mondal, son of Ramdas Mondal as Rayat having all transferable share over the same;

AND WHEREAS the said Soudamini Chakraborty and Bireshwar Chakraborty while owning and possessing their said property against valuable consideration price by executing a Deed of Sale dated 26-07-1974 sold the same unto and in favour of Sri Kalyan Kumar Roy and the said Deed was registered in the office of the SR Baruipur and recorded in Book No. 1, Volume No. 46, Pages 227 to 321 being No. 3205 for the year 1974;

AND WHEREAS the after purchase, the said Kalyan Kumar Roy duly mutated his name in the BL& LRO and his name was duly recorded and finally published in respect of his said property under LR Khatian No. 59 of Mouza- Panchpota;

AND WHEREAS while possessing his said specific demarcated land, the said Kalyan Kumar Roy against valuable consideration price, by executing a Deed of Sale dated 29-12-2010 sold, transferred and conveyed specific demarcated land measuring 3 Katha unto and in favour of Rajat Panja and the said Deed was registered in the office of the SR Baruipur and recorded in Book No. 1, Volume No. 33, Pages 1473 to 1489 being No. 09662 for the year 2010;



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AND WHEREAS, the after purchase, the said Rajat Panja duly mutated his name in the Rajpur-Sonarpur Municipality and the property was distinguished as Holding No. 2271 Panchpota;

AND WHEREAS the said Kalyan Kumar Roy against valuable consideration price, by executing a Deed of Sale dated 29-12-2010 also sold, transferred and conveyed specific demarcated land measuring 8 Katha 8 Chittak unto and in favour of Sri Shyamal Halder and the said Deed was registered in the office of the SR Baruipur and recorded in Book No. 1, Volume No. 33, Pages 1490 to 1507 being No. 09663 for the year 2010;

AND WHEREAS, the after purchase, the said Sri Shyamal Halder duly mutated his name in the Rajpur-Sonarpur Municipality and the property was distinguished as Holding No. 2272 Panchpota ;

AND WHEREAS the said Rajat Panja and Sri Shyamal Halder while owning possessing their respective lands as aforesaid against valuable consideration price, by executing a Deed of Sale dated 17-07-2015 also sold, transferred and conveyed said specific demarcated land measuring 11 Katha 8 Chittak unto and in favour of Sri Bibhas Naskar and M/S Fashar Housing and Construction Pvt. Limited and the said Deed was registered in the office of the DSR-IV, South 24 Parganas and recorded in Book No. 1, Volume No. 1604-2015, Pages 40870 to 40896 being No. 05509 for the year 2015;

AND WHEREAS the said Sri Bibhas Naskar and M/S Fashar Housing and Construction Pvt. Limited while owning possessing the said specific demarcated plot of land measuring 11 Katha 8 Chittak, against valuable consideration price, by executing a Deed of Sale dated 04-11-2016 also sold, transferred and conveyed the same unto and in favour of Sri Saswata Basu, Smt. Sonali Basu, Sri Sourav Paul, Smt. Roukma Paul, Sri



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Umasadhan Mudly and Smt. Srabani Mahapatra (Mudly), the Landowner No. 1 to 6 herein and the said Deed was registered in the office of the DSR-IV, South 24 Parganas and recorded in Book No. 1, Volume No. 1604-2016, Pages 201037 to 201073 being No. 07360 for the year 2016.

AND WHEREAS, the said Sri Saswata Basu, Smt. Sonali Basu, Sri Sourav Paul, Smt. Roukma Paul, Sri Umasadhan Mudly and Smt. Srabani Mahapatra (Mudly), the Landowner No. 1 to 6 herein after purchasing the said land measuring 11 Katha 8 Chittak duly mutated their names in the Rajpur-Sonarpur Municipality as Holding No. 2271, Panchpota, Ward No. 3, but presently after widening and building the adjacent Road by the Government, the Landowner No. 1 to 6 herein are now actually possessing land measuring 8 Katha 3 Chittak 43 Sq.

AND WHEREAS the said Debendra Nath Mondal while owning and possessing his specific demarcated plot of land measuring 43 decimal out of total land measuring 83 decimal of Dag No. 3 recorded under R.S. Khatian No.435 of Mouza - Panchpota as aforesaid, died intestate leaving behind his one son Bijoy Kumar Mondal and one daughter Umasashi Mondal (Roy), they each got 22.5 decimal of land and for proper and better use and enjoyment separated their land mutually by metes and bounds and said Umasashi Mondal (Roy) got a specific demarcated plot of land measuring 21.25 decimal and while possessing the same died intestate leaving behind four sons namely Sri Aurabinda Roy Sarkar, Barindra Kumar Roy, Barid Baran Roy Sarkar and amalendu Sarkar and four daughters Smt. Ashalata Mondal w/o Chittaranjan Mondal, Smt. Latika Naskar w/o Sri Anil Naskar, Smt. Tripti Rani Biswas, w/o Lt. Bhabendra Nath Biswas and Smt. Bimala Hazra w/o, Amulya Hazra as her only legal heirs and successors who inherited the said 21.25 decimal of land;

AND WHEREAS, the said Amalendu Roy Sarkar, while possessing his share in the said 21.25 decimal of land died intestate leaving behind his



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wife Smt. Maitri Roy Sarkar and one son Biplab Roy and meanwhile said Biplan Roy also died leaving behind his wife Smt. Ashima Roy Sarkar as his legal heirs and thus said Maitri Roy Sarkar and Ashima Roy Sarkar got the share of said Amalendu Roy Sarkar since deceased.

AND WHEREAS, the said Bimala Hazra while owning and possessing her share in the said 22.25 decimal of land, died intestate leaving behind his five sons Parimal Hazra, Pijush Kanti Hazra, Sisir Kanti Hazra, Ramprasad Hazra, Kishalay Hazra and 3 daughters Alta Mondal, Abha Halder and Saiba Naskar who inherited the share of said Bimala Hazra, since deceased.

AND WHEREAS, the said Sri Aurabinda Roy Sarkar, Barindra Kumar Roy, Barid Baran Roy Sarkar, legal heirs of Amalendu Sarkar, since deceased namely Moitri Roy Sarkar, Ashima Roy Sarkar, Smt. Ashalata Mondal w/o Chittaranjan Mondal, Smt. Latika Naskar w/o Sri Anil Naskar, Smt. Tripti Rani Biswas, w/o Lt. Bhabendra Nath Biswas and sons Smt. Bimala Hazra w/o Lt. Amulya Hazra, since deceased namely Parimal Hazra, Pijush Kanti Hazra, Sisir Kanti Hazra, Ramprasad Hazra, Kishalay Hazra jointly against valuable consideration price, by executing a Deed of Sale dated 25-01-2012 sold, transferred and conveyed specific demarcated land measuring 09 Katha 12 Chittak out of 22.25 decimal of land out of Total 85 decimal of land of RS Dag No. 3 of Mouza – Panchpota, unto and in favour of Sri Tapas Ganguly, Smt. Gopa Ganguly and Sri Nitya Ghosh and the said Deed was registered in the office of the ADSR-Sonarpur, and recorded in Book No. 1, CD Volume No. 3, Pages 1176 to 1197 being No. 00915 for the year 2012 ;

AND WHEREAS the said Sri Tapas Ganguly, Smt. Gopa Ganguly and Sri Nitya Ghosh while owning possessing the said specific demarcated plot of land measuring 09 Katha 12 Chittak, duly mutated their names in the BL&LRO and their names were recorded and finally publishes under LR



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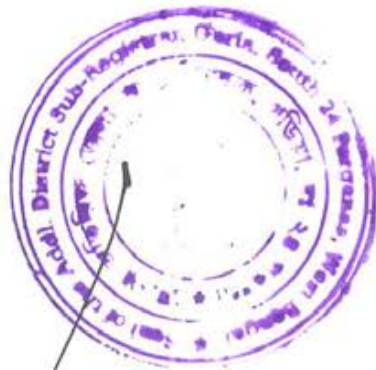
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Khatian No. 2814, 2815 and 2816 and then due to their need of money, against valuable consideration price, by executing a Deed of Sale dated 07-09-2013 also sold, transferred and conveyed the same unto and in favour of Sri Motamarri Appanna Veerraju nee M.A.V. Raju Son of Late Motamarri Nagabhushanam, and Sri Atanu Roy, Son of Ajoy Kumar Roy the Landowner No. 7 and 8 herein and the said Deed was registered in the office of the ARA-I Kolkata, and recorded in Book No. 1, CD Volume No. 17, Pages 94 to 118 being No. 08687 for the year 2013 ; It may be mentioned here that to effect the demarcation and extinguishing their right over the said demarcated land measuring 9 Katha 12 Chittak, the daughters of said Bimala Hazra, since deceased also joined in the said Deed as necessary party.

AND WHEREAS, the said Motamarri Appanna Veerraju nee M.A.V. Raju Son of Late Motamarri Nagabhushanam, and Sri Atanu Roy, Son of Ajoy Kumar Roy after purchasing the said land measuring 9 Katha 12 Chittak duly mutated their names in the Rajpur-Sonarpur Municipality as Holding No. 2571, Panchpota, Ward No. 3, but presently after widening and building the adjacent Road by the Government, the Landowner No. 7 and 8 herein are now actually possessing land measuring 8 Katha 1 Chittak 26 Sq. ft.

AND WHEREAS, thus the Landowners herein became the absolute owners, title holders and are possessing the said land more fully described in the First Schedule below;

AND WHEREAS, the Landowners being desirous of construction of new multi-storied building on the said premises have approached the Developer herein and the Developer has agreed to develop the said First Schedule premises on the following terms and conditions as stated hereinafter;



National District Survey Office
Ghana South 24 Region

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NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

ARTICLE - I - DEFINITION

In this Development Agreement unless it is contrary or repugnant to the context the following words shall have the following meaning:-

- 1.1 **LANDOWNERS** : shall mean (1) **SRI SASWATA BASU**, son of Late Samir Kumar Basu, of 'Nirjhar' 3G, Hind Road, P.O. - Santoshpur, P.S. - Survey Park, Kolkata - 700075, District - South 24 Parganas, (2) **SMT. SONALI BASU**, Wife of Sri Saswata Basu, of 'Nirjhar' 3G, Hind Road, P.O. - Santoshpur, P.S. - Survey Park, Kolkata - 700075, District - South 24 Parganas, (3) **SRI SOURAV PAUL**, Son of Sri Prabir Kumar Paul, of 'Shobhantari' Balia, Madhyapara Model Town Road, P.O. - Garia, P.S. - Narendrapur (previously Sonarpur), Kolkata - 700084, District - South 24 Parganas, (4) **SMT. ROUKMA PAUL**, Wife of Sri Sourav Paul, of 'Shobhantari' Balia, Madhyapara Model Town Road, P.O. - Garia, P.S. - Narendrapur (previously Sonarpur), Kolkata - 700084, District - South 24 Parganas, (5) **SRI UMASADHAN MUDLY**, Son of Mukti Sadhan Mudly, of 'Ashirbad', Panchaneer, Nabapally, P.O. - Dhalua, P.S. - Narendrapur (previously Sonarpur), Kolkata - 700152, District - South 24 Parganas, (6) **SMT. SRABANI MAHAPATRA (MUDLY)**, wife of Sri Umasadhan Mudly, of 'Ashirbad', Panchaneer, Nabapally, P.O. - Dhalua, P.S. - Narendrapur (previously Sonarpur), Kolkata - 700152, District - South 24 Parganas, (7) **SRI MOTAMARRI APPANNA VEERRAJU nee M.A.V. RAJU**, Son of Late Motamarri Nagabhushanam, of 26-D, Durga Prasanna Paramhansa Road, P.O. - Naktala, P.S. - Netaji Nagar, Kolkata - 700047, District - South 24 Parganas, (8)



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SRI ATANU ROY, Son of Ajoy Kumar Roy, of Biva Apartment, Flat No.B, 3rd Floor, 364/20, Netaji Subhas Chandra Bose Road, P.O. – Naktala, P.S. – Netaji Nagar, Kolkata – 700047, District – South 24 Parganas ;

1.2 **DEVELOPER**: shall mean **GANGULY HOME SEARCH PRIVATE LIMITED** (PAN NO-AADCG2860J) a Company incorporated under the Companies Act, 1956, and having its registered Office at- 167, Garia Station Road, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084 and represented by its ^{Authorised Signatory} ~~Director~~ **SRI SANDIP PRAMANICK** (PAN NO-APCPP5996B) son of Sri Biswanath Pramanick, residing at- 14, Garia Place North, P.O.- Garia, P.S.- Narendrapur (Sonarpur), Kolkata- 700084;

1.3 **SAID LAND**: shall mean **ALL THAT** piece and parcel of Sali Land measuring an area of about **16 Katha 05 Chittak 24 Sq. Ft.** be the same a little more or less within District – South 24 Parganas, P.S. – Narendrapur (previously Sonarpur), ADSR – Garia (previously Sonarpur), DR - Alipore, R.S. No.11, District Collector's Touzi No. 109, Pargana- Medanmalla, Mouza – Panchpota, J.L. No. 42, within RS Dag No. 3, L.R. Dag No. 3, 3/649 under R.S. Khatian No. 421 and 435 present LR Khatian Nos. 4191, 4192, 4195, 4193, 4196, 4194, 3081, 3082, presently within Rajpur-Sonarpur Municipality, Holding No. 2271, 2571 Panchpota, Ward No. 3, PIN - 700152, together with all easement, quasi-easement right and appurtenance thereto more particularly described in the **FIRST SCHEDULE** hereunder written.

1.4 **NEW BUILDING** : shall mean the new building or buildings to be constructed on the said Land with the maximum floor area Ratio (FAR) available or permissible under the Building Rules and Regulations and for the time being prevailing as per the

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plan to be sanctioned by the Municipality/other competent authority.

- 1.5 **UNIT/FLATS** : shall mean the constructed area and/or spaces in the building or buildings intended to be built and/or constructed area capable of being occupied and enjoyed independently at the building or buildings to be constructed at the said plot of Land.
- 1.6 **BUILT-UP AREA** : shall mean the total covered area of flat including proportionate share of corridors, staircases lobby, and lift lobby, caretaker room of the New Building or Buildings to be constructed at the said premises.
- 1.7 **SUPER BUILT-UP AREA** : shall mean the total constructed area which will include corridors, staircases, passage gateway, walls, water tanks, lobby reservoirs, pump room, meter room, caretaker room together with the walls and such other areas used for accommodating common services to the New Building or buildings to be constructed at the said plot of Land.
- 1.8 **THE PLAN**: shall mean and include the plan or plans, revised plans, elevations, designs, drawings and specifications of the New Building or buildings as shall be sanctioned by the Municipality/other competent authority in accordance with law.
- 1.9 **LANDOWNERS' ALLOCATION** : shall mean **36% of the Built up area in Flats and Car parking space proportionately (one Car parking Space for each Flat)** in the proposed building as per the building plan or plans to be sanctioned by the authority for the proposed construction at the said



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Schedule-A/ First Schedule Plot of Land together with the undivided proportionate share of land and roof and the common facilities to be allocated to the Landowners which shall absolutely belong to the Developer and the Landowners jointly in proportion to their allocations. AND a sum of **Rs. 8,00,000/- (Eight Lac)** which is paid today as per **MEMO** herein below, which shall be interest free refundable security deposit at the time of fixing their allocation specifically by executing a Separate Specified Agreement after obtaining Sanction Plan according to payment made to them. The afore-stated Landowners' allocations have been morefully and particularly described in the **SECOND SCHEDULE** hereunder written.

- 1.10 **DEVELOPER'S ALLOCATION**: shall mean and include the **remaining** built up area inclusive of flats, and car parking spaces as per the Building sanctioned Plan for the new building or buildings together with the undivided proportionate share of land and roof and the common facilities which shall absolutely belong to the Developer after providing for the Landowner Allocation to the Landowner as aforesaid under this Development Agreement which is morefully and particularly described in the **THIRD SCHEDULE** hereunder written.
- 1.11 **COMMON EASEMENT** shall mean the easements and quasi easements rights privileges space for the reasonable enjoyment and occupation of such units and shall also include the reciprocal easement quasi easements, obligations and duties of like nature of the other units in the said building in or upon such unit or on part thereof, morefully and



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particularly described in the **FIFTH SCHEDULE** hereunder written. Common areas and facilities to be provided at the said premises shall be used and enjoyed by the Landowners and Developer jointly.

- 1.12 **COMMON EXPENSES** shall mean the proportionate share of the costs, charges and expenses for working maintenances, upkeepment, repairs and replacement of the common amenities, common easement common conveniences including the proportionate share of the KMC Tax, property tax and other statutory taxes and impositions levied in relation to or connected with the said building, after delivering possession of owners' allocation to the owners and the said premises and land so long separate apportionment is not made in respect of the respective buyer, and/or occupier morefully and particularly described in the **SIXTH SCHEDULE** hereunder written.
- 1.13 **CUSTODIAN:** That before Sanction the Building Plan, all the documents regarding title of the Landowner's shall be in custody of the Land Owner's but upon 24 hours Notice by the Developer the Landowner shall produce or hand over the same to the Developer against proper receipts for specific period BUT after obtaining the sanction of building Plan from the Municipality, the Landowners shall hand over all their original title Deeds, Documents, Tax receipts and other papers to the Second Part herein against valid receipts thereof. The Developer shall be the custodian of all the documents in connection of the said building project. And the Developer after completion of the building and upon formation of proper Flat Owner's association in respect of the said project shall handover the Documents to the Association against valid receipt.



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- 1.14 **TAX LIABILITIES:** The Landowners shall be liable to pay the tax to Rents to the Government, Tax to the Panchayet & other statutory tax liability in respect of the flats and car parking spaces under Landowner Allocation from the date of receiving possession of Landowners' allocation as per terms of this deed. The Landowners shall also be liable to pay the GST or any other applicable taxes in respect of their allocation under this agreement.
- 1.15 **TRANSFEEE** – shall mean a person, persons firm limited company, Association of persons to whom any space and/or unit in the building to be constructed at the said plot of Land has been transferred.
- 1.16 Words importing masculine gender shall include feminine and neuter gender and vice versa.

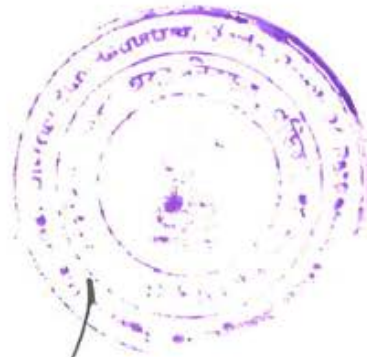
ARTICLE – II – COMMENCEMENT

THIS AGREEMENT shall be deemed to have been commenced on and with effect from the date of its execution.

ARTICLE – III

LANDOWNER'S REPRESENTATIONS AND OBLIGATIONS

- 3.1 The Landowners are lawful owners and are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the entirety of the said plot of Land morefully particularly described in the **FIRST SCHEDULE** hereunder written.
- 3.2 Except the Landowners and their respective legal heirs and successors, no other person or persons shall have any claim or interest and/or demand over and in respect of the said plot of Land and/or any portion thereof.



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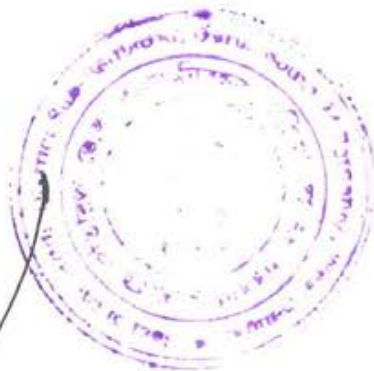
- 3.3 The Landowners are fully competent to enter into this Development Agreement.
- 3.4 The said plot of Land is free from all encumbrances, charges, liens, lispendences, attachment, trusts, acquisition, requisitions whatsoever or howsoever.
- 3.5 There is no Temple, Mosque, debottor or burial ground on the said plot of Land.
- 3.6 The Landowners will execute a registered General Power of Attorney in favour of the Developer for the purpose of obtaining necessary permission and/sanction from different authorities in connection with the development of the said First Schedule Land, and also for pursuing up the matter with the Municipality /other competent or statutory authorities.
- 3.7 The Landowners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the new building or buildings at the said First Schedule premises by the Developer, but the Landowners shall have the right to supervise the construction of the new building or buildings at the said plot of Land personally.
- 3.8 The Landowners hereby agree and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the Developer's Allocation in the new building or buildings at the said plot of Land subject to the delivery of the undisputed possession of the Landowner's allocation to the Landowner by the Developer's within specified period.



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- 3.9 The Landowners hereby agree and covenant with the Developer to pay proportionate rents, rates, taxes, on and from the date of delivery of the possession of the Landowners' allocation to the Landowners by the Developer.
- 3.10 The Landowners shall cause to be joined such as Vendor as may be required by the Developer in the Agreements and/or Sale Deeds that may be executed for sale and transfer of the Developer's Allocation in favour of the intending purchasers, for the transfer of undivided proportionate share in the land only.
- 3.11 The Landowners shall actively render at all times all co-operation and assistance to the Developer in construction and completion of the proposed building and for effectuating the sale and/or transfer envisaged hereunder.
- 3.12 Upon the Developer's constructing and delivering possession to the Landowner of the Landowner's allocation, the Landowner shall hold the same on the terms and conditions and restrictions as regard the user and maintenance of the buildings as the other flats purchasers of the buildings.
- 3.13 The Landowners will pay at the time of delivery of possession a one-time charge of Rs. 1,25,000/- (Rupees One Lac Twenty Five thousand) only per flat in respect of their allocated total Flats (except two numbers of Flats), to the Developer towards reimbursement of cost for installations of generators, common electric meter, transformer, individual electric meter etc.
- 3.14 That this Agreement purely be the Joint Venture Agreement by and between the Land Owner's and the Developer, the Landowner shall be solely liable, responsible and answerable if any deficiency found



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Baria South 24 Bargarh

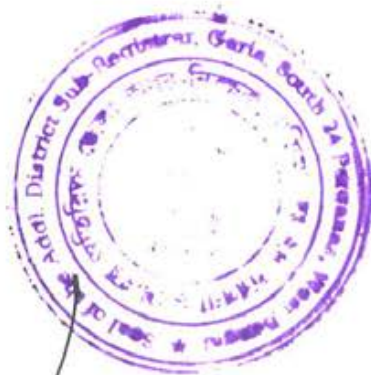
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in their title, deeds and documents and the Developer in no manner shall be answerable or liable for the same. In case any defect in the title/ownership is found at any stage during currency of this agreement impugning the development of the project, the land owners shall rectify and remove such defect at their own cost.

ARTICLE- IV

DEVELOPER'S REPRESENTATIONS AND OBLIGATIONS

- 4.1 After obtaining sanction the Developer and the Landowners shall demarcate their respective portion on the photocopy of the said approved plan to be signed by both the parties which will be treated as part of this agreement.
- 4.2 That the Developer within 18 months from this day shall obtain the building Sanction Plan from the Municipality/authority concern **otherwise this Agreement and connected Power shall become null and void.**
- 4.3 That the Developer shall complete the construction of the said building/s and deliver the owners' allocation as mentioned in the Second Schedule herein to the Land owners, **within 40 months from the date of obtaining building sanction Plan,** subject to force-majeure clause mentioned herein below.
- 4.4 That subject to force majeure clause, if the Developer fails to complete the building or fails to handover possession of the owner's allocation to the Landowners within the stipulated period as aforesaid, the Developer shall pay a sum of Rs. 10000/- p.m. in total to the Landowners as compensations.
- 4.5 The Developer shall prepare plan of the Multi-storied building and get it sanctioned and shall construct, erect and complete

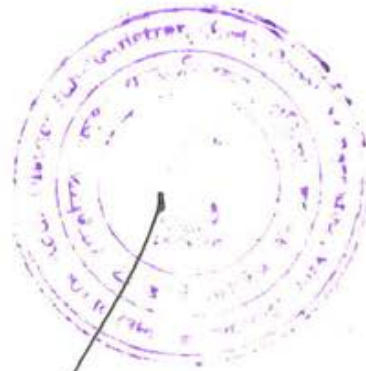


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the Landowners' allocation in the building at first, with all common facilities, amenities on the project in accordance with the sanctioned plan with good and standard materials as specified in Fourth Schedule, at its own cost within 40 (Forty) months from the date of sanction plan of the said land. Unless prevented by force majeure as defined in Article XIII. However the period of construction may be extended by mutual consent of the parties.

- 4.6 The Developer shall get the remaining portion of the built-up area of the proposed building constructed in accordance with Sanctioned Plan.
- 4.7 Subject as aforesaid, the common portion of the said New Building or buildings and including the roof as described in Seventh Schedule shall jointly belong to the Developer and the Landowner in proportion to their sharing ratios.
- 4.8 Upon finalisation of the Building Plan for construction of the New building or buildings at the said plot of Land, the Landowners and Developer will choose flats, to comprise in the Landowner's allocation as stated hereinabove which shall be as per the **SECOND SCHEDULE** hereunder written and the balance of the constructed area shall belong to the share of the Developer in consideration of its having constructed the said new Building at the said plot of Land at his own costs and expenses in respect of the First Schedule premises.
- 4.9 The Developer shall on completion of the New Building or buildings put the Landowner in undisputed possession of the Land Owner's allocation together with all rights in common in the portions and common amenities and facilities along with



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all easement and quasi easements rights within 48 months from sanction plan and starting of construction work on the First Schedule plot of Land.

- 4.10 The Developer hereby agrees and covenants with the Landowner to complete the construction delivery of the possession of the Landowners allocation to the Landowner of the new building at the said First Schedule plot of Land in terms of the sanction plan within a period of 48 months from the date of sanction plan in respect of the said land. Time is the essence of this contract.
- 4.11 The Developer hereby agrees and covenants with the Landowner not to violate or contravene any of the provisions of Rules applicable for construction of the new building or buildings at the said plot of Land.
- 4.12 The Developer hereby agrees and covenants with the Landowner that Developer shall bear and pay all rents and statutory rates, taxes and outgoing in respect of the said plot of Land without any objection from the date of handover of possession of project land till completion of construction.
- 4.13 That the Developer will be solely liable for the construction of the building and for any deficiency in construction of building, the Developer only shall be liable, responsible and answerable.

ARTICLE -V

(PROJECT AND PROJECT DEVELOPMENT)

- 5.1 The Landowners hereby grant subject to what have herein been provided, an exclusive right to the Developer to build upon and to commercially exploit the said plot of Land and



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construct the New Building or buildings on the said plot of Land in accordance with the Building plan or plans to be sanctioned by the Municipality /other competent or statutory authorities.

- 5.2 The Developer shall at its own costs, construct, erect and complete the entire building or buildings in all respect at the said plot of Land in accordance with the Building Plan with good and standard quality materials as may be specified by the Architects from time to time.
- 5.3 All application, Building plans and others papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the Landowner and submitted by the Developer on behalf of the Landowner at Developer's own costs and expenses for sanction of the Building plan. All costs, charges and expenses required to be paid or deposited for submission of such plan or plans to the Rajpur Sonarpur Municipality and other authorities shall be borne and met by the Developer **PROVIDED HOWEVER** that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer in connection therewith.
- 5.4 The Developer shall have right to enter into an agreement with any third party for construction of the new building if he desired for that and in that case the Landlord shall not put any objection in future.



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- 5.5 The Developer shall have the right to display Signboard on the land inviting the intending or prospective buyers of flats.
- 5.6 The Developer shall have right to purchase or enter into development agreement with the owners of another plot of Lands which is adjacent with this plot of Land mentioned in the first schedule herein under and the Developer shall have right to amalgamate this plot of Land with the other plots of Land which the Developer would purchase in future.
- 5.7 The Landowners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said new building or buildings at the said plot of Land and for this purpose the Landowners keep the Developer saved, harmless and indemnified so long the interest of the landowners are protected.
- 5.8 The Developer shall construct the said Multi storied building in accordance with Sanctioned plan and terms of the agreement. The Landowners if desire in respect of their flats any change, addition, alteration and renovation may get it done on payment of cost for this purpose, provided such change is not legally barred by the competent authority, which may demanded by the Developer. The cost incurred or to be incurred in such change shall be given in cash to the Developer by the Landowners either in advance or after completion of such work as settled by the parties.
- 5.9 The Landowners and the Developer shall have proportionate right, title and interest in the land, constructions and amenities proportionate to their respective allocation in the premises whereon the said Multi-storied building stands.



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- 5.10 All owners of the building shall enjoy common area, services and amenities. They shall form Owners' association for maintenance and cost of maintenance will be borne by the flat owners proportionately. This provision shall be included in the Deed of Sale of the Purchasers of the flat.
- 5.11 That the common rights and facilities available in the project are enjoyable by the Landowners, Developer and Purchasers of the flats. None will be entitled to sell common rights and facilities.
- 5.12 The Developer shall build a new building or buildings together with all rights in common in the common portions and common amenities and facilities which are more fully described in the **SEVENTH SCHEDULE** hereunder written. The Developer shall upon completion of the new building or buildings put the Landowner in undisputed possession of the Landowner's useable Allocation together with all rights in common facilities as stated herein, positively within the time specified above. Time is the essence of contract.

ARTICLE -VI-TITLE DEEDS

- 6.1 That after obtaining the sanction Plan from the Municipality/Concern authority within 7days upon written notice, the Landowners shall deliver to the Developer all the original documents of title in their possession relating to the said plot of Land which the Developer shall be entitled to use until all acts, deeds and things hereunder are done by the Developer and after obtaining the CC and after formation of the Association of the flat/unit holder's the Developer shall handover the original deeds and documents in respect of the said project to the Association.



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- 6.2 The Developer shall be entitled to mortgage the project land and execute necessary documents in this regard on behalf of the landowners in favour of any bank/financial institute/NBFC to secure the project finance to be obtained by the developer for development of this project land only. However, the repayment of any such loan shall be the sole responsibility of the developer and the landowners shall not be liable for such repayment of loan by the developer in any manner whatsoever.

ARTICLE -VII-CONSIDERATION

- 7.1 That the landowners in lieu of their title to the said plot are entitled to commercially exploit their allocations in the said premises, similarly in lieu of the construction made by the Developer at its own cost, the Developer also entitled to commercially exploit their allocations in the said premises.

ARTICLE -VIII COMMON FACILITIES

- 8.1 The Developer shall pay and bear all the dues of municipal taxes, water taxes in respect of the said plot of Land from the date of execution of the Development Agreement till the date of the delivery of possession of the Landowners' Allocation as stated herein in the new building and thereafter the Developer and/or its nominee or transferees shall bear such taxes, fees etc. in respect of the Developer's Allocation only.
- 8.2 As soon as the new building is completed the Developer shall give notice to the Landowners requiring the Landowners to take possession of their Allocations in the building and then after 15 (fifteen) days from the date of service of such a notice and at all times thereafter, the Landowner shall be exclusively responsible for payment of all rents and other taxes from the



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date of delivery of possession of the said Landowner's allocation, payable in respect of the said Landowners' allocation by the Landowner.

- 8.3 As and from the date of service of notice of possession of the Landowners' allocation in the New building, the Landowner shall also be responsible to pay and bear and shall forthwith pay on demand to the Developer the proportionate service charges in respect of the new building @ Rs. 2.50/- per sq. ft. in respect of the Landowner's allocation, the said charges to include, water, fire and scavenging charges and taxes, light, sanitation, lift maintenance, operation, renovation, replacement, repair and renewal charges and management of the common facilities and of all common wiring, pipes, electrical and mechanical equipment, switch gear, transformer, generators, pumps, motors and other electrical and mechanical installations, appliances and equipment, stairways, corridors, halls, passage ways, gardens, pathways and other common facilities whatsoever as may be mutually agreed upon from time to time more fully particularly described in **SIXTH SCHEDULE** hereunder written. Provided all the facilities and amenities be available from the date of handing over possession of owners' allocation to them.

ARTICLE IX – COMMON RESTRICTIONS

- 9.1 The Landowners' Allocation in the new building or buildings at the said plot of Land shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for the common benefits of all occupiers of the new building or buildings.



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- 9.2 The Landowner shall not use or permit to use the Landowner's allocation/Developer's Allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the new building or buildings.
- 9.3 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent and/or permission from appropriate authorities.
- 9.4 The parties shall abide by all laws, Bye-laws, Rules and Regulations of the Government, Local Bodies statutory authorities as the case may be and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, Bye-laws, Rules and Regulations.
- 9.5 The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the new building in good working condition and repair and in particular so as not to cause any damage to the new building or any other space or accommodation therein and shall keep other occupiers of the building indemnified from or against the consequences of any breach.
- 9.6 The parties hereto shall not do or cause or permit to be done any act or thing which may render void and violable any condition in insurance of the new building or any part thereof



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and shall keep the Developer and other occupiers of the said building or buildings harmless and indemnified from and against the consequences of any breach.

- 9.7 No goods or other items/materials shall be kept by the Landowner or by the Developer for display or otherwise in the corridors or other places of the common use in the new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new building and in case any such hindrance is caused the Developer or the Executor, as the case may be shall be entitled to remove the same at the risk and cost of the other.
- 9.8 Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the new building or buildings or in the compounds corridors or any other portion or portions of the new building or buildings.
- 9.9 The Landowner shall permit the Developer and its servants and agents with or without workmen and others at all reasonable times, to enter into and upon the Landowner's allocation and every part thereof for the purpose of maintenance or repairing any part of the new building and/or for the purpose of repairing maintaining re-building cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains, gas and water pipes and electric wires and for any similar purposes. Subject to 24 hours prior notice in writing to that effect.



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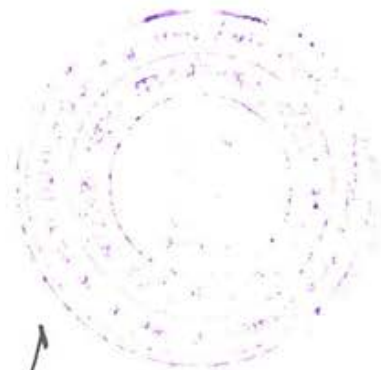
9.10 That the Landowners while commercially exploit their allocated flats and Car Parking spaces with any Third Party/Purchaser, in all their Deeds shall mention and impose all the terms which they undertook to comply with the common expenses and common liabilities of the Flat Owner's/occupiers, the transferees of the Landowners shall be bound to abide by the terms imposed by the Developer until the project be handed over to the Flat Owner's associations.

ARTICLE X- LAND OWNERS' INDEMNITY

- 10.1 The Landowners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbance provided the Developer performs and fulfils all the terms and conditions herein contained and/or its part to be observed and performed.
- 10.2 The Landowners hereby undertake to keep the Developer indemnified against all third party claims and action against the said plots of project Land.
- 10.3 That the name of the project shall be fixed and determined by the Developer and the Owners shall not interfere or object in that regard.

ARTICLE XI-DEVELOPER'S INDEMNITY

- 11.1 The Developer hereby undertakes to keep the Landowners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relating to or arising out of the construction of the said building at the said plot of land.



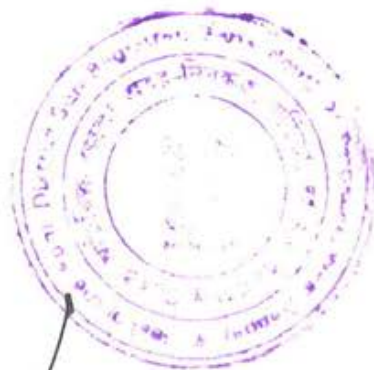
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11.2 The Developer hereby undertakes to keep the Landowners indemnified against all actions suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said plot of Land and/or in the matter of construction of the said building at the said plot of Land and/or for any defect thereon and/or for dealing with the Developer's allocation as well as the owners share.

ARTICLE XII-MISCELLANEOUS

- 12.1 It is understood that from time to time to facilitate the construction of the new building at the said plot of Land by the Developer various deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowner and various applications and other documents may be required to be signed or made by the Landowner relating to which specific provisions may not have been mentioned herein, and the Landowner hereby undertakes to co-operate with the Developer and to do all such acts, deeds, matters and things as may be reasonably required to be done in the matter and the Landowner shall execute and sign all such additional applications and other documents as the case may be provided that all such acts deeds matters and things do not in any way infringe on the right of the owners and/or go against the spirit of this Agreement.
- 12.2 The Developer shall frame scheme for the management and administration of the said building at the said plot of Land and/or common parts thereof. The Land owners hereby agree to abide by all the Rules and Regulations of such



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Management/Association/ Holding organization and hereby give their consent to abide by the same.

- 12.3 As and from the date of completion of the new building, the Developer and/or its transferees and the Landowners and/or their transferees shall each be liable to pay and bear proportionate charges on account of Building Tax, GST and other taxes payable in respect of their allocation (if applicable).
- 12.4 The entire roof/terrace of the building shall belong to the Landowner and the Developer in their area sharing proportions and if by virtue of any change the Municipality /other competent or statutory authorities allows any further construction to be made on the said terrace, such construction shall be made by the Developer at its own costs and expenses and the Landowner will be entitled to a portion of the said constructed area as owners' allocation as will be mutually decided by the parties herein.
- 12.5 That the new building to be constructed on the said plot of Land shall be known by a name to be fixed by the Developer.
- 12.6 That change of address by either party shall be informed in writing to the other party; otherwise notices/letters send to the given address shall be treated as 'served'.

ARTICLE XIII- FORCE MAJURE

- 13.1 The clauses herein shall not be treated as default and the Developer's obligations and covenants will be suitably extended under the Force-Majeure clause. "Force-Majure" shall include natural calamities, Act of God, flood, Tidal waves, earthquake, riot, war, storm, tempest, fire,



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civil-commotion, air-raid, strikes, notice or prohibitory order from Municipal Corporation or any other statutory body or any Court, Receiver, Government Regulations, new and/or changes in any Municipal or other rules, laws or policies effecting or likely to affect the project or any part or portion thereof, any claim or disputes or doubts relating to or concerning the owner right, title, interest of the said First Schedule land including the statutory department such as, ULC, Municipality, Gram Panchayer, Zilla Parishad etc. shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Parties herein.

ARTICLE XIV- Division/Fixation of Allocation

That after obtaining the Sanction Plan from Rajpur-Sonarapur Municipality/other competent or statutory authorities within 30 days, the Landowner and the Developer shall sit together and the Owner's allocation as stated herein below in Schedule-B hereunder shall be specified by the parties in reciprocal manner by executing a Specified Agreement mentioning the Flat No, Car Parking Number and their respective areas (in built up or super built up basis as the case may be).

ARTICLE XV- POSSESSION

- That with the execution and registration of this Agreement, the Landowners herein hand over possession of the landed property mentioned in the Schedule-A hereunder subject to its physical measurement with their relevant Deeds and documents in Original to the Developer.
- That the Developer being Authorised and appointed as lawful attorney by the Landowners by virtue of Registered



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Development Power of Attorney, shall be entitled to fix the physical measurement of the Land and may also execute and register Boundary Declaration as per physical available land.

- To make the project more viable and for the purpose of enlarging the project, the Developer may amalgamate the said land with adjacent lands with it's owners by executing necessary and required Deeds or declarations.
- That after completion of the building the Developer shall hand over the Land Owner's allocation to the Landowners jointly as per proposed Specified agreement and the Developer in no manner shall be liable and responsible for any partition, separation or division of owner's allocated portion amongst the landowner's.

ARTICLE XVI- JURISDICTION

16.1 The High Court at Calcutta and Courts sub-ordinate thereto shall exclusively have jurisdiction to entertain try and determine all actions, suits, and proceedings arising out of these presents between the parties hereto.

SCHEDULE-A

THE FIRST SCHEDULE ABOVE REFERRED TO (DESCRIPTION OF THE LAND)

ALL THAT piece and parcel of Sali Land measuring an area of about **16 Katha 05 Chittak 24 Sq. Ft.** be the same a little more or less within District - South 24 Parganas, P.S. - Narendrapur (previously Sonarpur), ADSR - Garia (previously Sonarpur), DR - Alipore, R.S. No.11, District Collector's Touzi No. 109, Pargana- Medanmalla, Mouza - Panchpota, J.L. No. 42, within RS Dag No. 3, L.R. Dag No. 3, 3/649 under R.S. Khatian No. 421 and 435 present LR Khatian Nos. 4191, 4192, 4195,



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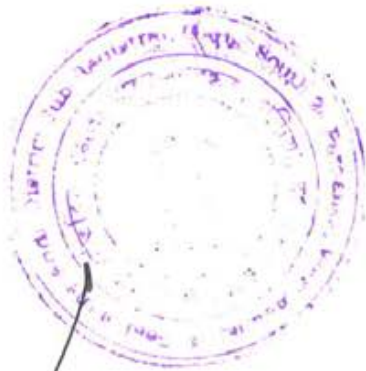
4193, 4196, 4194, 3081, 3082, presently within Rajpur-Sonarapur Municipality, portion of Holding No. 2271, 2571 Panchpota, Ward No. 3, PIN - 700152, out of which land measuring 8 Katha 3 Chittak 43 Sq. ft of Landowner No. 1 to 6 under Homding No. 2271 and land measuring 8 Katha 1 Chittak 26 Sq. ft of Land Owner No.7 and 8 herein under Holding No. 2571 Panchpota together with all easement, quasi-easement right and appurtenance thereto, and the entire land is butted and bounded as follows :-

- ON THE NORTH** : By R.S. dag no. 3(P) ;
ON THE SOUTH : By R.S. dag no. 3(P);
ON THE EAST : By R.S. dag no. 8(P);
ON THE WEST : By 30 ft. wide Panchpota Road;

SCHEDULE -B

**THE SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNERS' ALLOCATION)**

- ❖ **The Land Owners jointly shall be allocated 36**
- ❖ **36% of the Built up Area in Flats and Car parking space proportionately (one Car parking Space for each Flat) in** the proposed building as per the building plan or plans to be sanctioned by the authority for the proposed construction at the said Schedule-A Plot of Land together with the undivided proportionate share of land and roof and the common facilities to be allocated to the Landowners which shall absolutely belong to the Developer and the Landowners jointly in proportion to their allocations.
- ❖ **A sum of Rs. 8,00,000/- (Eight Lac)** which is paid today as per **MEMO** herein below, which shall be interest free refundable security deposit at the time of fixing their allocation specifically by executing a Separate Specified



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Agreement after obtaining Sanction Plan, as aforesaid out of which Rs. 66,667/- is paid to Landowner No. 1 to 4, Rs. 66,666/- is paid to Landowner No. 5 & 6, a sum of Rs. 2,08,000/- is paid to Landowner No. 7 and a sum of Rs. 1,92,000/- is paid to Landowner No. 8 and the adjustment as stated above, shall be made as per the amount received by them.

SCHEDULE -C

**THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)**

ALL THAT shall mean and include the **remaining** built up area inclusive of flats and car parking spaces and other sellable areas as per the Building Plan to be sanctioned for the new building or buildings together with the undivided proportionate share of land and roof and the common facilities which shall absolutely belong to the Developer after providing for the Landowner Allocation to the Landowner as aforesaid under this Development Agreement.

SCHEDULE -D

**THE FOURTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATIONS OF CONSTRUCTION)**

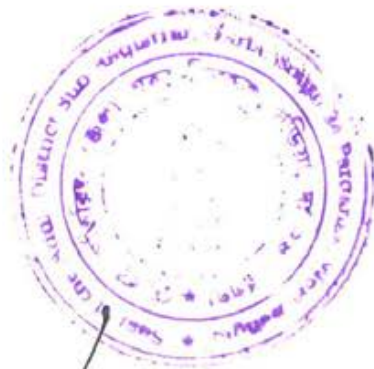
1. **Foundation & Structures :**
 - a. RCC framed structure on concrete piles all the materials are to be best of quality and the steel should be from the Company of ISI brand.
2. **Walls-**
 - a. Plaster of Paris in the interiors of the walls and ceilings.
 - b. Attractive external finish with best quality cement paint like Weather Coat with silicon.
3. **Doors-** Main door should be of wooden/steel.



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- a. Aluminum sliding windows with large glass panes (French window if required).
 - b. Door frames of Sal wood.
 - c. Solid core commercial hot pressed phenol bonded Flush doors with accessories from reputed Co. with ISI mark. The locks of all doors will be of reputed Co. of ISI mark.
- 4. Flooring:-**
- Flooring - Vitrified tiles or marble of reputed co. drawing dinning tiles size should be 2' x 2' sqre. or slab.
- 5. Kitchen-** Floor should be non-slippery impressed tiles.
- a. Coloured designed ceramic tiles up to height of 30 inch.
 - b. Kitchen working table counter top with granite to be used.
 - c. Provision for exhaust fan.
- 6. Bathrooms:-**
- a. Coloured/ designed ceramic tiles up to height of upper level of window (minimum 7")
 - b. Concealed plumbing system using standard make pipes and fittings of ISI mark.
 - c. White sanitary ware of ISI Mark with C.P. fittings, Bathroom sanitary ware from global reputed Co. and use taps and shower fitting should from reputed global brand.
 - d. Provision for exhaust fan.
- 7. Lift-** Lift for all co-owner and should be of global reputed Company.
- 8. Electrical:-**
- a. PVC conduit pipes with copper wiring
 - b. 15 & 5 Amp. Points one each in living room, bedrooms, bathrooms and kitchen, T.V. connection should be in all bed room and dining rooms.
 - c. M.C.B. & E.L.C.B. make of reputed Co. to be installed in all Flats, floors of Blocks.



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9. **Intercom facilities** to be installed and to be interconnected to all the flats and security office.
10. **CCTV Surveillance** security system to be installed inside all lobbies and all floors of the Building and the vacant area of the project.
 - a. Electrical Calling Bell point at entrance of residential flats.
 - b. Concealed Telephone point in living room & all the Bedrooms.
 - c. T. V. point in living room & all the Bed rooms.
 - d. Common lighting, street lighting to be of electrical.
11. **Special Features**
 - a. Common Staff toilet in ground floor.
 - b. Deep tube-well and overhead tank will be provided.
 - c. Roof treatment for water proofing on the Roof and heat reflecting tiles to be fitted.

SCHDULE -E

THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON EASEMENT)

1. The clear un-interrupted right to access in common with the Landowner and/or other occupiers of the said building at all times and for all purpose connected with the use and enjoyment of the staircases, generator, electrical installations, landings, lobbies, common toilets, main gate of the buildings and premises roof, terrace, the passage leading to the building and staircase save and except the car parking spaces in the passage.
2. The right way in the common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said flat/unit over and along with the drive way and pathway comprised in the said building.



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3. The right of protection of the said flat/unit by or from all parts of the building so far they now protect the same.
4. The right to passage in common as aforesaid electricity and soil from and to the said flat/unit throughout pipes, drains wires and conduits or beings in under throughout pipes, drains, wires and conduits or being in under through or over the said building and premises so far purpose of rebuilding repainting or cleaning any parts of the said flat/unit in so far as such repairing or cleaning as aforesaid cannot be reasonably carried out without such entry.

SCHDULE -F

THE SIXTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)

1. The expenses for maintenance, operating white washing painting, repairing, changing or replacing or shifting, redecorating and cleaning, lighting of all common bath rooms, the outer walls of the buildings parking space, boundary walls staircase, roof foundation wall, main gate landings deep tube well, water and sanitary pipes, gas pipes etc. and all other spaces and installations for common use.
2. Cost of periodically inspecting servicing maintaining and ensuring if any stand by electrical and mechanical equipment and other plants and machinery in the building.



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SCHEDULE -G

THE SEVENTH SCHEDULE ABOVE REFERRED TO
(COMMON AREAS AND AMENITIES, FACILITIES)

1. Land on which the building is located and all easements rights, and appurtenances belonging to the said land and the building.
2. Staircase on all the floors.
3. Staircase Landings and lift landings on all floors.
4. Lift well
5. Lift plant installation
6. Lift room.
7. Common passage and lobby on the ground floor excepting for parking space area if any.
8. Water pump water tank water pipes and other common plumbing installations.
9. Electrical substation, electrical, wiring, meter room, generator room and fittings.
10. Water and sewage evacuation pipes from the Units to drains and sewers common to the building(s)
11. Drainage, sewers and pipes from the building to the Kolkata Municipal Corporation drainage.
12. Pump room.
13. Boundary walls and main gates.
14. Ventilation duct.
15. Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to user and occupancy of the unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.



Additional District Sub-Registrar,
Garia South 24 Parganas

10 DEC 2020

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

SIGNED, SEALED & DELIVERED

by the **Parties** at Calcutta in presence of:-

1. *Mangidya*
Mabangya School Road,
Garia Kot-84. 1) Saswati Basu.
2. *Jebolrata Mazumdar*
157 Garia St, Rd.
KOL-84 2) Sonali Basu
- 3) Sourav Paul.
- 4) Roukma Paul.
- 5) *Ummath*.
- 6) *Srabani Mahapatra (widly)*
- 7) *Mishra*
- 8) *Atanu Reay*

SIGNATURE OF THE LAND OWNERS

GANGULY HOME SEARCH PVT. LTD.
Sandip Pramanik
Authorised Signatory

GANGULY HOME SEARCH PVT. LTD.
Sandip Pramanik
Director

SINGNATURE OF THE DEVELOPER



Additional District Sub-Registrar,
Garia South 24 Parganas

10 DEC 2020

MEMO

RECEIVED a sum of **Rs. 8,00,000/- (Eight Lacs)** only from the above named Developer/Second Part in the following manner :

Name	Cheque/Draft No.	Bank	Date	Amount (Rs.)
Saswata Basu	338502	IDBI, Banskroni Branch, Kol- 47	10.12.2020	66,667/-
Sonali Basu	338506	Do	10.12.2020	66,667/-
Sourav Paul	338501	Do	10.12.2020	66,667/-
Roukma Paul	338505	Do	10.12.2020	66,667/-
Umasadhan Mudly	338508	Do	10.12.2020	66,666/-
Srabani Mahapatra (Mudly)	338507	Do	10.12.2020	66,666/-
Motamarri Appanna Veerraju nee M.A.V. Raju	338503	Do	10.12.2020	2,08,000/-
Atanu Roy	338504	Do	10.12.2020	1,92,000/-
			TOTAL	8,00,000/-

WITNESSES:-

1. *Strawjals*

2. *Deborahata Mazumder*

1> *Saswata Basu*

2> *Sonali Basu*

3> *Sourav Paul*

4> *Roukma Paul*

5> *Umasadhan*

6> *Srabani Mahapatra (Mudly)*

7> *Motamarri*

8> *Atanu Roy*

SIGNATURE OF THE LAND OWNERS

Drafted by:-

Soma Chakraborty
SOMA CHAKRABORTY

Advocate.

Baruipur Civil Court

WB - 2618/99



Additional District Sub-Registrar,
Garia South 24 Parganas

10 DEC 2020



SPECIMEN FORM FOR TEN FINGER PRINTS



<i>Sasmita Basu</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



<i>Sonali Basu</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



<i>Soumen Paul</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



<i>Rubina Paul</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



Additional District Sub-Registrar,
Jaria South 24 Parganas

10 DEC 2020

SPECIMEN FORM FOR TEN FINGER PRINTS



Chandra

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sarabani Mahapatra (Mudley)

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Mishra

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Atam Ray

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					













	Sandip Ramnik		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		LEFT HAND					
			THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		RIGHT HAND					

PHOTO		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

PHOTO		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

Seal of the District Sub-Inspector, Gariahat, Kolkata

10/11/2024



10/11/2024



Handwritten signature

Additional District Sub-Registrar,
Garia South 24 Parganas

11 0 DEL 2020



GANGULY HOME SEARCH PVT. LTD.

Sandip Prameik.
Director

GANGULY HOME SEARCH PVT. LTD.

Sandip Prameik.
Authorised Signatory





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1215/80005/01040

13/04/2015

To
Saswata Basu
শাপ্ত বসু
NIRJHAR APARTMENT
3/G HIND ROAD
Santoshpur
Santoshpur, Kolkata
West Bengal - 700075
9830490187



KH337738954FT

33773895



আপনার আধার সংখ্যা / Your Aadhaar No. :

8748 1454 3181

আধার – সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



শাপ্ত বসু
Saswata Basu
পিতা : সমীর কুমার বসু
Father : Samir Kumar Basu

জন্মতারিখ / DOB: 08/01/1976
পুরুষ / Male

8748 1454 3181



আধার – সাধারণ মানুষের অধিকার

Saswata Basu



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা: নিরঝর অ্যাপার্টমেন্ট
/ডি হিন্দ রোড, সন্তোষপুর, সন্তোষপুর
কোলকাতা, পশ্চিম বঙ্গ,

ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ
Unique Identification Authority of India

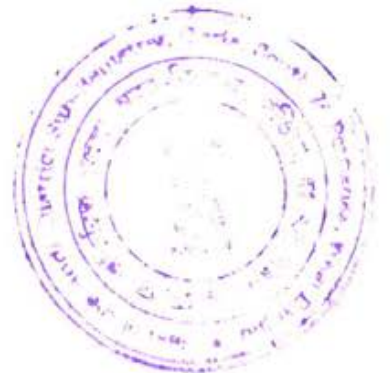
Address: NIRJHAR
APARTMENT, 3/G HIND
ROAD, Santoshpur, Kolkata,
Santoshpur, West Bengal,
700075

8748 1454 3181

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGIPB8925H

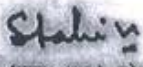


नाम /NAME
SASWATA BASU

पिता का नाम /FATHER'S NAME
SAMIR KUMAR BASU

जन्म तिथि /DATE OF BIRTH
08-01-1976

हस्ताक्षर /SIGNATURE
Saswata Basu

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA



Saswata Basu.

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त(पद्धति 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.





सत्यमेव जयते
भारत सरकार



आधार

भारतीय विशिष्ट परिचय प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1215/80005/01039

To
সোনালী বসু
Sonali Basu
3/G HIND ROAD
Santoshpur
Santoshpur
Circus Avenue Kolkata
West Bengal 700075
9836434376

239025624

12/04/2015



MP390256243FT



আপনার आधार সংখ্যা / Your Aadhaar No. :

4039 5590 9503

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সোনালী বসু
Sonali Basu
পিতা : সুনীল চন্দ্র মজুমদার
Father : Sunil Chandra Majumder
জন্মতারিখ / DOB : 01/01/1979
মহিলা / Female



4039 5590 9503

আধার - সাধারণ মানুষের অধিকার

Sonali Basu



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
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- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ঠিকানা:
3/জি হিন্দ রোড, সন্তোষপুর,
কোলকাতা, সন্তোষপুর, পশ্চিম
বঙ্গ, 700075

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

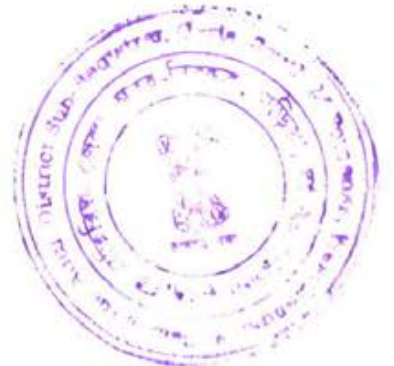
Address:
3/G HIND ROAD, Santoshpur,
Kolkata, Santoshpur, West
Bengal, 700075

4039 5590 9503

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SONALI BASU
SUNIL CHANDRA MAJUMDER

01/01/1979
Permanent Account Number
AVJPB3150E

Sonali Basu
Signature



Sonali Basu

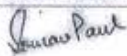


स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIQPP3520Q


नाम /NAME
SOURAV PAUL

पिता का नाम /FATHER'S NAME
PRABIR KUMAR PAUL

जन्म तिथि /DATE OF BIRTH
16-04-1976

हस्ताक्षर /SIGNATURE


आयकर आयुक्त, (कम्प्यू. अपा.), कोल.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA



इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति 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.

Sourav Paul





ভারত সরকার

Government of India



সৌরভ পাল
Sourav Paul
জন্মতারিখ / DOB : 16/04/1976
পুরুষ / Male



8466 3626 7128

আমার আধার, আমার পরিচয়



আধার

ভারতের বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

এস/ও: প্রবীর কুমার পাল,
শোভান্তরী, বালিয়া মধ্য পড়া
মডেল টাউন রোড, গড়িয়া,
দক্ষিণ ২৪ পরগনা, গড়িয়া, পশ্চিম
বঙ্গ, 700084

Address:

S/O: Prabir Kumar Paul,
SHOBHANTARI, BALIA MADHYA
PARA MODEL TOWN ROAD,
Garia, South 24 Parganas, Garia,
West Bengal, 700084

8466 3626 7128



1947

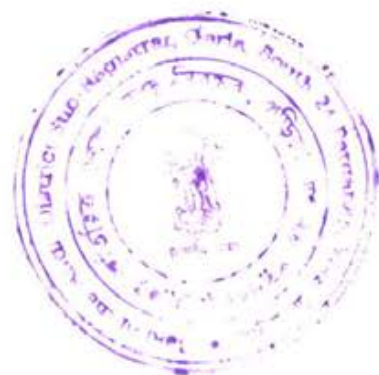


help@uidai.gov.in



www.uidai.gov.in

Sourav Paul.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ROUKMA PAUL

SANTOSH KUMAR PAUL

13/02/1984

Permanent Account Number

BNFPP8426E

Roukma Paul

Signature



23/02/2011

Roukma Paul





ভারত সরকার
Government of India



রৌমা পাল
Roukma Paul
জন্মতারিখ / DOB : 13/02/1984
মহিলা / Female



7774 4616 0211

আমার আধার, আমার পরিচয়



আধার

ভারতীয় পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
ওয়াই/ও: সৌরভ পাল, শোভান্তরী,
বালিয়া মধ্য পাড়া, মডেল টাউন
রোড, গড়িয়া, দক্ষিণ ২৪ পরগনা,
গড়িয়া, পশ্চিম বঙ্গ, 700084

Address:
W/O: Sourav Paul,
SHOBHANTARI, BALIA MADHYA
PARA, MODEL TOWN ROAD,
Garia, South 24 Parganas, Garia,
West Bengal, 700084

7774 4616 0211



1947



help@uidai.gov.in



www.uidai.gov.in

Roukma Paul



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

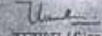
AHSPM8551F



नाम / Name
UMASADHAN MUDLY

पिता का नाम / Father's Name
MUKTISADHAN MUDLY

जन्म की तारीख / Date of Birth
17/01/1974


हस्ताक्षर / Signature



16032017







স্বাধীনতা
মমতায়



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1190/23059/05812

18/07/2013

To
Umasadhan Mudly
উমাসাধন মৃদলী
S/O: Muktisadhan Mudly
ASHIRBAD
NABAPALLY
DHALUA
Rajpur Sonarpur
Panchpota, South 24 Parganas
West Bengal - 700152



KL889403725FT

88940372



আপনার আধার সংখ্যা / Your Aadhaar No. :

8609 2846 6049

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



উমাসাধন মৃদলী
Umasadhan Mudly
পিতা : মুক্তিসাধন মৃদলী
Father : Muktisadhan Mudily

জন্মতারিখ / DOB: 17/01/1974
পুরুষ / Male

8609 2846 6049



আধার - সাধারণ মানুষের অধিকার

Umasadhan Mudly

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



আধার

ঠিকানা: /: মুক্তিসাধন মৃদুলী
আনীপাদ, নবপল্লী, ঢালুয়া
রাজপুর সোনারপুর, পঞ্চপোতা
দক্ষিণ ২৪ পরগণা, পশ্চিমবঙ্গ,

জনসংস্পর্শে পরিচয় প্রমাণীকরণ
Unique Identification Authority of India

Address: S/O: Muktisadhan
Mudly, ASHIRBAD,
NABAPALLY, DHALUA,
Rajpur Sonarpur, Panchpota,
South 24 Parganas, West
Bengal, 700152

8609 2846 6049





ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ
ভারত সরকার
 Unique Identification Authority of India
Government of India

ভালিকাত্তির আই ডি / Enrollment No.: 1190/23058/01232

To
 শ্রাবনী মূদলী (মহাপাত্র)
 Srabani Mudly (Mahapatra)
 W/O: Umasadhan Mudly
 ASHIRBAD NABAPALLY
 DHALUA
 Rajpur Sonarpur
 Panchpota
 Sonarpur South 24 Parganas
 West Bengal 700152

29/06/2013
 27336372



MN273363721FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5141 8682 9879

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



শ্রাবনী মূদলী (মহাপাত্র)
 Srabani Mudly (Mahapatra)
 পিতা : সনৎ কুমার মহাপাত্র
 Father : SANAT KUMAR MAHAPATRA
 জন্ম সাল / Year of Birth : 1977
 মহিলা / Female



5141 8682 9879

আধার - সাধারণ মানুষের অধিকার

Srabani Mahapatra



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



আধার

ঠিকানা:

W/O: উমসাধন মুদলী, আশীবাদ,
নবপল্লী, ঢালুয়া, রাজপুর
সোনারপুর, দক্ষিণ ২৪ পরগনা,
পঞ্চসোতা, পশ্চিমবঙ্গ, 700152

Address:

W/O: Umasadhan Mudly,
ASHIRBAD, NABAPALLY,
DHALUA, Rajpur Sonarpur, South
24 Parganas, Panchpota, West
Bengal, 700152

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

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www.uidai.gov.in





Srabani Mahapatra

संविधानसभा





भारत सरकार

GOVERNMENT OF INDIA



एम.ए.वि.राजू

M.A.V.Raju

जन्मतिथि/ DOB: 01/03/1965

पुरुष / MALE



7493 8683 5605

आधार - आम आदमी का अधिकार

M.A.V. Raju



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

INDIAN IDENTIFICATION AUTHORITY OF INDIA

Download Date: 09/05/2017

ठिकाण:

२६- डि, डि.पि.पि रोड, नाकतला,
नाकतला, कोलकाता,
पश्चिमवङ्ग - 700047

Address

26- D, D.P.P ROAD,
NAKTALA, Naktala
S.O, Kolkata,
West Bengal - 700047

Generation Date: 02/05/2012



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1800 300 1947

help@uidai.gov.in

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



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADEPR1711Q

नाम / Name
APPANNA VEERRAJU MOTAMARRI

पिता का नाम / Father's Name
NAGABHUSHANAM MOTAMARRI

जनम का तिथि / Date of Birth
01/03/1965

हस्ताक्षर / Signature



Appanna





भारत सरकार
GOVERNMENT OF INDIA



নাম: আতনু রায়
ATANU ROY
পিতা: অজয় কুমার রায়
Father: AJAY KUMAR ROY
জন্ম তারিখ: Year of Birth: 1977
পুংসব: Male



6566 7499 8784

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

৩৬৪/২০ বিতা এন.এস.সি.
এন.এস.সি. বনু রোড, নাকতলা,
নাকতলা, কোলকাতা, পশ্চিমবঙ্গ,
700047

Address

364/20 N S C BOSE
ROAD NAKTALA, Naktala
S O, Naktala Kolkata, West
Bengal, 700047



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1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



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

Atanu Roy

Atanu Roy



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ATANU ROY

AJOY KUMAR ROY

02/02/1979

Permanent Account Number

AJKPR2120H

Atanu Roy
Signature



07082006

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पारेल, मुंबई - 400 013.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
4th Floor, 'A' Wing, Trade World,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
email: tininfo@nsdl.co.in

Atanu Roy



आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card


APCPP5996D



नाम / Name
SANDIP PRAMANIK

पिता का नाम / Father's Name
BISWANATH PRAMANIK

जन्म की तारीख / Date of Birth
28/11/1975


हस्ताक्षर / Signature

25072018

Sandip Pramanik

यदि कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें:
 आयकर सेवा सेवा इकाई, एन एस डी भवन
 5 वीं मंजिल, मन्त्री स्टर्लिंग,
 प्लॉट नं. 341, सर्वे नं. 997/8,
 मॉडल कॉलोनी, डीप बंगला चौक के पास,
 पुणे - 411 016.

भारत सरकार

*If this card is lost / someone's lost card is found,
 please inform / return to :*

Income Tax PAN Services Unit, NSDI,
 5th Floor, Mantri Sterling,
 Plot No. 341, Survey No. 997/8,
 Model Colony, Near Deep Bangalaw Chowk,
 Pune - 411 016.

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

Handwritten text in Odia script, likely a signature or name, located in the center of the page.





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

চালিকাভুক্তির আইডি / Enrollment No. : 2010/17526/09563

24/04/2014

To
Sandip Pramanik
সন্দীপ প্রামাণিক
S/O: Biswanath Pramanik
14, GARIA PLACE NORTH
GARIA
Rajpur Sonarpur (M)
Garia South 24 Parganas
West Bengal - 700084



KL882482621FT

58248262



আপনার আধার সংখ্যা / Your Aadhaar No. :

5748 8928 9202

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সন্দীপ প্রামাণিক
Sandip Pramanik
পিতা : বিস্বানথ প্রামাণিক
Father : BISWANATH PRAMANIK

জন্মতারিখ / DOB: 28/11/1975

পুরুষ / Male

5748 8928 9202



আধার - সাধারণ মানুষের অধিকার

Sandip Pramanik.



भारत सरकार
Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

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পিকানা: /: বিশ্বনাথ গ্রামাণীক
পড়িয়াবল্লভ গোস্বামী, পড়িয়া
রাজপুর সোনালপুর (এম), পড়িয়া
মন্ডিন ২৪ পর্গানা, পশ্চিম বঙ্গ,

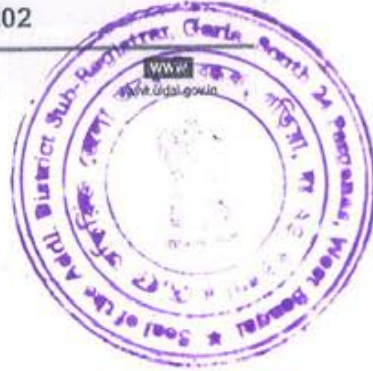
ভারতীয় বিশিষ্ট পরিচয় প্রমাণীকরণ
Unique Identification Authority of India

Address: S/O: Biswanath
Pramanik, 14, GARIA
PLACE NORTH, GARIA,
Rajpur Sonarpur (M), South
24 Parganas, Garia, West
Bengal, 700084

5748 8928 9202

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1800 300 1947

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ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/23/109/489815



নির্বাচকের নাম : দেবব্রত মজুমদার

Elector's Name : Debabrata Mazumder

পিতার নাম : সন্তোষ মজুমদার

Father's Name : Santosh Majumdar

লিঙ্গ/Sex : পুং / M

জন্ম তারিখ : XXXX/1975

Date of Birth

WB/23/109/489815

ঠিকানা:

দক্ষিণ ফরতাবাদ, রাজপুর সোনারপুর, নরেন্দ্রপুর,
দক্ষিণ ২৪ পরগণা-700084

Address:

DAKSHIN FARTABAD, RAJPUR SONARPUR,
NARENDRAPUR, SOUTH 24
PARGANAS-700084

Date: 30/01/2019

151 - সোনারপুর উত্তর নির্বাচন কেন্দ্রে নির্বাচক নিবন্ধন
অধিদপ্তরের মাধ্যমে সম্পূর্ণ

Facsimile Signature of the Electoral
Registration Officer for

151 - Sonarpur Uttar Constituency

নিবন্ধন পরিবর্তন হলে মতামত বিকল্পের ক্ষেত্রে নির্বাচক নিবন্ধন
কেন্দ্রে ও একই নামের নতুন নতুন পরিচয়পত্র পাওয়ার
জন্য নির্বাচক নিবন্ধন এমি পত্রের মাধ্যমে আবেদন করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

179 / 753





Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192020210161838681

Payment Mode Online Payment

GRN Date: 09/12/2020 21:52:47

Bank : IDBI Bank

BRN : 690495919

BRN Date: 09/12/2020 21:53:07

DEPOSITOR'S DETAILS

Id No. : 2001651255/1/2020

[Query No./Query Year]

Name : GANGULY HOME SEARCH PVT LTD

Contact No. : Mobile No. : +91 8335047751

E-mail :

Address : 167 GARIA STATION ROAD KOL 84

Applicant Name : Mrs Soma Chakraborty

Office Name :

Office Address :

Status of Depositor : Others

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

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001651255/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	2001651255/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	8021

Total

48042

In Words : Rupees Forty Eight Thousand Forty Two only



Major Information of the Deed

Deed No :	I-1629-04377/2020	Date of Registration	10/12/2020
Query No / Year	1629-2001651255/2020	Office where deed is registered	
Query Date	09/12/2020 8:13:56 PM	1629-2001651255/2020	
Applicant Name, Address & Other Details	Soma Chakraborty Baruipur Civil Court, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 8335047751, 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 : 8,00,000/-]		
Set Forth value	Market Value		
Rs. 80,000/-	Rs. 2,33,74,550/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,031/- (Article:48(g))	Rs. 8,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Panchpota Road, Mouza: Panchapota, , Ward No: 3, Holding No:2271 JI No: 42, Pin Code : 700152







Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3 (RS :-)	LR-4191	Bastu	Shali	2 Katha	10,000/-	28,60,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-3 (RS :-)	LR-4192	Bastu	Shali	2 Katha	10,000/-	28,60,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-3 (RS :-)	LR-4195	Bastu	Shali	2 Katha	10,000/-	28,60,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L4	LR-3 (RS :-)	LR-4193	Bastu	Shali	2 Katha 3 Chatak 43 Sq Ft	10,000/-	32,13,529/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
TOTAL :					13.6079Dec	40,000 /-	117,93,532 /-	






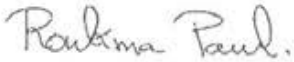


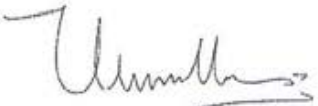


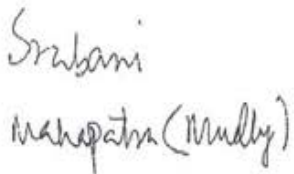
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Panchpota Road, Mouza: Panchapota, , Ward No: 3, Holding No:2571 JI No: 42, Pin Code : 700152

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L5	LR-3/649 (RS :-)	LR-4196	Bastu	Shali	2 Katha	10,000/-	28,60,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,




L6	LR-3/649 (RS :-)	LR-4194	Bastu	Shali	2 Katha	10,000/-	28,60,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L7	LR-3/649 (RS :-)	LR-3081	Bastu	Shali	2 Katha	10,000/-	28,60,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L8	LR-3/649 (RS :-)	LR-3082	Bastu	Shali	2 Katha 1 Chatak 26 Sq Ft	10,000/-	30,01,015/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			13.3627Dec	40,000 /-	115,81,018 /-	
		Grand Total :			26.9706Dec	80,000 /-	233,74,550 /-	

Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Saswata Basu Son of Late Samir Kumar Basu Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office</p>	<p>Photo</p>  <p>10/12/2020</p>	<p>Finger Print</p>  <p>LTI 10/12/2020</p>	<p>Signature</p>  <p>10/12/2020</p>
<p>Nirjhar, 3G, Hind Road, Now PS Survey Park, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AGxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office</p>				
2	<p>Name</p> <p>Mrs Sonali Basu Wife of Mr Saswata Basu Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office</p>	<p>Photo</p>  <p>10/12/2020</p>	<p>Finger Print</p>  <p>LTI 10/12/2020</p>	<p>Signature</p>  <p>10/12/2020</p>
<p>Nirjhar, 3G, Hind Road, Now PS Survey Park, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AVxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office</p>				

3	Name	Photo	Finger Print	Signature
	Mr Sourav Paul Son of Mr Prabir Kumar Paul Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office			
	10/12/2020	LTI 10/12/2020	10/12/2020	
Shobhantan, Balia, Madhyapara Model Town Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	Mrs Roukma Paul Wife of Mr Sourav Paul Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office			
	10/12/2020	LTI 10/12/2020	10/12/2020	
Shobhantan, Balia, Madhyapara Model Town Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BNxxxxxx6E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mr Umasadhan Mudly Son of Mr Mukti Sadhan Mudly Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office			
	10/12/2020	LTI 10/12/2020	10/12/2020	
Ashirbad Panchaneer Nabapally Now PS Narendrapur, P.O:- Dhalua, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mrs Srabani Mahapatra Mudly Wife of Mr Umasadhan Mudly Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office			
	10/12/2020	LTI 10/12/2020	10/12/2020	

Ashirbad Panchaneer Nabapally Now PS Narendrapur, P.O:- Dhalua, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office

7	Name	Photo	Finger Print	Signature
	Mr Motamarri Appanna Veerraju, (Alias: Mr MAV RAJU) Son of Late Motamarri Nagabhusanam Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office			
		10/12/2020	LTI 10/12/2020	10/12/2020

26-D, Durga Prasanna Paramhansa Road, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office




8	Name	Photo	Finger Print	Signature
	Mr Atanu Roy (Presentant) Son of Mr Ajoy Kumar Roy Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office			
		10/12/2020	LTI 10/12/2020	10/12/2020

Biva Apart. 364/20, Netaji Subhas Ch Bose Road, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office



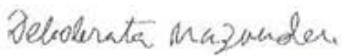
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ganguly Home Search Private Limited 167, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: AAxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sandip Pramanick Son of Mr Biswanath Pramanick Date of Execution - 10/12/2020, , Admitted by: Self, Date of Admission: 10/12/2020, Place of Admission of Execution: Office	 <small>Dec 10 2020 2:37PM</small>	 <small>LTI 10/12/2020</small>	 <small>10/12/2020</small>
14, Garia Place North Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx6B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ganguly Home Search Private Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debobrata Mazumder Son of Late Santosh Mazumder 159, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	 <small>10/12/2020</small>	 <small>10/12/2020</small>	 <small>10/12/2020</small>
Identifier Of Mr Saswata Basu, Mrs Sonali Basu, Mr Sourav Paul, Mrs Roukma Paul, Mr Umasadhan Mudly, Mrs Srabani Mahapatra Mudly, Mr Motamarri Appanna Veerraju, Mr Atanu Roy, Mr Sandip Pramanick			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Saswata Basu	Ganguly Home Search Private Limited-0.4125 Dec
2	Mrs Sonali Basu	Ganguly Home Search Private Limited-0.4125 Dec
3	Mr Sourav Paul	Ganguly Home Search Private Limited-0.4125 Dec
4	Mrs Roukma Paul	Ganguly Home Search Private Limited-0.4125 Dec
5	Mr Umasadhan Mudly	Ganguly Home Search Private Limited-0.4125 Dec
6	Mrs Srabani Mahapatra Mudly	Ganguly Home Search Private Limited-0.4125 Dec
7	Mr Motamarri Appanna Veerraju	Ganguly Home Search Private Limited-0.4125 Dec
8	Mr Atanu Roy	Ganguly Home Search Private Limited-0.4125 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Saswata Basu	Ganguly Home Search Private Limited-0.4125 Dec
2	Mrs Sonali Basu	Ganguly Home Search Private Limited-0.4125 Dec
3	Mr Sourav Paul	Ganguly Home Search Private Limited-0.4125 Dec
4	Mrs Roukma Paul	Ganguly Home Search Private Limited-0.4125 Dec
5	Mr Umasadhan Mudly	Ganguly Home Search Private Limited-0.4125 Dec
6	Mrs Srabani Mahapatra Mudly	Ganguly Home Search Private Limited-0.4125 Dec

7	Mr Motamarri Appanna Veerraju	Ganguly Home Search Private Limited-0.4125 Dec
8	Mr Atanu Roy	Ganguly Home Search Private Limited-0.4125 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Saswata Basu	Ganguly Home Search Private Limited-0.4125 Dec
2	Mrs Sonali Basu	Ganguly Home Search Private Limited-0.4125 Dec
3	Mr Sourav Paul	Ganguly Home Search Private Limited-0.4125 Dec
4	Mrs Roukma Paul	Ganguly Home Search Private Limited-0.4125 Dec
5	Mr Umasadhan Mudly	Ganguly Home Search Private Limited-0.4125 Dec
6	Mrs Srabani Mahapatra Mudly	Ganguly Home Search Private Limited-0.4125 Dec
7	Mr Motamarri Appanna Veerraju	Ganguly Home Search Private Limited-0.4125 Dec
8	Mr Atanu Roy	Ganguly Home Search Private Limited-0.4125 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Saswata Basu	Ganguly Home Search Private Limited-0.46349 Dec
2	Mrs Sonali Basu	Ganguly Home Search Private Limited-0.46349 Dec
3	Mr Sourav Paul	Ganguly Home Search Private Limited-0.46349 Dec
4	Mrs Roukma Paul	Ganguly Home Search Private Limited-0.46349 Dec
5	Mr Umasadhan Mudly	Ganguly Home Search Private Limited-0.46349 Dec
6	Mrs Srabani Mahapatra Mudly	Ganguly Home Search Private Limited-0.46349 Dec
7	Mr Motamarri Appanna Veerraju	Ganguly Home Search Private Limited-0.46349 Dec
8	Mr Atanu Roy	Ganguly Home Search Private Limited-0.46349 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Saswata Basu	Ganguly Home Search Private Limited-0.4125 Dec
2	Mrs Sonali Basu	Ganguly Home Search Private Limited-0.4125 Dec
3	Mr Sourav Paul	Ganguly Home Search Private Limited-0.4125 Dec
4	Mrs Roukma Paul	Ganguly Home Search Private Limited-0.4125 Dec
5	Mr Umasadhan Mudly	Ganguly Home Search Private Limited-0.4125 Dec
6	Mrs Srabani Mahapatra Mudly	Ganguly Home Search Private Limited-0.4125 Dec
7	Mr Motamarri Appanna Veerraju	Ganguly Home Search Private Limited-0.4125 Dec
8	Mr Atanu Roy	Ganguly Home Search Private Limited-0.4125 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Saswata Basu	Ganguly Home Search Private Limited-0.4125 Dec
2	Mrs Sonali Basu	Ganguly Home Search Private Limited-0.4125 Dec
3	Mr Sourav Paul	Ganguly Home Search Private Limited-0.4125 Dec
4	Mrs Roukma Paul	Ganguly Home Search Private Limited-0.4125 Dec
5	Mr Umasadhan Mudly	Ganguly Home Search Private Limited-0.4125 Dec
6	Mrs Srabani Mahapatra Mudly	Ganguly Home Search Private Limited-0.4125 Dec

7	Mr Motamarri Appanna Veerraju	Ganguly Home Search Private Limited-0.4125 Dec
8	Mr Atanu Roy	Ganguly Home Search Private Limited-0.4125 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr Saswata Basu	Ganguly Home Search Private Limited-0.4125 Dec
2	Mrs Sonali Basu	Ganguly Home Search Private Limited-0.4125 Dec
3	Mr Sourav Paul	Ganguly Home Search Private Limited-0.4125 Dec
4	Mrs Roukma Paul	Ganguly Home Search Private Limited-0.4125 Dec
5	Mr Umasadhan Mudly	Ganguly Home Search Private Limited-0.4125 Dec
6	Mrs Srabani Mahapatra Mudly	Ganguly Home Search Private Limited-0.4125 Dec
7	Mr Motamarri Appanna Veerraju	Ganguly Home Search Private Limited-0.4125 Dec
8	Mr Atanu Roy	Ganguly Home Search Private Limited-0.4125 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr Saswata Basu	Ganguly Home Search Private Limited-0.432839 Dec
2	Mrs Sonali Basu	Ganguly Home Search Private Limited-0.432839 Dec
3	Mr Sourav Paul	Ganguly Home Search Private Limited-0.432839 Dec
4	Mrs Roukma Paul	Ganguly Home Search Private Limited-0.432839 Dec
5	Mr Umasadhan Mudly	Ganguly Home Search Private Limited-0.432839 Dec
6	Mrs Srabani Mahapatra Mudly	Ganguly Home Search Private Limited-0.432839 Dec
7	Mr Motamarri Appanna Veerraju	Ganguly Home Search Private Limited-0.432839 Dec
8	Mr Atanu Roy	Ganguly Home Search Private Limited-0.432839 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Panchpota Road, Mouza: Panchpota, , Ward No: 3, Holding No:2271 JI No: 42, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3, LR Khatian No:- 4191		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 3, LR Khatian No:- 4192		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 3, LR Khatian No:- 4195		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 3, LR Khatian No:- 4193		Seller is not the recorded Owner as per Applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Panchpota Road, Mouza: Panchapota, , Ward No: 3, Holding No:2571 JI No: 42, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L5	LR Plot No:- 3/649, LR Khatian No:- 4196	Owner:উমা সাধন ম্দলী, Gurdian:মুক্তিসাধ ম্দল, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Mr Umasadhan Mudly
L6	LR Plot No:- 3/649, LR Khatian No:- 4194	Owner:শ্রাবনী মহাপাত্র ম্দলী, Gurdian:উমা সাধ ম্দল, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Mrs Srabani Mahapatra Mudly
L7	LR Plot No:- 3/649, LR Khatian No:- 3081		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 3/649, LR Khatian No:- 3082		Seller is not the recorded Owner as per Applicant.

On 10-12-2020

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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 13:19 hrs on 10-12-2020, at the Office of the A.D.S.R. GARIA by Mr Atanu Roy , 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 2,33,74,550/-

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

Execution is admitted on 10/12/2020 by 1. Mr Saswata Basu, Son of Late Samir Kumar Basu, Nirjhar, 3G, Hind Road, Now PS Survey Park, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 2. Mrs Sonali Basu, Wife of Mr Saswata Basu, Nirjhar, 3G, Hind Road, Now PS Survey Park, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 3. Mr Sourav Paul, Son of Mr Prabir Kumar Paul, Shobhantan, Balia, Madhyapara Model Town Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 4. Mrs Roukma Paul, Wife of Mr Sourav Paul, Shobhantan, Balia, Madhyapara Model Town Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 5. Mr Umasadhan Mudly, Son of Mr Mukti Sadhan Mudly, Ashirbad Panchaneer Nabapally Now PS Narendrapur, P.O: Dhalua, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Service, 6. Mrs Srabani Mahapatra Mudly, Wife of Mr Umasadhan Mudly, Ashirbad Panchaneer Nabapally Now PS Narendrapur, P.O: Dhalua, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Service, 7. Mr Motamarri Appanna Veerraju, Alias Mr MAV RAJU, Son of Late Motamarri Nagabhushanam, 26-D, Durga Prasanna Paramhansa Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 8. Mr Atanu Roy, Son of Mr Ajoy Kumar Roy, Biva Apart. 364/20, Netaji Subhas Ch Bose Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service

Indetified by Mr Debobrata Mazumder, , , Son of Late Santosh Mazumder, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

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

Execution is admitted on 10-12-2020 by Mr Sandip Pramanick, Director, Ganguly Home Search Private Limited (Private Limited Company), 167, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Debobrata Mazumder, , , Son of Late Santosh Mazumder, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,021/- (B = Rs 8,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/12/2020 9:53PM with Govt. Ref. No: 192020210161838681 on 09-12-2020, Amount Rs: 8,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 690495919 on 09-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 40,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2268, Amount: Rs.10/-, Date of Purchase: 26/11/2020, Vendor name: Tanmoy Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/12/2020 9:53PM with Govt. Ref. No: 192020210161838681 on 09-12-2020, Amount Rs: 40,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 690495919 on 09-12-2020, Head of Account 0030-02-103-003-02



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2020, Page from 162598 to 162672
being No 162904377 for the year 2020.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2020.12.23 14:57:22 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/12/23 02:57:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)