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## INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

16/05/16 20AB 910130

Serial No. 8858 dt. 2018  
 BK No. 1 Vol. 1981-83 Page: 27  
 Filing No. 8677 YEAR 2016  
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Department of Insurance  
 Registrar of Assurances  
 Kolkata

*A. N. Das*  
 16/5/16  
 Record Keeper  
 Registrar of Assurances  
 Kolkata

ADDITIONAL REGISTRAR  
 ASSURANCES I, KOLKATA  
 16/05/16



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पश्चिम बंगाल WEST BENGAL

Certified that the Document is admitted to Registration. The Signature Sheet and the Instrument sheets attached to the Document are the part of this Document.

V 554547

Additional Registrar  
of Assurances, Kolkata

3 NOV 2015

AGREEMENT OF EASEMENT

- 1. Date: 04<sup>th</sup> day of November 2015
- 2. Place: Kolkata
- 3. Parties:





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- 3.1 **COMPREHENSIVE HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED**, a company registered under the Companies Act, 1956, having its registered offices at 1, Sourin Roy Road, 2<sup>nd</sup> Floor, Police Station Behala, Kolkata 700034, having PAN No. AABCC0164F, represented by its Director Sri Mrinal Canti Roy son of Late Chundilal Roy, residing at 25, Sourin Roy Road, P.S. Behala, Kolkata - 700034, having PAN No. ADHPR5657A (Hereinafter referred to as the **Party Of The First Part** which expression shall, unless excluded by or repugnant to the subject or context, include it's heirs, agents, assigns, legal representatives, successors in interest and successors in office).
- 3.2 **SOUTH POINT HOUSING DEVELOPERS PRIVATE LIMITED**, a company registered under the Companies Act, 1956, having its registered offices at 1, Sourin Roy Road, 2<sup>nd</sup> Floor, Police Station Behala, Kolkata 700034, having PAN No. AADCS7639H, represented by its Director Sri Mrinal Canti Roy son of Late Chundilal Roy, residing at 25, Sourin Roy Road, P.S. Behala, Kolkata - 700034, having PAN No. ADHPR5657A (Herein after referred to as the **Party Of The Second Part** which expression shall, unless excluded by or repugnant to the subject or context, include it's heirs, agents, assigns, legal representatives, successors in interest and successors in office)
- 3.3 **MULTI NIBAS NURMAN INDIA PRIVATE LIMITED**, a company registered under the Companies Act, 1956, having its registered offices at Daulatpur, Police Station Bishnupur, District South 24 Parganas, Kolkata 700104, having PAN No. AAICM5408R, represented by its Director Maula Gazi son of Late Mosarat Hossain Gazi, residing at Vill & P.O. Hailan, P.S. Bishnupur, Dist. South 24 Parganas, Kolkata - 700104, having PAN No. AKLPG3251A (Herein after referred to as the **Party Of The Third Part** which expression shall, unless excluded by or



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repugnant to the subject or context, include it's heirs, agents, assigns, legal representatives, successors in interest and successors in office)

3.4 **URBAN HI-BREED FARM LTD.** (Incorporated under the Indian Companies Act, 1956) having registered office at 22, R.N. Mukherjee Road, Kolkata - 700002, having PAN No. AAACU4031E, being represented by its Director Sri Tushar Kanti Sen, son of Nari Gopal Sen of "ANANDA NIKETAN", 5/A, Diamond Harbour Road, P.O. Joka, P.S. Thakurpukur, Kolkata - 700104, having PAN No. ALOPS2468M (Hereinafter referred to as the Party Of The Fourth Part which expression shall, unless excluded by or repugnant to the subject or context, include it's heirs, agents, assigns, legal representatives, successors in interest and successors in office)

3.5 **DEBASIS SEN**, having PAN No. AKTPS2502A and **SANDIP SEN**, having PAN No. AKLPS7659A, both sons of Samarendra Narayan Sen, by religion Hindu, by occupation - Business, residing at 5KA, Diamond Harbour Road, P.O. Joka, P.S. Thakurpukur, Dist - South 24 Parganas, Kolkata 700104 (hereinafter jointly referred to as the Party Of The Fifth Part which expression shall, unless excluded by or repugnant to the subject or context, include their heirs, agents, assigns, legal representatives, successors in interest and successors in office)

First Party, Second Party, Third Party, Fourth Party and Fifth party collectively Parties,

#### 4. **BACK GROUND:**

4.1 **Ownership of the Party of the First Part:** The Party of the First Part is the absolute Owner of various parcels of land comprised in R.S Dag Nos. 36, 39, 40, 40/248, 577, 578, 612, 613, 615, 616 and others related to R.S Khastion Nos. 342, 123, 112, 433, 446, 246, 179, 104, 341 and 135



respectively, R.S No. 341, J.L. No. 79, in Mouza Damsatpur, Police Station and A.D.S.R. office Bishnupur, District 24 Parganas (South) described in the SCHEDULE below, [Land of the First Party].

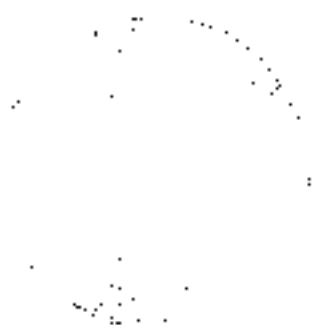
- 4.2 **Ownership of the Party of the Second Part :** The Party of the Second Part is the absolute owner of Sali Land measuring 10.35 decimal more or less, of which land area [i] 8.75 decimal comprised in R.S Dag No. 126, R.S Khatian No. 206, L.R Dag No. 120, L.R Khatian No. 486, [ii] 0.60 decimal, comprised in R.S Dag No. 127, R.S Khatian No. 106, L.R Dag No. 131, L.R Khatian No. 486, [iii] 1.00 decimal, comprised in R.S Dag No. 128, R.S Khatian No. 30, L.R Dag No. 132, L.R Khatian No. 488 in Mouza Sarmosterchak, R.S. No. 327, J.L. No. 17, Touzi No. 351/B, Pargana, Magura, Police Station and A.D.S.R. office Bishnupur, District 24 Parganas (South) [Land of the Party of the Second Part]
- 4.3 **Ownership of the Party of the Third Part :** The Party of the Third Part is the absolute Owner of Sali Land measuring 16.68 decimal more or less, of which land area [i] 14.50 decimal comprised in R.S Dag No. 128, R.S Khatian No. 30, L.R Dag No. 132, L.R Khatian No. 7 and [ii] 2.38 decimal, comprised in R.S Dag No. 129, R.S Khatian No. 74, L.R Dag No. 133, L.R Khatian Nos. 51, 71, 118 and 137, in Mouza Sarmosterchak, R.S. No. 327, J.L. No. 17, Touzi No. 351/B, Pargana, Magura, Police Station and A.D.S.R. office Bishnupur, District 24 Parganas (South) [Land of the Party of the Third Part].
- 4.4 **Ownership of the Party of the Fourth Part:** The Party of the Fourth Part is the absolute Owner of various parcels of land measuring more or less 1.99 decimal or 1.99 Acres comprised in R.S Dag Nos. 124, 125, and 126 and L.R. Dag No. 123, 124 and 130 respectively related to R.S. Khatian Nos. 74, 79 and 106 and L.R. Khatian No. 495, R.S No. 327, J.L. No. 17, in Mouza, Sarmosterchak, Police Station and A.D.S.R. office Bishnupur, District 24 Parganas (South) [Land of the Party of the Fourth Part].

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- 4.5 Ownership of the Party of the Fifth Part : The Party of the Fifth Part is the joint owner of Sali Land measuring 16.51 decimal more or less, of which land area (i) 13.65 decimal comprised in R.S. Dag No. 127, R.S. Khatian No. 106, L.R. Dag No. 131, L.R. Khatian Nos. 489 and 490 and (ii) 2.86 decimal, comprised in R.S. Dag No. 100/169, R.S. Khatian No. 24, L.S. Dag No. 129, L.R. Khatian Nos. 51, 71, 118 and 131 in Mouza Saranasterchak R.S. No. 32, I.L. No. 17, Touzi No. 352/B, Pargana Magura, Police Station and A.O.S.R. office Bishunpur, District 24 Parganas (Scott's) (Land of the Party of the Fifth Part).
- 4.6 Desire to construct residential/ commercial/ educational project by the Parties in the land owned by them. The Parties herein, in order to commercial exploitation of their land including by their sister concerns herein, have decided to construct a project for construction of buildings with requisite infrastructure, for residential, commercial, educational purposes, in the land owned by them, described in the Schedule below, and delineated in the Plan attached hereto for which it is essential to have easement rights, such as free ingress to and egress from the land, owned by each of the parties including right to air and natural light, right to drainage and sewerage, right to lay telephone, electric lines, pipelines for water and gas, including free movement of men, materials, vehicles and any other facilities, which may be required for construction of the said project and habitation of the occupants thereof in the said land of the parties, through the internal road on the land of the First Party, Second Party and Third Party connecting the adjoining Public Road, being the 40 feet wide Main Pulao to Nepal Gauge Road.
- 4.7 Approach to the First Party by the Second, Third, Fourth and Fifth Party for granting the aforesaid easement rights : The Second, Third, Fourth and the Fifth Party have approached the First Party to grant the easement rights such as free ingress to and egress from the said

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land, including right to air and natural light, right to drainage and sewerage, right to lay telephone, electric lines, pipelines for water and gas, including free movement of men, materials, vehicles and any other facilities, which may be required for construction of the said project and habitation of the occupiers thereof in the said land of the First Party through more or less 20 and 30 feet wide internal road on the land of the First Party connecting to the adjoining Public Road, being the 40 feet wide Main Palan to Nepal Gauge Road and the land of the Second, third, Fourth and the Fifth Party, which has been accepted by the First Party.

Discussions and negotiations have taken place by and between the parties and the following agreement has been arrived at:

**NOW THESE PRESENTS WITNESSETH:**

1. The First Party has agreed to grant the permanent and irrevocable right of way and other easement rights such as free ingress to and egress across the said land, including right to air and natural light, right to drainage and sewerage, right to lay telephone, electric lines, pipelines for water and gas, including free movement of men, materials, vehicles and any other facilities, which may be required for construction of the said project by the Party of the Second, Third, Fourth and Fifth Part and habitation of the occupiers thereof in the said land of the First Party, through the more or less 20 and 30 feet wide internal road on the land of the First Party connecting the adjoining Public Road, being the 40 feet wide Main Palan to Nepal Gauge Road to the Second, Third, Fourth and Fifth Party or their representatives or assignees or nominees or intending purchasers for beneficial use of the land owned by them.
2. In consideration of granting the said easement rights, the Party of the Second, Third, Fourth and Fifth Part have also agreed to grant equivalent right to the Party of the First Part the permanent and





irrevocable right of way and other easement rights such as free ingress to and egress from the said land, including right to air and natural light, right to drainage and sewerage, right to lay telephone, electric lines, pipelines for water and gas, including free movement of men, materials, vehicles and any other facilities, which may be required for construction of the said project by the Party of the First Part and habitation of the occupiers thereof in the said land of the First Party, through the said 20 and 30 feet wide internal road on the land of the First Party connecting the adjoining Public Road, being the 40 feet wide Main Pathan to Nepal Gauge Road to the Party of the First Part.

3. The said 20 and 30 feet wide road, connecting the Land from the 40 feet wide Main Pathan to Nepal Gauge Road, will be used by all the parties or their representatives, assignees or nominees or employees or intending buyers or buyers of their housing/commercial project or by any other persons as the parties deem fit.
4. The said 20 and 30 feet wide road is to be kept open to the sky and unobstructed in any manner whatsoever and none of the parties shall have any right to obstruct the other from exercising the right of easement, as well as no right of cancellation of this Agreement, the same being permanent, unconditional and irrevocable and in perpetuity.
5. The said 20 and 30 feet wide road shall be maintained by the Fourth and Fifth Party at their own expenses till the completion of their project and thereafter the same will be taken over by the Co-operative Society/Association of the habitants, occupiers and owners of the Said Project that will look after the maintenance of the project and the First, Second and Third Party shall have no responsibility whatsoever at any time in this regard.

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- u. The Fourth and Fifth Party shall have no right to use the easement rights granted in this Agreement in respect of any other lands instead of Fourth and Fifth Party's land described in the Fourth and Fifth Schedule below.

**SCHEDULE**

**[SCHEDULE OF LAND AS PER THIS AGREEMENT]**

ALL THAT 20 and 30 feet wide road from the Main 40 feet wide Pailan to Nepal Garage Road to the land of Second, Third, Fourth and Fifth Party, together with all easement rights of the said internal road measuring more or less 154.31 Decimal i.e 67,217 Sq.ft. in Mouza Daulatpur, J.L. No. 79, R/S No. 411, and Mouza Sarmaisterchak, J.L. No. 17, R/S No. 327, Pargana Magura, Police Station and A.D.S.R. office Bishnupur, District South 24 Parganas which is written in details as per following column:-

Mouza	R/S. Dag No.	R/S. Khattian No.	Area (Dec.)
Daulatpur	36	342	16.72
Daulatpur	39	123	5.85
Daulatpur	40	112	9.77
Daulatpur	40/248	433	16.86
Daulatpur	577	446	5.44
Daulatpur	578	246	7.89
Daulatpur	612	179	9.63
Daulatpur	613	106	7.08
Daulatpur	615	341	7.50
Daulatpur	618	125	41.63
Sarmaisterchak	126	106	4.86
Sarmaisterchak	127	106	3.60
Sarmaisterchak	128	30	15.59
Sarmaisterchak	129	74	1.38
	Total		154.31

More fully described and delineated in the Plan annexed and bordered in Colour RED thereon which forms a part of this Agreement



IN WITNESS WHEREOF the parties herein set and subscribed their hand and seal on the day month and year above written.

SIGNED SEALED AND DELIVERED in the presence of:

1. Mani S. Sen  
4, W.S. Ray Road,  
Kolkata-700001

Debasis Sen  
[M] RENAL CANYE ROY  
[Comprehensive Housing  
Development Finance Corporation  
Limited]  
[Party of The First Part]

2. Debanish Das  
Advocate  
High Court Calcutta

Debas Sen  
[South Point Housing Developers  
Private Limited]  
[Party of The Second Part]

Mani S. Sen  
[Multi Nibas Nirman India Private Limited]  
[Party of The Third Part]

Debas Sen  
[Urban Hi-Breed Farm Ltd]  
[Party of The Fourth Part]

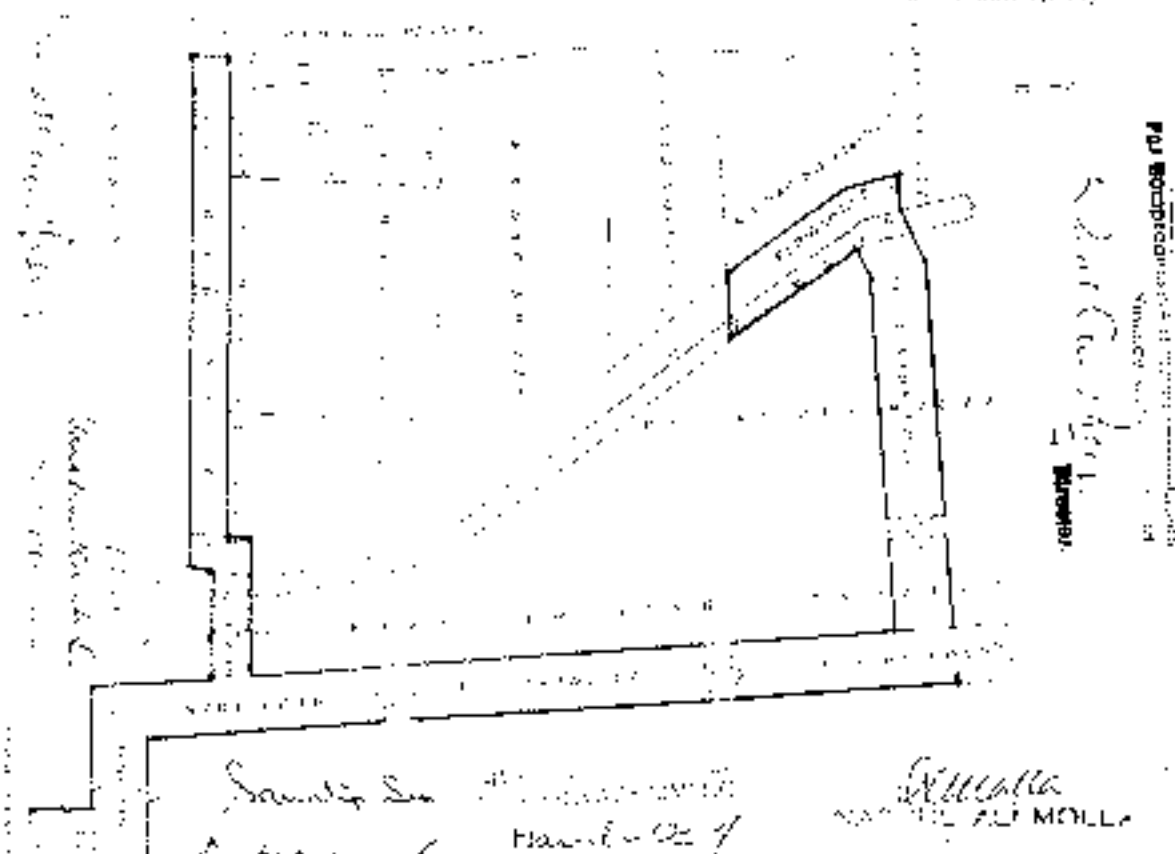
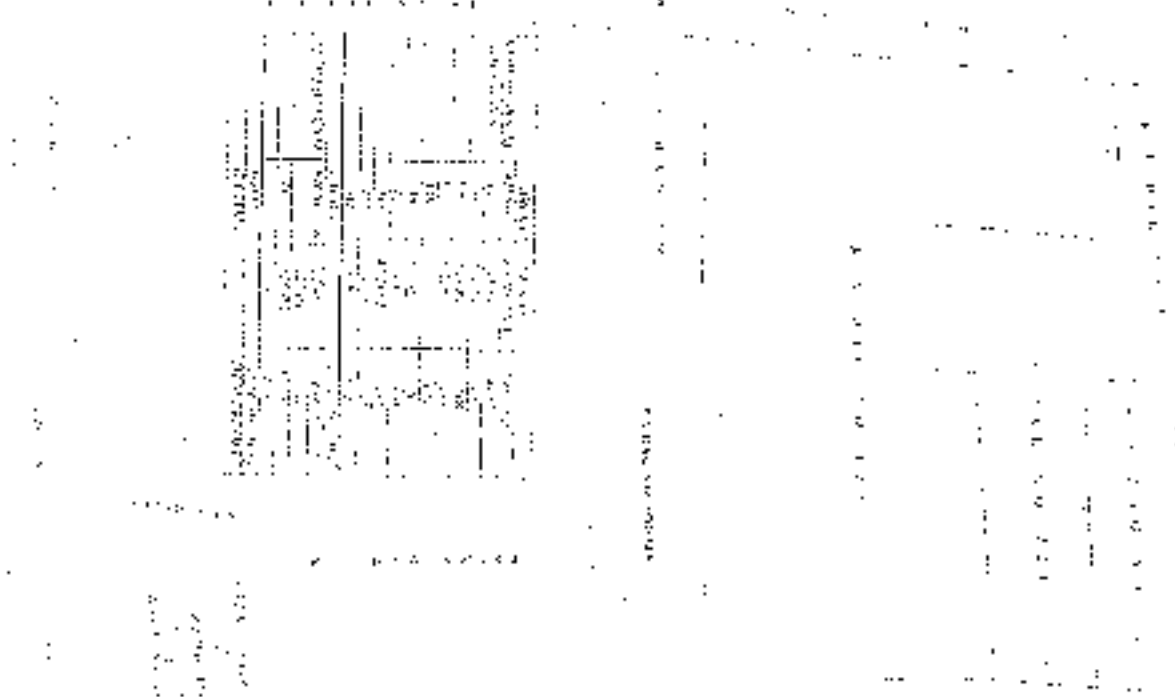
Debas Sen and Sandip Sen  
[Debasis Sen and Sandip Sen]  
[Party of The Fifth Part]

Drafted by

Mani S. Sen  
Advocate  
High Court Calcutta  
Enrollment No-



SITE PLAN FOR ROAD EASEMENT DRIVET  
AT MOUZA-SARMASTER CHAKA DAULAT PUR I NOS-17&79, R.S.NO-327&341,  
R.S.NO- R.S.DAG NOS-126,127,128,129 & 36,46,40,248,39,578,577,12,613,  
615 & 618 P.S.BISHNU PUR DIST-21 PGSIS, UNDER KULER DARI GP  
SCALE-1"=80'0" SHOWN IN RED








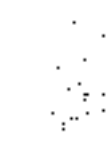

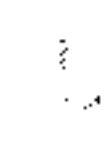
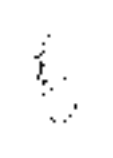
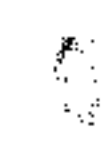


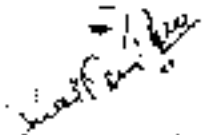
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Name: *Manuel Garcia Lopez*



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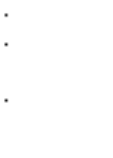
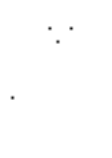






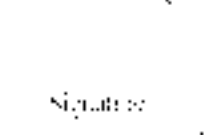

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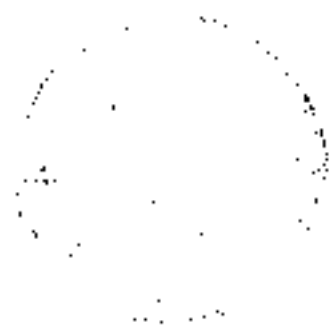

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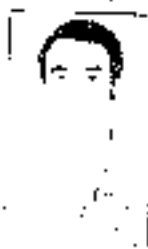

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Name  
**SANDIP BEN**



Signature  
*Sandip B*

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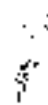
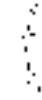
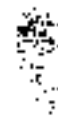
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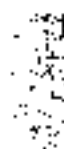
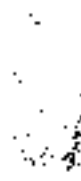
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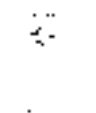



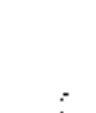


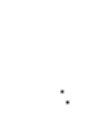
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Name	Designation	Group	Position	Mobile Number	Home No.	E-mail Address
 Manish Singh Secretary	Director of Public Health Deptt.					
	Director of Health and Family Welfare					

Name	Designation	Group	Position	Mobile Number	Home No.	E-mail Address
Signature	Director of Health and Family Welfare					

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## Seller, Buyer and Property Details

### A. Declarant & Details

#### Presentant Details

SL No Name, Address, Photo, Finger print and Signature of Presentant

M: Mrinal Ganti Roy  
1 Sourin Roy Road, 2nd Floor, Kolkata 700034,  
P O - Behala, P S - Behala, District -South 24-  
Parganas, West Bengal, India, PIN - 700034



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#### Declarant Details

SL No Name, Address, Photo, Finger print and Signature

Comprehensive Housing Development Finance Corporation  
1 Sourin Roy Road, 2nd Floor, Kolkata 700034 P O - Behala P S - Behala, District -South 24-Parganas,  
West Bengal, India, PIN - 700034 PAN No. AABCC0164F, Status - Organization Represented by  
representative as given below -

M: Mrinal Ganti Roy  
1 Sourin Roy Road, 2nd Floor, Kolkata 700034  
P O - Behala P S - Behala District -South 24-  
Parganas West Bengal, India, PIN - 700034 Sex -  
Male, By Caste: Hindu, Occupation: Business  
Citizen of India, Status: Representative, Date of  
Execution : 04/11/2015, Date of Admission  
04/11/2015 Place of Admission of Execution  
Office



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**Declarant Details**

Sl No Name, Address, Photo, Finger print and Signature

2 South Point Housing Developers Private Limited  
1 Suvarn Roy Road, 2nd Floor, Kolkata 700034, P.O. - Behala, P.S. - Behala District -South 24-Parganas West Bengal India, PIN - 700034 PAN No. AAACS7639H Status Organization: Represented by representative as given below -

2(1) Mr Minal Kant Roy  
1 Suvarn Roy Road, 2nd Floor, Kolkata 700034, P.O. - Behala, P.S. - Behala, District -South 24-Parganas, West Bengal India, PIN - 700034 Sex Male, By Caste, Hindu, Occupation: Business, Citizen of India, Status Representative: Date of Execution: 04/11/2015 Date of Admission: 04/11/2015 Place of Admission of Execution Office



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3 Multi Nivas Nirman India Private Limited  
Daulatpur, Bishnupur, Kolkata 700104, P.O. - Bishnupur, P.S. - Bishnupur, District -South 24-Parganas, West Bengal, India, PIN - 700104 PAN No. AAICM5408R, Status : Organization: Represented by representative as given below -

3(1) Mr. Meeta Gazi  
Daulatpur, Bishnupur, Kolkata 700104, P.O. - Pailan, P.S. - Bishnupur, District -South 24-Parganas, West Bengal, India, PIN - 700104 Sex Male, By Caste - Hindu, Occupation: Business, Citizen of India, Status Representative: Date of Execution: 04/11/2015: Date of Admission: 04/11/2015 Place of Admission of Execution : Online



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4 Urban Hi Breed Farm Limited  
22 R.N.Mukherjee Road, Kolkata 700031, P.O. - GPO, P.S. - Hare Street, District -Kolkata, West Bengal, India, PIN - 700031 PAN No. AAACU4031E, Status Organization: Represented by representative as given below -

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**Declarant Details**

Sl No Name Address Photo Finger print and Signature

4/1) Mr Tushar Kunt Sen  
 Address Naxelam Diamond Harbour Road, Kolkata  
 700104, P O - Joka, P S - Thakurpukur, District -  
 South 24-Parganas, West Bengal, India. PIN -  
 700104 Sex: Male, By Caste: Hindu, Occupation:  
 Business, Citizen of India. Status:  
 Representative. Date of Execution : 04/11/2015,  
 Date of Admission : 04/11/2015, Place of  
 Admission of Execution : Office



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*Tushar Kunt Sen*

04/11/2015 11:43:27 AM

5 Mr Debasis Sen  
 Son of Mr. Samarendra Sen  
 58A, Diamond Harbour Road, Joka, Thakurpukur  
 Kolk. P O - Joka, P.S - Thakurpukur, District:-  
 South 24-Parganas, West Bengal, India. PIN -  
 700104 Sex: Male, By Caste: Hindu, Occupation:  
 Business, Citizen of India. PAN No.  
 AKTPS2502A. Status: Individual. Date of  
 Execution: 04/11/2015. Date of Admission:  
 04/11/2015. Place of Admission of Execution  
 Office



04/11/2015 11:39:13 AM



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 04/11/2015 11:39:31 AM

*Debasis Sen*

04/11/2015 11:39:39 AM

6 Mr Sandip Sen  
 Son of Mr. Samarendra Narayan Sen  
 52A, Diamond Harbour Road, Joka, Thakurpukur  
 Kolk. P O - Joka, P.S - Thakurpukur, District -  
 South 24-Parganas, West Bengal, India, PIN -  
 700104 Sex: Male By Caste: Hindu Occupation:  
 Business, Citizen of India. PAN No.  
 AKLPS7659A, Status: Individual. Date of  
 Execution: 04/11/2015. Date of Admission:  
 04/11/2015. Place of Admission of Execution  
 Office



04/11/2015 11:41:21 AM



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 04/11/2015 11:41:39 AM

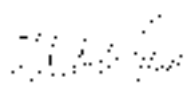
*Sandip Sen*

04/11/2015 11:41:47 AM



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## B. Identifire Details

Identifier Details			Signature
Sl No	Identifier Name & Address	Identifier of	
	Mr Debashish Basak Son of Late Dayal Ch Basak High Court, E NO H4724632002 P O - GPO P.S - Hare Street Kolkata, District-Kolkata West Bengal, India PIN - 700001 Sex Male By Caste Hindu Occupation Advocate Citizen of India.	Mr Debasis Sen, Mr Sandip Sen, Mr Anindanti Roy, Mr Minak Gana Roy, Mr Moula Gaz, Mr Tushar Karthi Sen	 04/11/2015 11:43:57 AM

## C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs )	Market Value(In Rs.)	Other Details
1	District South 24-Parganas, P.S - Bishrupur Gram Panchayat KULERDARI, Mouza Daulatpur	RS Plot No- 36 RS Khatian No - 342	16.72 Dec	1/-	35,54,470/-	Proposed Use Bastu ROR, Shali, Property is on Road
2	District South 24-Parganas, P.S - Bishrupur Gram Panchayat KULERDARI, Mouza Daulatpur	RS Plot No - 39 RS Khatian No - 123	3.85 Dec	1/-	12,20,145/-	Proposed Use Bastu ROR, Shali, Property is on Road
3	District South 24-Parganas, P.S - Bishrupur Gram Panchayat KULERDARI, Mouza Daulatpur	RS Plot No- 40 RS Khatian No- 112	9.77 Dec	1/-	20,47,758/-	Proposed Use Bastu ROR, Shali, Property is on Road
4	District South 24-Parganas, P.S - Bishrupur Gram Panchayat KULERDARI, Mouza Daulatpur	RS Plot No - 20/249 RS Khatian No 433	10.85 Dec	1/-	35,33,814/-	Proposed Use Bastu, ROR, Shali, Property is on Road
5	District South 24-Parganas, P.S - Bishrupur Gram Panchayat KULERDARI, Mouza Daulatpur	RS Plot No - 577 RS Khatian Nu 445	3.44 Dec	1/-	7,21,016/-	Proposed Use Bastu ROR, Shali, Property is on Road





Sch No.	Property Location	Land Details				
		Plot No & Khatian No Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L6	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No - 578 RS Khatian No - 246	2.89 Dec	1/-	6,55,737/-	Proposed Use: Bastu ROR: Shall Property is on Road
L7	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No - 612 RS Khatian No - 179	9.63 Dec	1/-	20,16,424/-	Proposed Use: Bastu ROR: Shall Property is on Road
L8	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 613 RS Khatian No - 108	7.08 Dec	1/-	14,83,950/-	Proposed Use: Bastu ROR: Shall Property is on Road
L9	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 615 RS Khatian No:- 341	7.5 Dec	1/-	15,71,951/-	Proposed Use: Bastu ROR: Shall Property is on Road
L10	District: South 24 Parganas, P.S :- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No 616 RS Khatian No - 125	41.43 Dec	1/-	86,83,624/-	Proposed Use: Bastu ROR: Shall Property is on Road
L11	District: South 24-Parganas, P.S :- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No - 126 RS Khatian No - 105	4.86 Dec	1/-	16,63,092/-	Proposed Use: Bastu ROR: Shall Property is on Road
L12	District: South 24 Parganas, P.S :- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 127 RS Khatian No:- 105	10.5 Dec	1/-	2,05,320/-	Proposed Use: Bastu ROR: Shall Property is on Road
L13	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 128 RS Khatian No - 30	15.6 Dec	1/-	53,04,100/-	Proposed Use: Bastu ROR: Shall Property is on Road

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Land Details						
Sch No	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
14	District South 24-Parganas P.S. - Bishnuber Gram Panchayat KULERDARI Mouza, Sarmasler Chak	RS Plot No.- 129 RS Khatian No- 74	2.36 Dec	1/-	8,14,436/-	Proposed Use Bastu ROR, Shal. Property is on Road

Transfer of Property from Declarant to				
Sch. No.	Name of the Declarant	Name of the	Transferred Area	Transferred Area in(%)
L1	Comprehensive Housing Development Finance Corpora		2.78667	16.6667
	Mr Debasis Sen		2.78667	16.6667
	Mr Sandip Sen		2.78667	16.6667
	Muli Nibas Nirman India Private Limited		2.78667	16.6667
	South Point Housing Developers Private Limited		2.78667	16.6667
	Urban Hi Breed Farm Limited		2.78667	16.6667
L2	Comprehensive Housing Development Finance Corpora		0.975	15.6667
	Mr Debasis Sen		0.975	15.6667
	Mr Sandip Sen		0.975	15.6667
	Muli Nibas Nirman India Private Limited		0.975	15.6667
	South Point Housing Developers Private Limited		0.975	15.6667
	Urban Hi Breed Farm Limited		0.975	15.6667
L3	Comprehensive Housing Development Finance Corpora		1.62833	16.6667
	Mr Debasis Sen		1.62833	16.6667
	Mr Sandip Sen		1.62833	16.6667
	Muli Nibas Nirman India Private Limited		1.62833	16.6667
	South Point Housing Developers Private Limited		1.62833	15.6667
	Urban Hi Breed Farm Limited		1.62833	16.6667



**Transfer of Property from Declarant to**

Sl. No.	Name of the Declarant	Name of the	Transferred Area	Transferred Area in(%)
14	Comprehensive Housing Development Finance Corporat		2.91	16.6667
		Mr Debasis Sen	2.91	16.6667
		Mr Sandip Sen	2.91	16.6667
		Mulji Nilas Nirman India Private Limited	2.91	16.6667
		South Point Housing Developers Private Limited	2.91	16.6667
		Urban Hi Breed Farm Limited	2.91	16.6667
		0.573333	16.6667	
15	Comprehensive Housing Development Finance Corporat		0.573333	16.6667
		Mr Debasis Sen	0.573333	16.6667
		Mr Sandip Sen	0.573333	16.6667
		Mulji Nilas Nirman India Private Limited	0.573333	16.6667
		South Point Housing Developers Private Limited	0.573333	16.6667
		Urban Hi Breed Farm Limited	0.573333	16.6667
		0.481667	16.6667	
16	Comprehensive Housing Development Finance Corporat		0.481667	16.6667
		Mr Debasis Sen	0.481667	16.6667
		Mr Sandip Sen	0.481667	16.6667
		Mulji Nilas Nirman India Private Limited	0.481667	16.6667
		South Point Housing Developers Private Limited	0.481667	16.6667
		Urban Hi Breed Farm Limited	0.481667	16.6667
		1.605	16.6667	
17	Comprehensive Housing Development Finance Corporat		1.605	16.6667
		Mr Debasis Sen	1.605	16.6667
		Mr Sandip Sen	1.605	16.6667
		Mulji Nilas Nirman India Private Limited	1.605	16.6667
		South Point Housing Developers Private Limited	1.605	16.6667
		Urban Hi Breed Farm Limited	1.605	16.6667
		1.605	16.6667	



Transfer of Property from Declarant to					
Sl. No.	Name of the Declarant	Name of the	Transferred Area	Transferred Area in(%)	
10	Comprehensive Housing Development Finance Corporat		1.18	16.6667	
	Mr Debasis Sen		1.18	16.6667	
	Mr Sandip Sen		1.18	16.6667	
	Multi Nibas Nirman India Private Limited		1.18	16.6667	
	South Point Housing Developers Private Limited		1.18	16.6667	
	Urban Hi Breed Farm Limited		1.18	16.6667	
	10	Comprehensive Housing Development Finance Corporat		1.25	16.6667
10	Mr Debasis Sen		1.25	16.6667	
	Mr Sandip Sen		1.25	16.6667	
	Multi Nibas Nirman India Private Limited		1.25	16.6667	
	South Point Housing Developers Private Limited		1.25	16.6667	
	Urban Hi Breed Farm Limited		1.25	16.6667	
	110	Comprehensive Housing Development Finance Corporat		6.905	16.6667
		Mr Debasis Sen		6.905	16.6667
Mr Sandip Sen			6.905	16.6667	
Multi Nibas Nirman India Private Limited			6.905	16.6667	
South Point Housing Developers Private Limited			6.905	16.6667	
Urban Hi Breed Farm Limited			6.905	16.6667	
11		Comprehensive Housing Development Finance Corporat		0.81	16.6667
	Mr Debasis Sen		0.81	16.6667	
	Mr Sandip Sen		0.81	16.6667	
	Multi Nibas Nirman India Private Limited		0.81	16.6667	
	South Point Housing Developers Private Limited		0.81	16.6667	
	Urban Hi Breed Farm Limited		0.81	16.6667	





Transfer of Property from Declarant to				
Sch No.	Name of the Declarant	Name of the	Transferred Area	Transferred Area In(%)
L12	Comprehensive Housing Development Finance Corporat		0.1	16.6667
	Mr Debasis Sen		0.1	16.6667
	Mr Sandip Sen		0.1	16.6667
	Mult Nibas Nirman India Private Limited		0.1	16.6667
	South Point Housing Developers Private Limited		0.1	16.6667
	Urban Hi Brood Farm Limited		0.1	16.6667
L13	Comprehensive Housing Development Finance Corporat		2.58333	16.6667
	Mr Debasis Sen		2.58333	16.6667
	Mr Sandip Sen		2.58333	16.6667
	Mult Nibas Nirman India Private Limited		2.58333	16.6667
	South Point Housing Developers Private Limited		2.58333	16.6667
	Urban Hi Brood Farm Limited		2.58333	16.6667
L14	Comprehensive Housing Development Finance Corporat		0.396667	16.6667
	Mr Debasis Sen		0.396667	16.6667
	Mr Sandip Sen		0.396667	16.6667
	Mult Nibas Nirman India Private Limited		0.396667	16.6667
	South Point Housing Developers Private Limited		0.396667	16.6667
	Urban Hi Brood Farm Limited		0.396667	16.6667

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Mani Sankar Roychowdhury
Address	4, K.S. Roy Road, Kolkata 700001 Thana : Hard Street, District : Kolkata, WEST BENGAL
Applicant's Status	Advocate

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Office of the A.R.A. - I KOLKATA, District: Kolkata

Endorsement For Deed Number : ( - 190108677 ) 2015

Query No/Year	19010000902331/2015	Serial no/Year	19010000304 / 2015
Deed No/Year	I - 190108677 / 2015		
Transaction	[050*] Declaration, Declaration relating to immovable property		
Name of Presentant	Mr Mrinal Chandra Roy	Presented At	Office
Date of Execution	04-11-2015	Date of Presentation	04-11-2015

Remarks

On 04/11/2015

**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 4 of Indian Stamp Act 1899.

**Presentation[Under Section 52 & Rule 22A(3) 45(1),W.B. Registration Rules,1962]**

Presented for registration at 11:27 hrs on 04/11/2015 at the Office of the A.R.A. - I KOLKATA by Mr Mrinal Chandra Roy

**Admission of Execution ( Under Section 50, W.B. Registration Rules, 1962 )**

Execution is admitted on 04/11/2015 by

Mr Debasis Sen, Son of Mr Samarendra Sen 58A Diamond Harbour Road, Joka Thakurbukur, Kolk, P.O Joka, Thana Thakurbukur South 24-Parganas, WEST BENGAL, India, PIN - 700104. By caste Hindu, By Profession Business

Indefined by Mr Debashish Basak, Son of Late Dayal Ch Basak, High Court, E. NO F/472/662/2002, P.O GPO Thana Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001 By caste Hindu, By Profession Advocate

**Admission of Execution ( Under Section 50, W.B. Registration Rules, 1962 )**

Execution is admitted on 04/11/2015 by

Mr Sanjay Sen, Son of Mr Samarendra Narayan Sen 58A, Diamond Harbour Road, Joka Thakurbukur, Kolk P.O Joka, Thana Thakurbukur, South 24-Parganas, WEST BENGAL, India, PIN - 700104. By caste Hindu, By Profession Business

Indefined by Mr Debashish Basak, Son of Late Dayal Ch Basak, High Court, E. NO F/472/662/2002, P.O GPO Thana Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001. By caste Hindu, By Profession Advocate

**Admission of Execution ( Under Section 56, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 04/11/2015 by

Mr Arindam Chandra Roy Director, Comprehensive Housing Development Finance Corporation, 1, Sourin Roy Road, 2nd Floor, Kolkata 700034, P.O - Behala, P.S - Behala, District:South 24-Parganas West Bengal, India, PIN - 700034

Indefined by Mr Debashish Basak, Son of Late Dayal Ch Basak, High Court, E. NO F/472/662/2002, P.O GPO Thana Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001. By caste Hindu, By Profession Advocate



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

Execution is admitted on 04/11/2015 by

Mr. Murali Kant Roy Director, South Point Housing Developers Private Limited, 1, Soumi Roy Road, 2nd Floor, Kolkata 700034 P.O - Behala, P.S - Behala, District-South 24-Parganas, West Bengal, India. PIN - 700034  
Indefied by Mr Debashish Basak, Son of Late Dayal Ch Basak, High Court, E. NO. F/472/462/2002, P.O. GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India. PIN - 700001 By caste Hindu. By Profession Advocate

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

Execution is admitted on 04/11/2015 by

Mr. Atul Kanti Gait Director, Multi Nibas Nirmal India Private Limited, Dariaipuri, Bishnupur Kolkata 700104 P.O Bishnupur, P.S - Bishnupur, District -South 24-Parganas, West Bengal, India. PIN - 700104  
Indefied by Mr Debashish Basak, Son of Late Dayal Ch Basak, High Court, E. NO. F/472/462/2002, P.O. GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India. PIN - 700001. By caste Hindu. By Profession Advocate

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

Execution is admitted on 04/11/2015 by

Mr. Tushar Kant Sen Director, Urban Hi Brocco Farm Limited, 22, R N Mukherjee Road, Kolkata 700001, P.O. GPO, P.S - Hare Street, District-Kolkata, West Bengal, India. PIN - 700001  
Indefied by Mr Debashish Basak, Son of Late Dayal Ch Basak, High Court, E. NO. F/472/462/2002, P.O. GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India. PIN - 700001 By caste Hindu. By Profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101/- ( E = Rs 71/- + Rs 56/- Mts) = Rs 217/- (wb) = Rs 41/- and Registration Fees paid by Cash Rs 101/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs 300/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp. Ser. No. 135057. Purchased on 01/10/2015, Vendor named B Chatterjee

(Sujan Kumar Marty)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A., KOLKATA

Kolkata, West Bengal

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1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 148167 to 148193

being No 190108677 for the year 2015.



Digitally signed by SUJAN KUMAR  
MAITY  
Date: 2015.11.06 16:04:19 +05:30  
Reason: Digital Signing of Deed.

Certificate of Assurance

{Sujan Kumar Maity} 06/11/2015 16:04:18

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.



CHECKED BY (this document is digitally signed.)

16/05/18

ADDITIONAL REGISTRAR OF ASSURANCE

16/05/18