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Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

[Signature]
 District Sub-Register-III
 Alipore, South 24-parganas

19 SEP 2018

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made this the
 19th day of September 2018 (Two Thousand Eighteen) *BETWEEN* ;

Ushinar Gecha Majumder

24 AUG 2018

Serial No. 16254 Date.....
Name. Sun Construction
Address. 21/A St. K. V. 27
Value Rs. P.
BIDYUT KR. SAHA
Licence Stamp Vendor
Alipore Judges' Court, 24 Pgs (S)

Licence Stamp

Vendor Signature



District Sub-Registrar-III
Alipore, South 24 Parganas

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Parton Sana
S/O Late R.M Sana
Anpro Pounce cut
for 27
Dated writer
1-Mar 132/2013,

(1) **SRI SUBES CHANDRA GUHAMAJUMDAR** alias **SURESH CHANDRA GUHA MAJUMDAR**, son of Late Jyotish Chandra Guha Majumdar, having PAN : ADCPG6087A, by creed : Hindu, Indian by National, by occupation : Retired, residing at Flat No.2A, "**JAYASHREE CO-OPT. HOUSING SOCIETY**", Sector 2A, Bidhannagar, Durgapur, Post Office : Bidhannagar, Police Station : Durgapur, District : Burdwan, Pin : 713212, (2) **SRI USHINAR GUHA MAJUMDER**, son of Late Ganesh Guha Majumder alias Ganesh Chandra Guha Majumder, having PAN : AIRPG1648K, by creed : Hindu, Indian by National, by occupation : Retired, residing at 44, Kayastha Para Main Road, Post Office : Haltu, Police Station : Garfa, Kolkata : 7000078, District : 24 Parganas (South) and (3) **SMT. SUPARNA DHAR**, daughter of Late Ganesh Guha Majumder alias Ganesh Chandra Guha Majumder and wife of Ranjan Dhar, having PAN : BSJPD4231N, by creed : Hindu, Indian by National, by occupation : House-Wife, residing at 79, Biplobi Ullashkar Dutta Road, Post Office : Baghajatin, Police Station : Jadavpur, Kolkata : 700086, District : 24 Parganas (South), hereinafter jointly and/or collectively called and referred to as "the

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OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SUN CONSTRUCTION, having PAN No.ABNFS3040A, a registered Partnership Firm, having its Registered Office at 21/4, Aswini Dutta Road, 2nd Floor, Post Office : Sarat Banerjee Road, Police Station : Lake P.S., Kolkata : 700029, District : 24 Parganas (South), bearing Registration No....., represented by its Partners namely, (1) **SRI JAY S. KAMDAR**, having PAN : AKWPK2270L and (2) **SRI TUSHAR S. KAMDAR**, having PAN : AKWPK2271M, both are the sons of Late Sharad. H. Kamdar, both are by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, District : 24 Parganas (South), hereinafter called and referred to as "the **DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office and assigns) of the **OTHER PART**.

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WHEREAS originally one Ganesh Guha Majumder alias Ganesh Chandra Guha Majumder, Phanish Chandra Guha Majumder alias Phanish Guha Majumdar, Subes Chandra Guha Majumdar alias Suresh Guha Majumdar and Dwijes Chandra Guha Majumder, all sons of Late Jyotish Chandra Guha Majumder alias Jyotish Chandra Guha Majumdar alias Jyotish Guha Majumder, by purchase by way of a registered Deed of Sale from the then Owner Smt. Sumati Bala Dasi were the Owners of **ALL THAT** piece and parcel of land measuring more or less 7 (Seven) Decimals equivalent to 4 (Four) Cottahs 3 (Three) Chittacks 34 (Thirty-Four) Square Feet more or less, situate and lying Mouza : Kasba, J.L. No.13, R.S. No.36, under R.S. Khatian No.876, appertaining to R.S. Dag No.3386. The aforesaid Deed of Sale was registered in the Office of the Sub-Registrar at Alipore Sadar on 11th November, 1960 and recorded in Book No.I, Volume No.136, Pages 222 to 228, Being No.8458 for the year 1960.

AND WHEREAS after purchase, while all the aforesaid brothers absolutely seized and possessed the aforesaid landed property as joint Owners thereof, they have constructed a 2 (Two) storied Building over their aforesaid purchased landed property and some of the brothers living therein with the members of their respective families.

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AND WHEREAS while seized and possessed the aforesaid property as joint Owners thereof, they have recorded their names with the Office of the Kolkata Municipal Corporation and at present the same is known and numbered as Municipal Premises No.46, Kayastha Para Main Road (mailing address 44, Kayastha Para Main Road, Police Station : Kasba, Kolkata : 700078, under Ward No.106, bearing Assessee No.31-106-09-0046-6, hereinafter called "the **SAID PROPERTY**", morefully described in the **SCHEDULE** - "A" hereunder written.

AND WHEREAS while absolutely seized and possessed the said property as joint Owners thereof, said Ganesh Guha Majumder alias Ganesh Chandra Guha Majumder died intestate on 5th August, 2006 leaving behind him surviving the Owner Nos.2 & 3 as his only legal heirs and successors, who jointly inherited the undivided 1/4th share in respect of the said property as per Hindu Succession Act, 1956. Be it noted that the wife of said Ganesh Guha Majumder alias Ganesh Chandra Guha Majumder predeceased him.

AND WHEREAS thereafter said Dwijes Chandra Guha Majumder died intestate as bachelor on 25th October, 2014

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leaving behind him surviving his two living full blooded brothers viz. Phanish Chandra Guha Majumder alias Phanish Guha Majumdar, Subes Chandra Guha Majumdar alias Suresh Guha Majumdar, who jointly inherited the undivided 1/4th share in respect of the said property as per Hindu Succession Act, 1956.

AND WHEREAS thereafter said Phanish Chandra Guha Majumder alias Phanish Guha Majumdar died bachelor on 13th August, 2015 leaving behind him surviving his only living full blooded brother Subes Chandra Guha Majumdar alias Suresh Guha Majumdar, who inherited the undivided 3/8th share in respect of the said property as per Hindu Succession Act, 1956.

AND WHEREAS in the manner aforesaid, the (1) Sri Subes Chandra Guhamajumdar alias Suresh Chandra Guha Majumdar has become the Owner of undivided 3/4th share of the said property and the Sri Ushinar Guha Mazumder and Smt. Suparna Dhar jointly have become the Owner of the remaining undivided 1/4th share of the said property.

AND WHEREAS the aforesaid Owners being the Party hereto of the One Part have decided to raise a multistoried Building over the said property for their better enjoyment.

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AND WHEREAS the Parties hereto of the One Part have got no such expertise for construction of any Building and for that they have decided to develop their said property through a competent Developer, who has enough credential in the arena of development.

AND WHEREAS while in search of a good Developer, the Party hereto of the One Part came across with the Developer herein and after prolong discussion held between the Parties, ultimately the Parties hereto of the One Part have agreed to develop their said property through the Developer herein considering its credential with some certain terms and conditions, which are explicitly described hereunder below.

NOW THIS AGREEMENT WITNESSETH are as follows :-

1. **OWNERS** :-

Shall mean (1) **SRI SUBES CHANDRA GUHAMAJUMDAR**
alias **SURESH CHANDRA GUHA MAJUMDAR**, son of Late
Jyotish Chandra Guha Majumdar of Flat No.2A,
"JAYASHREE CO-OPT. HOUSING SOCIETY", Sector 2A,
Bidhannagar, Durgapur, Post Office : Bidhannagar, Police
Station : Durgapur, District : Burdwan, Pin : 713212,

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(2) **SRI USHINAR GUHA MAJUMDER**, son of Late Ganesh Guha Majumder alias Ganesh Chandra Guha Majumder of 44, Kayastha Para Main Road, Post Office : Haltu, Police Station : Garfa, Kolkata : 7000078, District : 24 Parganas (South) and (3) **SMT. SUPARNA DHAR**, daughter of Late Ganesh Guha Majumder alias Ganesh Chandra Guha Majumder and wife of Ranjan Dhar of 79, Biplobi Ullashkar Dutta Road, Post Office : Baghajatin, Police Station : Jadavpur, Kolkata : 700086, District : 24 Parganas (South) and each of their respective heirs, executors, successors, administrators, legal representatives and assigns.

2. **DEVELOPER :-**

Shall mean **SUN CONSTRUCTION**, a Partnership Firm, having its Registered Office at 21/4, Aswini Dutta Road, 2nd Floor, Post Office : Sarat Banerjee Road, Police Station : Lake P.S., Kolkata : 700029, District : 24 Parganas (South), represented by its Partners namely, (1) **SRI JAY S. KAMDAR** and (2) **SRI TUSHAR S. KAMDAR**, both are the sons of Late Sharad. H. Kamdar, both are of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station

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: Behala, Kolkata : 700053, District : 24 Parganas (South)
and its successors-in-office and assigns.

3. **THE SAID PROPERTY** :-

Shall mean **ALL THAT** piece or parcel of land measuring more or less 4 (Four) Cottahs 3 (Three) Chittacks 34 (Thirty-Four) Square Feet together with old dilapidated 2 (Two) storied Building standing thereon, situate and lying at Mouza : Kasba, J.L. No.13, R.S. No.36, under R.S. Khatian No.876, appertaining to R.S. Dag No.3386, being known and numbered as Municipal Premises No.46, Kayastha Para Main Road (mailing address 44, Kayastha Para Main Road, Police Station : Kasba, Kolkata : 700078, within the limits of the Kolkata Municipal Corporation, under Ward No.106, District : 24 Parganas (South), morefully described in the **SCHEDULE** - "A" hereunder written.

4. **BUILDING** :-

Shall mean and include the Building to be constructed at the property mentioned in earlier paragraph.

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5. **COMMON FACILITIES** :-

Shall mean and include corridors, stairs, ways, passages, way, if any, drive ways, common lavatories, if provided by the Developer, water pump and water and facilities, which will be provided by the Developer in the new Building. The Occupiers of the proposed multistoried Building and the Purchaser/s of the Flat/s of the proposed multistoried Building shall jointly have the right to enjoy the roof of the proposed Building for all ceremonial occasions and for maintaining T.V. antenna and water reservoir. No outsider shall be allowed to use the roof for any purpose whatsoever.

6. **SALEABLE SPACE** :-

Shall mean the space in the new Building available for independent use and occupation by the Developer after making due provisions for common facilities and space required thereof and after providing the Owners' allocation.

7. **OWNERS' ALLOCATION** :-

On completion of the proposed Building the Owners herein shall be at the first instance entitled to get 2 (Two)

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numbers of self contained Flat each having built up area of 1100 (One Thousand One Hundred) Square Feet more or less in finished and complete condition on the Front side of the Second Floor and Third Floor from the proposed Building, which will be constructed upon the **SCHEDULE** - "A" mentioned property and the aforesaid Owners' allocation is morefully described in the **SCHEDULE** - "B" hereunder written together with all fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE** - "C" hereunder written. The aforesaid Owners' allocation will be demarcated after getting Plan sanction from the Kolkata Municipal Corporation by correspondences.

8. **DEVELOPER'S ALLOCATION** :-

Shall mean the remaining portions of the proposed Building including the common facilities absolutely belonged to the Developer after 'providing for the Owners' allocation as aforesaid and together with the absolute right on the part of the Developer and prospective Buyer/s and intending Transferee/s, Lessee/s or in any

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way deal with the same but without in any way affecting the right and interest of the Owners.

9. **THE ARCHITECT** :-

Shall mean such person/s with requisite qualification, who will be appointed by the Developer for designing and planning of the new Building.

10. **BUILDING PLAN** :-

Will mean such Plan prepared by the Architect for the construction of the new Building and sanction by the Kolkata Municipal Corporation and/or any other competent Authorities as the case may be.

11. **TRANSFER** :-

With its grammatical variations shall include transfer by possession and by and other means adopted for effecting what is understood as a transfer of space in multistoried Building to purchase thereof although the same may not amount to a transfer in law without causing in any manner in convenience or disturbance to the Owners.

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12. **TRANSFeree** :-

Shall mean a person/s for residential purpose to whom any space in the Building will be transferred.

13. **TIME** :-

Shall mean the construction shall be completed positively within 24 (Twenty-Four) months from the date of sanction of the Building Plan from the Kolkata Municipal Corporation and/or from the date of getting peaceful vacant khas possession of the said property from the Owners, whichever will be the later.

14. **WORDS** :-

Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and neutral gender shall include masculine and feminine genders.

15. **COMMENCEMENT** :-

This Agreement shall be deemed to have commenced with effect from the date of execution of this Agreement.

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-:: OWNERS' RIGHT AND REPRESENTATION ::-

1. The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
2. None other than the Owners have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976.

-:: DEVELOPER'S RIGHT ::-

1. The Owners hereby grant subject to what have been hereunder provided exclusive right to the Developer to build upon and to exploit commercially the said property and shall be able to construct the new Building thereon in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or cause to be made by the Parties hereto.

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2. All application, Plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate Authorities shall be prepared and submitted by the Developer on behalf of the Owners at its own costs and expenses and the Developer shall pay charges and bear all fees including Architect's fees required to be paid or deposited for exploitation of the said property provided however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said property or any part thereof to the Developer or as creating any right, title or interest in respect of the Developer other than an exclusive right and interest by the Developer to commercially exploit the same in terms hereof and to deal with the Developer's allocation in the new Building in the manner herein after stated.

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CONSIDERATION :-

1. In consideration of the Owners having agreed to permit the Developer to commercially exploit the said property and to construct, erect and build a new Building in accordance with the Plan, which will be sanctioned and in accordance with the Specification and materials description of which are stated in details in **SCHEDULE** – “C” hereunder written.

2. On completion of the proposed Building the Owners herein shall be at the first instance entitled to get 2 (Two) numbers of self contained Flat each having built up area of 1100 (One Thousand One Hundred) Square Feet more or less in finished and complete condition on the Front side of the Second Floor and Third Floor from the proposed Building, which will be constructed upon the **SCHEDULE** – “A” mentioned property and the aforesaid Owners’ allocation is morefully described in the **SCHEDULE** – “B” hereunder written together with all fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in

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the **SCHEDULE** - "C" hereunder written. The aforesaid Owners' allocation will be demarcated after getting Plan sanction from the Kolkata Municipal Corporation by correspondences.

3. Besides the above, the Developer shall pay a total non-refundable sum of Rs.10,00,000/- (Rupees Ten Lac) only to the Owners herein towards their consideration and the Developer shall pay the aforesaid amount of money to the Owners herein in the manner as follows :-

- A. The Developer shall pay a sum of Rs.5,00,000/- (Rupees Five Lac) only to the Owners herein simultaneously with the execution of this Agreement and the Owners herein shall receive the same as per Memo of Consideration hereunder written.

- B. The balance sum of Rs.5,00,000/- (Rupees Five Lac) only to be paid by the Developer to the Owners at the time of handing over possession of the Owners' allocation.

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-:: **POSSESSION** ::-

1. The Owners shall give quiet, peaceful and unencumbered possession of the said property to the Developer simultaneously with the execution of this Agreement enabling the Developer to survey the entire property and for making soil testing and preparation of the proposed Building.
2. The Developer shall complete the construction of the proposed Building positively within 24 (Twenty-Four) months from the date of sanction of the Building Plan from the Kolkata Municipal Corporation and/or from the date of getting peaceful vacant khas possession of the said property from the Owners, whichever will be the later and the Developer shall hand over the Owners' allocation with the arrangements and other accessories as per Specification given details in **SCHEDULE** - "C" hereunder written.
3. The Developer shall on completion of the new Building put the Owners in undisputed vacant possession of the Owners' allocation together with all rights in common to

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the common portion as absolute Owners thereof and thereafter is entitled to sell its share.

4. The Developer shall be exclusively entitled to the Developer's allocation in the new Building with exclusive right to transfer or otherwise deal with or dispose of without any right, title, claim or interest therein whatsoever with or disturb the quiet and peaceful possession of the Developer's allocation. The Owners shall only transfer by way of proper Deed of Conveyance/s either in favour of the Developer or in favour of the nominee/s of the Developer, the undivided share of the land excepting the proportionate share of land of the Owners.

5. In so far as necessary all dealing by the Developer in respect of the new Building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer a Power of Attorney in a form and manner reasonably required by the Developer. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the

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Owners nor there shall be any clause inconsistent with or against the terms mentioned in this Agreement.

6. That the Owners shall execute the Deed of Conveyance in favour of the Developer or its nominee/s in respect of such part or parts of the new Building as shall be required by the Developer, all costs and all expenses including Income Tax Clearance Certificate in that behalf will be borne and paid by the Developer.

-:: COMMON FACILITIES ::-

1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said property accruing due as and from the date of signing of the Agreement. If there are any dues of property taxes or any Owners taxes regarding the said property before the date of execution of the Agreement that would be borne by the Owners.
2. As soon as the new Building shall be completed within the time hereinafter mentioned the Developer shall give

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written notice to the Owners for their allocations in the new Building and there being no dispute regarding completion of the Building in terms of this Agreement and according to the Specification and Plan thereof and certificate of the Architect being produced to the effect and after 30 (Thirty) days from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as "the **SAID RATES**") payable in respect of the Owners' allocation, the said rates to be apportioned pro-rata with reference to the saleable space in the Building, if they are levied on the Building as a whole.

3. Any transfer of any part of the Owners' allocation in the new Building shall be subject to the provisions hereof and the transferee shall thereafter be responsible in respect of the space transferred for payment of the said rate and service charges for the common facilities.

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4. The Owners shall not do any act, deed or thing whereby the Developer shall be prevented from construction completion of the said Building.

-:: COMMON RESTRICTION ::-

1. The Owners' allocation in the new Building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in the new Building intended for common benefits of all occupiers of the new Building which shall include the followings.
2. The Owners shall not use or permit to be used of the Owners' allocation in the new Building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisances hazard to the Owners, Occupiers of the new Building. The Developer and its nominee/s shall also not use or permit to be used of the Developer's allocation in the new Building or any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which

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may cause any nuisance hazards to the Owners of the new Building.

3. Both the Parties shall abide by all laws, bye-laws, rules and regulation of the Government, Local Bodies and Associations when formed in future as the case may be without invading the right to the Owners.
4. The respective Allottees shall keep their respective allocation in the new Building in good working conditions and repairs.
5. Neither Party shall throw accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new Building or in the compound corridors any other portions of the new Building.

-:: OWNERS' OBLIGATION ::-

1. The Owners hereby agree and do covenant with the Developer not to cause any interference or hindrance

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without any corner in the construction of the Building at the said property by the Developer.

2. The Owners hereby agree and covenant with the Developer not to do any act or deed or thing hereby the Developer may be prevented from selling, assigning and/or disposing of any portion or portions of the Developer's allocation/portion in the new Building.
3. The Owners hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and/or charges the allocated portion of the Developer in the super built up construction but shall have all right to let out grant, lease, mortgage and/or charges, their allocated portion to any person/s, company/ies save and except the Developer's allocation. The Developer also shall not have any right to let, grant, lease, mortgage and/or charges the allocated super built up area of the Owners but shall have all right to let out grant, lease, booking money etc. from the person/s, Company/ies in respect of the Developer's allocation.

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4. The Owners shall hand over peaceful vacant khas possession of the said property in favour of the Developer herein positively within 1 (One) month from the date of sanction of the Building Plan.

-:: DEVELOPER'S OBLIGATION :-

The Developer hereby agrees and covenant with the Owners :-

1. The Developer shall complete the construction of the new Building within 24 (Twenty-Four) months from the date of sanction of the Building Plan from the Kolkata Municipal Corporation and/or from the date of getting peaceful vacant khas possession of the said property from the Owners, whichever will be the later. The time of completion of the Building shall be strictly observed. The period of construction may be extended, if there is any Force Majeure, natural calamity or situation beyond the control of the Developer.
2. The Developer shall not violate or contravene any of the provisions or rules applicable for construction of the Building.

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3. The Developer shall not raise any objection regarding the name of the proposed Building to be constructed upon the said property and the name of the said proposed Building will be given by the Owners at their own discretion.
4. That the Developer shall at its own endeavour mutate the name of the Owners herein in respect of the said property with the Office of the B.L. & L.R.O. as well as also with the Office of the Kolkata Municipal Corporation and for that whatever cost will be incurred that will be initially borne by the Developer herein and the thereafter the same shall be adjusted with the Owners' allocation.
5. That the Developer shall at its own cost arrange one number of alternative accommodation for the Owners herein during the period of construction of the proposed Building till handing over possession of the Owners' allocation.
6. That Developer shall at its own costs demolish the present existing 2 (Two) storied Building standing upon the said

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property and shall enjoy the debris and salvages as per its own whims and desire.

7. That the Developer shall have the every right to amalgamate the said property with any other adjacent properties at its own cost at its benefit but in every cases the Owners' allocation will remain as it is and for that the Owners shall not raise any objection in any manner whatsoever.

-:: OWNERS' INDEMNITY ::-

The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated portion without any interference and/or disturbance provided the Developer performance and fulfills all and singular the terms and conditions herein contained and/or its part to be observe and performed.

-:: DEVELOPER'S INDEMNITY ::-

1. The Developer hereby undertakes to keep the Owners indemnified against all Third Party claims and actions

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arising out of any sort of act of commission of the Developer in or in relation to the construction of the said new Building strictly in terms of the Plan to be sanctioned by the Kolkata Municipal Corporation on that behalf.

2. The Developer hereby undertakes to keep the Owners indemnified against all action suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said premises and/or in the matter of construction of the Building and/or any defect therein.

:-: MISCELLANEOUS :-:

1. The Owners and the Developer have entered into the Agreement/s purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Developer and the Owners. The Parties hereto can proceed with this Agreement.
2. Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the Owners of the said property or any part thereof to the Developer or as creating any right, title and interest in respect thereof in

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the Developer other than an exclusive right to exploit the same in terms thereof.

3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served upon the Owners, if sent to them under registered post with acknowledgement due at the address given in this Agreement.
4. That the Owners hereby fully agree and consent that the Developer shall have the right to advertise, fix hoarding or signboard of any kind relating to the publicity for the benefit or commercial exploitation of the new Building from the date of execution of this Agreement and on completion of the Building or earlier all such advertisements and hoardings shall be cleared of by the Developer at its own costs.

:-: FORCE MAJEURE :-:

1. The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any Force Majeure and this contract shall remain

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suspended during the duration of such Force Majeure, if any.

2. The Force Majeure shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or any other fact or commission beyond the control of the parties hereto.

-:: JOINT OBLIGATION ::-

1. The Developer shall develop and construct multistoried Building on the said property as per Corporation Rules after utilizing the available F.A.R. as per present rules in vogue.
2. The Owners will lend their names and signatures in all paper, Plans, documents and deeds those may come on the way of the Developer for successful implementation of the project since the project will be developed in the Owners' name and under the Owners' allocation.
3. The Owners will forward to the Developer or its nominee/s, the Title Deed of the land for its nominee/s to get loan from the Authority concerned, failing which the Owners will be held and responsible for damages.

Ushinai Guchamajunder



District Sub-Registrar-III
Alipore, South 24 Parganas

19 SEP 2018

SCHEDULE - "A" ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece or parcel of land measuring an area of 4 (Four) Cottahs 3 (Three) Chittacks 34 (Thirty-Four) Square Feet be the same a little more or less together with old dilapidated 2 (Two) storied Building standing thereon having 700 (Seven Hundred) Square Feet in each floor, totaling 1400 (One Thousand Four Hundred) Square Feet more or less having cemented flooring, situate and lying at Mouza : Kasba, J.L. No.13, R.S. No.36, under R.S. Khatian No.876, appertaining to R.S. Dag No.3386, being known and numbered as Municipal Premises No.46, Kayastha Para Main Road (mailing address 44, Kayastha Para Main Road, Police Station : Kasba, Kolkata : 700078, within the limits of the Kolkata Municipal Corporation, under Ward No.106, bearing Assessee No.31-106-09-0046-6, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto and the same is butted & bounded by :-

ON THE NORTH : 42, Kayasthapura Main Road
ON THE SOUTH : 20 Kayasthapura Main Road (K. M. C Block Top Road)
ON THE EAST : 46 (351) Kayasthapura Main Road.
ON THE WEST : 42, Kayasthapura Main Road.

Ushinari Guchamajumdar



District Sub-Registrar-III
Alipore, South 24 Parganas

119 SEP 2018

SCHEDULE - "B" ABOVE REFERRED TO

(DESCRIPTION OF THE OWNERS' ALLOCATION)

On completion of the proposed Building the Owners herein shall be at the first instance entitled to get 2 (Two) numbers of self contained Flat each having built up area of 1100 (One Thousand One Hundred) Square Feet more or less in finished and complete condition on the Front side of the *Second* Floor and *Third* Floor from the proposed Building, which will be constructed upon the **SCHEDULE** - "A" mentioned property together with all fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE** - "C" hereunder written. The aforesaid Owners' allocation will be demarcated after getting Plan sanction from the Kolkata Municipal Corporation by correspondences.

SCHEDULE - "C" ABOVE REFERRED TO

(DESCRIPTION OF THE SPECIFICATION)

❖ **BUILDING** :-

Building designed on R.C.C. foundation of multistoried.

Ushinar Chakravorty



District Sub-Registrar-III
Alipore, South 24 Parganas

19 SEP 2018

- ❖ **FOUNDATION** :-
Building designed of R.C.C. foundation.
- ❖ **STEEL** :-
Steel quality available in the market.
- ❖ **CEMENT** :-
Standard quality available in the market.
- ❖ **STONE CHIPS** :-
Standard quality available in the market.
- ❖ **SAND** :-
Course sand and other sand shall be required.
- ❖ **BRICKS** :-
1st and 2nd class available in the market.
- ❖ **FLOORING** :-
Bed rooms, toilet, drawing/dining will be finished with marble.
- ❖ **TOILET** :-
Toilet will be of marble flooring with 6' high glaze tile all around.
- ❖ **PAINTING** :-
All internal walls will be finished the plaster Paris. All external paintings will be with cement based paints. All doors and windows will be enamel paints.

Ushinar Guhanrajender



District Sub-Registrar-III
Alipore, South 24 Parganas

19 SEP 2018

❖ **SANITARY** :-

All internal pipe line will be concealed type. Soil lines are to be connected to underground, drainage pipes terminating in Corporation line, colour basin, colour commodes, jaguar fittings.

❖ **WATER SUPPLY** :-

Water will be supplied from the supply of Kolkata Municipal Corporation.

❖ **DOORS** :-

All doors will be made up of commercial flash doors, main entrance door will be teak finish.

❖ **WINDOWS** :-

Aluminum sliding with glass fittings.

❖ **ELECTRICAL** :-

Electrical points for light, fan, A.C. and refrigerator.

❖ **WORKS** :-

P.V.C. wiring and complete with distribution board sub-distribution board, switch board with piano type switches and 5 & 25 amp. plug point electrical points will be provided as per design given by architect.

❖ **ELECTRICAL** :-

All conceal wiring.

❖ **LIFT** :-

Lift will be provided.

Ushinar Guehamajumder



District Sub-Registrar-III
Alipore, South 24 Parganas

19 SEP 2018


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 AND DELIVERED

by the Parties at Kolkata
in the presence of :-

WITNESSES :-

1. Subhansu Bera
1/26 Netaji Marg
Kolkata-92

- ① 
- ② Ushinor Chakravorty
- ③ Suparna Das

Signature of the **OWNERS**

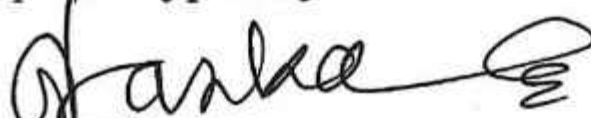
2. Partha Saha
Alipore Pource Court
No. 27

Drafted by me :-

Partha Saha
Deed writer
L.M.O - 132/2013
~~Alipore~~

Alipore Judges' Court, Kol : 27.

Computer Typed by :-

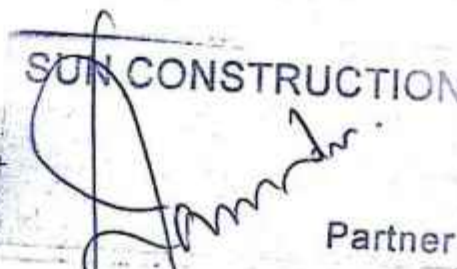


DEBASISH NASKAR

Alipore Judges' Court, Kol : 27.

SUN CONSTRUCTION

Partner

SUN CONSTRUCTION

Partner

Signature of the **DEVELOPER**



↙
District Sub-Registrar-III
Alipore, South 24 Parganas

19 SEP 2018

MEMO OF CONSIDERATION


RECEIPT of and from the within named Developer the within mentioned sum of Rs.5,00,000/- (Rupees Five Lac) only towards the part payment out of the total agreed non-refundable amount of Rs.10,00,000/- (Rupees Ten Lac) only in terms of this Agreement, as per Memo below :-

<u>Date</u>	<u>Particulars</u>	<u>MEMO</u>	<u>Amount (Rs)</u>
18.09.2018	Syndicate Bank (Lake Gardens Branch) cheque no - 997791 cheque dt - 18/9/18		3,00,000/-
18.09.2018	Syndicate Bank (Lake Gardens Branch) cheque no - 997792 cheque dt - 18/9/18		2,00,000/-
TOTAL			Rs.5,00,000/-

(RUPEES FIVE LAC) ONLY

WITNESSES :-

1. Subhasis Basu
1/26 Netaji Nagar
Kolkata 92

① 
② Ushinath Gukhamajinder
③ Suparna Dhar

Signature of the **OWNERS**

2. Partha Sen



District Sub-Registrar-III
Alipore, South 24 Parganas

19 SEP 2018



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME JAY. S. KAMDAR
SIGNATURE J. Kamdar



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME TUSHAR. S. KAMDAR
SIGNATURE T. Kamdar



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SUBES CH. GUHA MAJUMDAR
SIGNATURE S. Guha Majumdar



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME USHINAR GUHAMAJUMDAR
SIGNATURE Ushinar Guhamajumdar



District Sub-Registrar-III
Alipore, South 24 Parganas

19 SEP 2018

PRESENTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SUPARNA DHAR
 SIGNATURE *Suparna Dhar*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME
 SIGNATURE



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME
 SIGNATURE



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME :
 SIGNATURE

Subarna Chak



↙

District Sub-Registrar-III
Alipore, South 24 Parganas

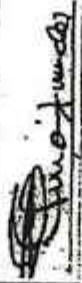
19 SEP 2018

वर्ग संकेत संख्या / PERMANENT ACCOUNT NUMBER
ADCPG6087A

नाम / NAME
SUBES CHANDRA GUHAMAJUMDAR


पिता का नाम / FATHER'S NAME
**JYOTISH CHANDRA
GUHAMAJUMDAR**

जन्म तिथि / DATE OF BIRTH
05-01-1943

सिद्धांत / SIGNATURE


सिद्धांत संख्या, प.स.सि
3365

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



Subes Chandra Guhamajumdar



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

पी. 7.

चौरंगी स्क्वायर.

कलकत्ता - 700 069.

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

Assistant Commissioner of Income-tax.

P-7,

Chowringhee Square.

Calcutta-700 069.

Emojaney



Know Your PAN

Pan Details

PAN	First Name	Middle Name	Surname	Indian Citizen	JURISDICTION	Remarks
AIRPG1648K	USHINAR		GUHA MAJUMDER	Yes	WARD 25(3), KOLKATA	Active

[Back](#)

Ushinar Guhamajumder



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Faint, illegible text at the top of the page, possibly a header or title.



Handwritten notes in the upper right quadrant, including the word "RECEIVED" and other illegible text.



Handwritten text in the middle left section, appearing to be a signature or a set of initials.



आयकर विभाग
INCOME TAX DEPARTMENT
SUPARNA DHAR
GANESH GUHA MAJUMDER



भारत सरकार
GOVT. OF INDIA

24/11/1965

Permanent Account Number

BSJPD4231N

Suparna Dhar

Signature



Suparna Dhar

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

Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

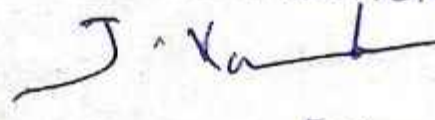
STATE OF TEXAS
COUNTY OF [illegible]

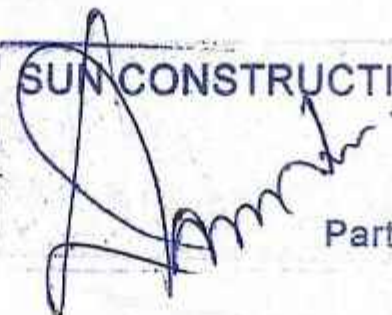
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[illegible]



SUN CONSTRUCTION

Partner

SUN CONSTRUCTION

Partner

In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें।
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई ४०० ६१४.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TUSHAR S KAMDAR
SHARAD H KAMDAR
19/07/1963

168
3
79115

Permanent Account Number
AKWPK2271M

Shardar
Signature



Shardar

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, U.T.I.S.I.
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

एक कार्ड को खोने/पाने पर कृपया सूचित कर लो :
आयकर पैन सेवा यूनिट, यू.टी.आई.एस.आई.
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर
नवी मुंबई-400 614.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAY S KAMDAR
SHARD H KAMDAR
12/06/1982

Permanent Account Number
AKWPK2270L

J. Kamdar
Signature



J. Kamdar

In case this card is lost / found: kindly inform / return to :
Income Tax PAN Services Unit, UTIISI,
Plot No. 3, Sector II, CBD Belapur,
Navi Mumbai - 400 614.

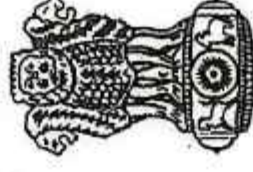
इस कार्ड के खोने/पाने पर कृपया सूचित करें/ लौटाएं :
आयकर पैन सेवा यूनिट, यू टी आई सी आई,
प्लॉट नं. ३, सेक्टर ११, सी.डी.बी.बेलापुर,
नवी मुंबई - ४०० ६१४.



*Sang
Panth*

GOVERNMENT OF WEST BENGAL

A.L.P. 132



सत्यमेव जयते

(REGISTRATION DEPARTMENT)

Office of the District Registrar
South 24 Parganas

DEED WRITER'S LICENCE

*Sang
Panth*

1944

DEPARTMENT OF AGRICULTURE

UNITED STATES GOVERNMENT

WASHINGTON, D. C.

1944

DEPARTMENT OF AGRICULTURE

UNITED STATES GOVERNMENT

1944



1911

THE CHINESE IN THE DIET
AND THE
EFFECTS OF
THEIR PRESENCE
ON THE
HEALTH OF THE
NATIVE
POPULATION



UNDER THE POWERS

Conferred by the West engal Registration (Deed Writers) Rules 1982, the District Registrar, South 24 Parganas is pleased to issue this licence

D.R. & A.D.S.R. - Alipore

To practice as a Deed writer in

Mr. Partha Seng

His Licence No. A.H.F. 132

Place : Distric Registrar South 24 Parganas
 Dated... 19.6.2013...
19.6.2013

ENDORSEMENTS OF RENEWAL

Sl. No.	Date	Amount Remitted and Particulars of Remittance	RENEWED From To	Signature & Designation of Renewing Authority	Remarks, if any
1.	19/6/13	R5-25 deposited through the C.A. via cheque no. dt. 19.6.13 R15 deposited via cheque no. dt. 22.11.13 R15 deposited via cheque no. dt. 25.11.13 R.15 deposited to ST1 the court	19/6/13 31/12/13 31/12/13 31/12/13	District Registrar South 24 Parganas District Registrar South 24 Parganas Addl. Dist. Sub-Registrar, Alipore South 24 Parganas	New Deed book issued via I.G.R order no 2034/Drof dt. 19.6.13 District Registrar South 24 Parganas Addl. Dist. Sub-Registrar, Alipore South 24 Parganas

Partha Seng

1/10/19

Date	1/10/19	Time	10.30	Place	St. Mary's Church
Subject	The Church of the Holy Spirit				

ENCIPHERMENTS OF MEMOIR



1/10/19

10.30

St. Mary's Church

The Church of the Holy Spirit

1/10/19

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

GRN: 19-201819-028856029-1 Payment Mode Online Payment
GRN Date: 18/09/2018 12:19:48 Bank : HDFC Bank
BRN : 606598111 BRN Date: 18/09/2018 12:20:46

DEPOSITOR'S DETAILS

Id No. : 16030001382008/2/2018
[Tender Number]

Name : SUN CONSTRUCTION
Contact No. : 40080640 Mobile No. : +91 9830718888
E-mail : sunconstructionsun@yahoo.in
Address : 214 ASWINI DUTTA ROAD KOLKATA 700029
Applicant Name : Mr PARTHA SANA
Office Name :
Office Address :
Status of Depositor : Attorney of Executant
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	16030001382008/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	16030001382008/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	5053

Total

14974

In Words : Rupees Fourteen Thousand Nine Hundred Seventy Four only

Major Information of the Deed

Deed No :	I-1603-03741/2018	Date of Registration	19/09/2018
Query No / Year	1603-0001382008/2018	Office where deed is registered	
Query Date	29/08/2018 2:25:51 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immoovable Property, Declaration [No of Declaration : 2], [4311] Other than Immoovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 95,19,443/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 5,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kayastha Para Main Road, , Premises No. 46, Ward No: 106










Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Katha 3 Chatak 34 Sq Ft	1/-	84,69,443/-	Property is on Road
Grand Total :					6.9873Dec	1 /-	84,69,443 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1400 Sq Ft.	1/-	10,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1400 sq ft	1 /-	10,50,000 /-	

Major Information of the Deed :- I-1603-03741/2018-19/09/2018

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name SUBES CHANDRA GUHAMAJUMDAR, (Alias: SURESH CHANDRA GUHA MAJUMDAR) Son of Late JOTISH CHANDRA GUHA MAJUMDAR Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Office			
		19/09/2018	LTI 19/09/2018	19/09/2018
2A, BIDHANNAGAR, DURGAPUR, P.O:- BIDHANNAGAR, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADCPG6087A, Status :Individual, Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Office				
2	Name USHINAR GUHA MAJUMDER Son of Late GANESH CHANDRA GUHA MAJUMDER Alias GANESH GUHA MAJUMDER Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Office			
		19/09/2018	LTI 19/09/2018	19/09/2018
44, KAYASTHA PARA MAIN ROAD, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AIRPG1648K, Status :Individual, Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Office				
3	Name SUPARNA DHAR Daughter of Late GANESH CHANDRA GUHA MAJUMDER Alias GANESH GUHA MAJUMDER Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Office			
		19/09/2018	LTI 19/09/2018	19/09/2018







Major Information of the Deed :- I-1603-03741/2018-19/09/2018

79, BIPLOBI ULLASHKAR DUTTA ROAD, P.O:- BAGHAJATIN, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSJPD4231N, Status :Individual, Executed by: Self, Date of Execution: 19/09/2018
 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Office

Developer Details :

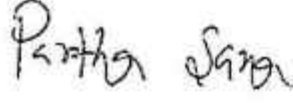
SI No	Name,Address,Photo,Finger print and Signature
1	SUN CONSTRUCTION 21/4, ASWINI DUTTA ROAD, 2ND FLOOR, P.O:- SARAT BANERJEE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.:: ABNFS3040A, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	JAY S KAMDAR (Presentant) Son of Late SHARAD H KAMDAR Date of Execution - 19/09/2018, , Admitted by: Self, Date of Admission: 19/09/2018, Place of Admission of Execution: Office	 <small>Sep 19 2018 2:58PM</small>	 <small>LTI 19/09/2018</small>	 <small>19/09/2018</small>
	38A/26, JYOTISH ROY ROAD, P.O:- NEW ALIPORE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKWPK2270L Status : Representative, Representative of : SUN CONSTRUCTION (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	TUSHAR S KAMDAR Son of Late SHARAD H KAMDAR Date of Execution - 19/09/2018, , Admitted by: Self, Date of Admission: 19/09/2018, Place of Admission of Execution: Office	 <small>Sep 19 2018 3:00PM</small>	 <small>LTI 19/09/2018</small>	 <small>19/09/2018</small>
	38A/26, JYOTISH ROY ROAD, P.O:- NEW ALIPORE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKWPK2271M Status : Representative, Representative of : SUN CONSTRUCTION (as PARTNER)			

Major Information of the Deed :- I-1603-03741/2018-19/09/2018

Identifier Details :

Name & address	
PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, , Identifier Of SUBES CHANDRA GUHAMAJUMDAR, USHINAR GUHA MAJUMDER, SUPARNA DHAR, JAY S KAMDAR, TUSHAR S KAMDAR	
	19/09/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SUBES CHANDRA GUHAMAJUMDAR	SUN CONSTRUCTION-2.3291 Dec
2	USHINAR GUHA MAJUMDER	SUN CONSTRUCTION-2.3291 Dec
3	SUPARNA DHAR	SUN CONSTRUCTION-2.3291 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SUBES CHANDRA GUHAMAJUMDAR	SUN CONSTRUCTION-466.66666700 Sq Ft
2	USHINAR GUHA MAJUMDER	SUN CONSTRUCTION-466.66666700 Sq Ft
3	SUPARNA DHAR	SUN CONSTRUCTION-466.66666700 Sq Ft

Endorsement For Deed Number : I - 160303741 / 2018**On 19-09-2018****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 13:32 hrs on 19-09-2018, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by JAY S KAMDAR ,.

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 95,19,443/-

Major Information of the Deed :- I-1603-03741/2018-19/09/2018

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

Execution is admitted on 19/09/2018 by 1. SUBES CHANDRA GUHAMAJUMDAR, Alias SURESH CHANDRA GUHA MAJUMDAR, Son of Late JOTISH CHANDRA GUHA MAJUMDAR, 2A, BIDHANNAGAR, DURGAPUR, P.O: BIDHANNAGAR, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Retired Person, 2. USHINAR GUHA MAJUMDER, Son of Late GANESH CHANDRA GUHA MAJUMDER Alias GANESH GUHA MAJUMDER, 44, KAYASTHA PARA MAIN ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Retired Person, 3. SUPARNA DHAR, Daughter of Late GANESH CHANDRA GUHA MAJUMDER Alias GANESH GUHA MAJUMDER, 79, BIPLOBI ULLASHKAR DUTTA ROAD, P.O: BAGHAJATIN, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife

Indetified by PARTHA SANA, , , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 19-09-2018 by JAY S KAMDAR, PARTNER, SUN CONSTRUCTION (Partnership Firm), 21/4, ASWINI DUTTA ROAD, 2ND FLOOR, P.O:- SARAT BANERJEE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by PARTHA SANA, , , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 19-09-2018 by TUSHAR S KAMDAR, PARTNER, SUN CONSTRUCTION (Partnership Firm), 21/4, ASWINI DUTTA ROAD, 2ND FLOOR, P.O:- SARAT BANERJEE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by PARTHA SANA, , , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053/- (B = Rs 5,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/09/2018 12:20PM with Govt. Ref. No: 192018190288560291 on 18-09-2018, Amount Rs: 5,053/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 606598111 on 18-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AA8994, Amount: Rs.100/-, Date of Purchase: 24/08/2018, Vendor name: Bidyut Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/09/2018 12:20PM with Govt. Ref. No: 192018190288560291 on 18-09-2018, Amount Rs: 9,921/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 606598111 on 18-09-2018, Head of Account 0030-02-103-003-02



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1603-03741/2018-19/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2018, Page from 117022 to 117077

being No 160303741 for the year 2018.



Digitally signed by ASISH GOSWAMI
Date: 2018.09.20 16:39:39 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 20/09/2018 16:39:34
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)