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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 761957

ST  
15/9/20



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

*[Signature]*  
District Sub-Registrar-II  
Alipore, South 24 Parganas

15 SEP 2020

JOINT VENTURE AGREEMENT

THIS JOINT VENTURE AGREEMENT is made this the

15<sup>th</sup> day of September (2020) BETWEEN

15 SEP 2020

4340

14-9-2020

Date  
Paid to.....  
of.....  
Rupees.....

Persuram Mohapatra

86 Motilal Nohwal

101 29

Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Parg., West.

Bank...

Centralized the document is admitted to  
registration. The registrars sheets and the  
endorsement sheets attached with this  
document are the part of this document.



Pratap Das

Debenden Das

8-100 Binaya Basti I

po. Ai Bolanam

Sor

PS Ramchandrapuram

Business

District Sub-Registrar-II  
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(1) SRI SAMIR DAS (PAN-AYHPD2810J, AADHAAR NO.7507-4290-5412) (2) SRI PRABIR DAS (PAN-FBTPD3191Q, AADHAAR NO.9023-8228-4635) (3) SRI PRADIP DAS (PAN-BVAPD9159B, AADHAAR NO.4397-4345-7496) (4) SRI LALTU DAS (PAN-CHJPD5951R, AADHAAR NO.9224-9669-5575) all sons of Late Anil Chandra Das alias Anil Das alias Anil Kr. Das, (5) SRI SUBHANKAR BOSE @ BASU (PAN-BMUPB1278G, AADHAAR NO.7485-3889-8016) son of Samar Bose @ Basu and Late Sampa Bose @ Basu, grandson of Late Anil Chandra Das alias Anil Das alias Anil Kr. Das, by occupation-Business, all by faith-Hindu, all by Nationality-Indian, all are residing at 332/A, Ostad Amir Khan Sarani A.Pally, P.O. +. P.S. Haridevpur, Kolkata-700082 hereinafter called and referred to as the **"LAND OWNERS"** (which expression shall unless repugnant to the context shall deem to mean and include their respective heirs, administrators, legal representatives and assigns) of the **ONE PART.**

**AND**

**SRI PARSURAM MOHAPATRA (PAN-BEMPM4014B, AADHAAR NO.7324-5447-9291)** son of Batakrishna Mahapatra, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 86, Motilal Nahru Road, P.O.Sarat Bose Road, P.S. Rabindra Sarobar, Kolkata-700029, hereinafter called and referred to as **"DEVELOPER"** (which expression shall unless



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excluded by or repugnant to the subject or context shall be deemed to mean and include its heirs, successors, successor-in-office, legal representatives, administrators and assigns) of the **SECOND PART.**

**WHEREAS** One Smt. Parul Bala Dasi, wife of Sri Monimohan Das of 219, Basanta Saha Road, Kalabagan, P.S. Behala, District 24 Parganas purchased of All that piece and parcel of of land measuring of land measuring 4 Cottahs 6 Chittaks, lying and situated at Mouza-Haridevpur, J.L. No.25, comprised in C.S. Khatian No.31, Dag no.534, from one Smt. Sarala Sundari Gon, by a Deed of Conveyance on 14.08.1959 which was registered in the office of Sub Registrar Alipore and recorded in Book No.I, Volume no.140, Pages 8 to 12, Being No.7574, For the year 1959.

**AND WHEREAS** said Smt. Parul Bala Dasi become absolute sole owner of All that piece and parcel of Bastu land measuring 4 Cottahs 6 Chittaks more or less, lying and situated at Mouza-Haridevpur, R.S. No.35, J.L. No.25, Touzi No.1-6, 8-10, 12-16, comprised in Khatian No.31, under Dag no.534, P.S. Behala, Pargana-Khaspur, Sub Registry office Alipore, District 24



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Parganas.

**AND WHEREAS** said Smt. Parul Bala Dasi while seized and possessed of the said land due to love and affection she gifte of All that piece and parcel of Bastu land measuring 2 Cottahs 13 Chittaks more or less out of 4 Cottahs 6 Chittaks, lying and situated at Mouza-Haridevpur, R.S. No.35, J.L. No.25, Touzi No.1-6, 8-10, 12-16, comprised in Khatian No.31, under Dag no.534, P.S. Behala, Pargana-Khaspur, Sub Registry office Alipore, District 24 Parganas to an unto in favour of her son namely Sri Anil Chandra Das alias Anil Das alias Anil Kr. Das by a Deed of Gift (Danpatra) on 17.09.1979 which was registered in the office of Sub Registrar office at Alipore and recorded in Book No.I, Volume no.123, Pages 201 to 203, Being No.4749, for the year 1979.

**AND WHEREAS** said Anil Chandra Das alias Anil Das alias Anil Kr. Das become absolute sole owner of said land by way of gifted from his mother and he mutated his name in the records of Kolkata Municipal Corporation vide KMC Premises no.332A, Ustad Amir Khan Sarani, being Assessee no.41-122-09-0613-2, under Ward no.122 and he paid taxes regularly to



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the appropriate authority.

**AND WHEREAS** thereafter said Anil Chandra Das alias Anil Das alias Anil Kr. Das died intestate on 14.01.2012 leaving behind his wife Shefali Das (since deceased) four sons namely Samir Das, Prabir Das, Pradip Das, Laltu Das and one married daughter namely Sampa Bose @ Basu (pre-deceased) as his only legal heirs and successors and said Sampa Bose @ Basu died on 23.04.1991 leaving behind his husband namely Samar Bose @ Basu and one son namely Subhankar Bose @ Basu, but as per Hindu succession Act 1956 the undivided property left by Sampa Bose devolved upon her only son namely Subhankar Bose and said Shefali Das also died intestate on 28.01.2017 leaving behind her abovementioned four sons Shefali Das (since deceased) four sons namely Samir Das, Prabir Das, Pradip Das, Laltu Das and one grandsons Subhankar Bose as her only legal heirs and successors.

**AND WHEREAS** present owners become absolute joint owners of said property by way of inheritance and they have in peaceful possession occupation enjoyment over the said property and said property free from all encumbrances.



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**AND WHEREAS** the Owners are desirous to develop the said property by constructing three residential building thereon and with this intention they offered to the Developer and the Developer herein has agreed to develop the same by constructing a multistoried building upon the said property as per sanctioned plan to be obtained from the office of the Kolkata Municipal Corporation and in which the Developer was agreed to develop the same in the terms and conditions hereinafter referred.

**NOW THIS AGREEMENT WITNESSETH AS follows : -**

1.1. **OWNERS** : shall mean the said (1) **SRI SAMIR DAS** (2) **SRI PRABIR DAS (PAN-FBTPD3191Q)** (3) **SRI PRADIP DAS** (4) **SRI LALTU DAS** all sons of Late Anil Chandra Das, (5) **SRI SUBHANKAR BOSE @ BASU** son of Samar Bose @ Basu and Late Sampa Bose @ Basu, all are residing at 332/ A, Ostad Amir Khan Sarani A.Pally, P.O. +. P.S. Haridevpur, Kolkata-700082 as stated above and their heirs executors, administrators, representatives and assgins.

1.2. **DEVELOPER** : shall mean the said **SRI PARSURAM MOHAPATRA**, son of Batakrishna Mahapatra, by faith-



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Hindu, by occupation-Business, by Nationality-Indian, residing at 86, Motilal Nahru Road, P.O. Sarat Bose road, P.S. Rabindra Sarobar, Kolkata-700029 as stated above and its successors or assignes.

**1.3 PROPERTY :** shall mean entirly the said plot of land measuring more or less **ALL THAT** piece and parcel of Bastu land measuring 2 Cottahs 13 Chittaks more or less out of 4 Cottahs 6 Chittaks lying and situated at Mouza-Haridevpur, R.S. No.35, J.L. No.25, Touzi No.1-6, 8-10, 12-16, comprised in Khatian No. 31, under Dag no.534, P.S. Behala, being KMC Premises no. 332A, Ustad Amir Khan Sarani, being Assessee no.41-122-09-0613-2, under Ward no.122 Pargana-Khaspur, Sub Registry office Alipore, District 24 Parganas morefully described in the Schedule 'A' hereunder written.

**1.4 BUILDING** shall mean the building in the necessary in accordance with the Plan sanctioned by the Kolkata Municipal Corporation and other appropriate authority to construction and shall include other spaces insteaded for the enjoyment of the building by its occupation on such



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*heaving as may be agreed with them.*

**1.5 OWNER'S ALLOCATION** *Owners will get 4 flats measuring each 450 sq.ft. super built up area 2 BHK Flat of the new proposed building i.e*

*(a) Two flat on the Ground Floor, 2 Flats on the 2nd Floor (Top Floor).*

*The Owners allocated portion morefully described in the Schedule 'B' hereunder written, constructed and completed by the Developer together with the proportions share on the land and interest of the common facilities*

*Developer shall pay 4 (four) shifting to the owners @ Rs.3000/- each i.e. Total Rs.12,000/- till the handed over the owners allocation flat's to the owners.*

**1.6. DEVELOPER'S ALLOCATION** *shall mean the remaining portion said proposed three storied building save and except owner's allocation of the straight three storied building and also the absolute right on the part of the*



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*developer to enter into agreement for sale, transfer or any way of deal with the intending purchaser or parties.*

1.7 **.ARCHITECT** shall mean the person who may be appointed by the Developer for designing and planning of the said building constructed as per sanctioned plan.

1.8. **COMMENCEMENT** This agreement shall be deemed to have commenced with effect from 15.09.2020.

1.9. **BUILDING PLAN** shall means plans for the construction of the three storied building or to be sanctioned by the Kolkata Municipal Corporation and shall include any amendment thereto and/or notification thereof.

1.10. **FLOOR AREA** : shall mean the floor area ratio possible and sanctioned for construction an on the said premises according to the three storied Building rules of the KMC.

1.11 **COMMON FACILITIES** : Common facilities and amenities shall include corridors, Roof for common purpose Drainage



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and sewerage line and connection all plumbing installation ,meter,pump,Care taker room if any ,stairways,passage ways etc and other facilities which may be mutually agreed upon between the parties require for the establishment,location,enjoyment,provisions,maintenance and/or management of the buildings and /or the common facilities or any of them thereon as the case may be roof and the terraces of the buildings shall be enjoyed jointly and undividedly by the Owners and the Developer proportionately and all such common areas to be included as saleable area in respect of flats and spaces in the proposed new building at the said premises.

**ARTICLE-II, OWNER'S RIGHTS & LIABILITIES**

2.1 The Owners shall bear the municipal taxes, proportionately after getting Owners's allocation and possession from the party of the Second Part herein, the Developer. But during the construction and before giving possession of respective Flats to the Owners as well as the other Purchasers, the whole Municipal taxes shall be borne by the Developer.



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- 2.2 *The Owners are seized and possessed of and otherwise well and sufficiently entitled to the said property and had agreed to make over and or deliver possession of the same to the developer within One month from this date of sanctioned plan for developing the said property.*
- 2.3 *That the party of the Second Part, the Developer shall remain responsible for all deviations violations, breach of peace and also bear any kind of expenses regarding construction of the said building upto the stage of completion and possession handed over to the respective Ownerss/ Purchasers and after giving possession to the aforesaid persons herein mentioned, the Developer shall have no responsibilities on any other expenses.*
- 2.4. *That there is no suit or proceedings pending regarding title and or any portion thereof. The Developer is entering into this agreement relying on the aforesaid representation and/ or assurances made by the Owners and acting on good faith thereof.*



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2.6 This Owners hereby grant the exclusive right to the Developer to build and/or construct, erect the old building and complete the proposed building for residential purpose as per the terms of this agreement the developer shall have right to entering into agreement for sale and /or transfer of construction in respect of the Developer's allocation in accordance with the building plan to be sanctioned by the Municipal authority or with amendment and/or modification made or caused to be made by the Developer stricly in accordance with the Rules and Regulations of the said authority and complete the said building on the said property the sanctioned building plan issued by the concerned authority.

2.7. To obtain the sanction building plan the developer has right to appoint one Architect for designing and planning for the said building. After obtaining the said sanctioned building



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*plan the developer has no need to take permission from the Owners to start the construction works.*

2.8. *The Owners or their heirs shall be entitled to sell, transfer or otherwise deal with the owner's allocation only of the proposed building.*

2.9. *The Owners shall deliver immediately the possession of the said property to the Developer within one month from the date of sanctioned plan of the proposed building.*

2.10. *The Owners shall execute a General Power of Attorney in favour of the Developer to assist the Developer as may be required by the Developer for the purposes of construction of the proposed building in accordance with the sanctioned building plan for residential purpose i.e. to sale the flats along with undivided share of the same building to the purchasers as well as to deal with the developer's allocation in the proposed building but the Owners will not be liable for the said construction.*



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2.11. That the owners shall render their best co-operation and assistance to the developer with regard to the proposed development and construction as aforesaid as may from time to time required.

2.12. That the execution of this presents the Owners have authorised and allowed the developer to put up the notice signboards therein indicating the proposed development scheme of the developers on the said property.

**ARTICLE-III, DEVELOPER'S RIGHTS & LIABILITIES**

3.1 The Developer bear all costs charges and expenses for construction of the building at the said property.

After completion of the building the Developer First handover the owner's allocation flat to the owners, without handover owners allocation the Developer cannot handover his possession to his purchaser.

3.2. The developer shall be exclusively entitled to the Developer's allocation in the proposed building and the Developer shall have exclusive right to transfer deal with and/or dispose of



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*the same without any right, claim, interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the developer in respect of Developer allocation and no further consent will be required and this agreement itself shall be deemed to be the consent of the Owners.*

3.3. *In so far as necessary all dealings by the Developer in respect of the said building shall be in the name of the Developer and the Owners hereby agreed to give and/or execute necessary Power of Attorney in favour of the Developer.*

3.4. *All costs, charges, expenses including Development fees from plan sanction, would be paid by the Developer and all dispute arising out of the said dealings as found enumerated in the forgoing clause the Owners shall bear no responsibility in this context. The Developer shall procure the completion certificate from proper authority before delivery in time.*

3.5. *That Developer will sell and transfer any particular unit/ flat/ apartment or constructed space in the same new building within the part of the Developer's allocation to any intending*



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*purchasers on Ownership basis subject to the intending purchaser making payment of all the and obtaining all the terms and conditions to be agreed upon as the developers may think fit and proper.*

3.6 *That the developer shall be entitled to accept and receive advances and/or earnest money with regard to transfer of his developer's allocation from the intending purchaser and Owners hereby grants consent and absolute authority for the same in favour of the same but the Owners will not be held responsible for any litigation arising out of the said transaction between the developer and intending purchasers.*

3.7 *That the Developer herein shall solely be responsible or liable for the payment of salaries, wages charges, remunerations or all mistries, masons, supervisions, architects, contractors, engineers, chowkidars, darwans and other employees and staff as may be retained appointed and/or employed by the Developer and the Owners shall not in any manner be responsible.*



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3.8. That the Developer herein shall be entitled to apply for an obtain all necessary sanctioned permission and/or no objection certificate from the appropriate Govt. authorities and/or departments as may from time to time be necessary.

3.9. The Developer shall use standard quality or materials for the construction of entire building as per schedule below.

3.10. Developer have every right to get Old Building material of the existing building and Owners will not raise any objection for that.

#### **ARTICLE-IV TIME PERIOD**

4.1 That developer shall complete the construction of new building in habitable conditions with all basic amenities within the period of 36 months after demolsing of said old structures . It can be mentioned here that for some unavoidable reasons, which are beyond the control of the Developer herein. This stipulated time shall be extended for further 6 (six) months from that day. That after extention period of said six months if the Developer fails to complete



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*the construction work and handover the owners allocation total owners in there event Developer shall Pay Rs.12,000/- (Rupees Twleve Thousand) only per month as damages to the owners till the handed over the owners allocation's flat.*

**ARTICLE-V, RATES AND TAXES**

- 5.1 *The Owners shall be solely responsibilities for payment of the rates and taxes in respect of the said property upto the date of agreement to the competent authority and the developer shall be responsible for payment of rates and taxes in respect of the said property until completion of the building and delivery of possession of the respective portion thereof.*
- 5.2 *The Owners shall not do any act/ deed or things thereby the developer shall be prevented from constructing and completion and or doing any other act relating to the said building in so far the developer abides by the terms conditions in one spirit of these documents.*
- 5.3 *Both the parties shall abide by all laws, Bye Laws, rules and regulations as may be imposed by the Government or*



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*local bodies as the case may be.*

**ARTICLE-VI DEVELOPER'S INDEMNITY**

6.1 *The Developer hereby undertake to keep the Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of developer's action, with regard to the Development of the said property and in the matter of construction of the building and or any defect therein.*

**ARTICLE-VII, DEFAULT**

7.1 *On completion of the building the developer shall give notice to the Owners for taking delivery of possession of the Owners's allocation and the Owners shall be shifted within thirty days from the date of receipt of such notice shall have to take delivery of possession of the Owners's allocation without fail.*

**ARTICLE-VIII, OWNERS'S OBLIGATION**

8.1 *The Owners herein agreed and covenant with the developer not to cause any interference or hindrances in the matter of construction and doing any other work in respect of the said*



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*building by the developer subject to the Developer's compliances with or acting in accordance with the terms and conditions as stipulation this agreement.*

8.2 *The Owners herein agreed and covenant with the Developer not to do any act deed or thing whereby the Developer would be prevented from selling a signing or disposing of developer's allocation in the proposed building subject to developer's compliance with the terms and conditions of this agreement.*

**ARTICLE-IX, MISCELLANEOUS**

9.1 *The Owners and the developer have entered into this agreement purely on a principal to pricipal basis and contract and nothing contained herein shall be deemed to be constructed as partnership between the developer and the Owners and or as joint venture between the parties hereof in any manner nor shall the parties hereof constitute an assoication of the persons.*

9.2 *It is understood that from time to time facilities construction of the building by the developer various deeds things which*



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are not specified herein may be required to be done by the developer and for which the developer may need the authority of the Owners and various application and other documents may be required to be signed by the Owners relating to which specific provision may not have been mentioned herein.

The Deed of Conveyance & other documents will be done by the Developer's appointed Advocate.

**ARTICLE - : X COMMON RESTRICTION**

10.1 Both the parties shall have the right to use the roof of the said building in need or in occasion and they agreed to abide by all laws, bye-laws, rules and regulations of the Govt. or local bodies. The Developer shall execute the Deed of Conveyance or Conveyances in favour of the intending purchaser or purchasers of the Developer's allocation of the building on behalf of the Owners on the strength of the Registered General Power of Attorney in favour of the Developer.

10.2. The respective parties allottees shall keep their respective allocations in the building in good working conditions and repair-



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*and in particular so as not to cause any damage to the building or any other spaces or accommodation therein and shall keep the other or them and/or the occupiers of the building indemnified from and against the consequence of any breach.*

*10.3 Neither party shall use or permit to be used the respect allocation in the 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 pollution nuisance or hazards to the other occupiers of the building.*

*10.4 No goods or other items shall be left or keep by either party for display or otherwise in the corridors or at other places of common use and enjoyment in the building and no hindrances shall be cause in any manner in the monvement or users in the corridors and other places of common use and enjoyment in the building.*

*10.5 Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the dame to be thrown or accumulated in or about the building or in the compounds corridors or any other portion or portions of the building.*



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**ARTICLE-XI : ARBITRATION**

11.1 In case of any dispute or question arising between the parties hereof with regard to this agreement and/or work relating thereto the same shall be referred to joint Arbitrator, nominated by the parties hereof as per provisions of Arbitration & Cancellation Act 1996 or any other statutory modification and/or enactment under the such award shall be binding upon the parties.

**ARTICLE-XII : JURISDICTION**

Courts at Alipore, A.D.S.R. Behala, D.S.R. Alipore, District South 24 Parganas or Calcutta High Court, shall have the Jurisdiction to entertain all disputes and actions between the party herein.

- :: **SCHEDULE "A"** :: -

**( TOTAL LANDED PROPERTY )**

**ALL THAT** piece and parcel of Bastu land measuring 2 Cottahs 13 Chittaks more or less out of 4 Cottahs 6 Chittaks, lying and situated at Mouza-Haridevpur, R.S. No.35, J.L. No.25, Touzi



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No.1-6, 8-10, 12-16, comprised in Khatian No.31, under Dag no.534, P.S. Behala, being KMC Premises no.332A, Ustad Amir Khan Sarani, being Assessee no.41-122-09-0613-2, under Ward no.122 Pargana-Khaspur, Sub Registry office Alipore, District 24 Parganas which is butted and bounded by :

On the North : 6'ft wide K.M.C. Road.

On the South : Land and House of Narayan Das.

On the East : Other's Land.

On the West : 13'ft wide K.M.C Road and Land & House of Adhir Das.

- :: SCHEDULE "B" :: -

( OWNERS'S ALLOCATION )

Owners will get 4 flats measuring each 450 sq.ft. super built up area of the new proposed building i.e

(a) Two flat on the Ground Floor, 2 Flats on the 2nd Floor (Top Floor) together with undivided proportionate share of land including one common facilities and common amenities of the said building/ premises.



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- :: SCHEDULE "C" :: -

(DEVELOPER'S ALLOCATION)

ALL THAT the remaining portion of the constructed areas shall mean the remaining portion of the said proposed three storied building save and except Owners's allocation of the straight three storied building and also the absolute right on the part of the developer to enter into agreement for sale, transfer or any way of deal with the intending purchaser or parties. and also the absolute right on the part of the developer to enter into agreement for sale, transfer or any way of deal with the intending purchaser or parties and entitled to receive advance or total consideration from the purchasers.

- :: SCHEDULE "D"

( DESCRIPTION OF THE COMMON AREAS )

1. stair care landing in all floors.
2. Common passage from the road to the Building.
3. Pump, water tank, septik tank, and planing installtion and



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*pump room, underground and overhead tank.electric space,*

4. *ultimate roof.*
5. *drainage and swarages.*
6. *Boundary walls and gate.*
7. *All Owners/intending purchaser/purchasers shall pay proportionate common expenses and maintenance charges as well as all taxes.*

- :: **SCHEDULE "E" PROPERTY** :: -

( **SPECIFICATION OF CONSTRUCTION IN RESPECT OF NEW  
PROPOSED BUILDING** )

1. **FOUNDATION** : *The building shall be R.C.C framed structure as per design of the consulting engineer.*
2. **FLOOR** : *Entire flooring of the flat will be Marble Tiles including Kitchen and toilet.*
3. **TOILET** : *Tile upto 5'ft will be provided in*



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wall

- : Shower & Tap in both toilet.
- : In the big toilet, one Western or Indian commode with cistern shall be provided. In addition to this one wash basin with 2 Tap connection shall be provided. In the W.C one Western commode with cistern and one (1) Tap connection shall be provided.

4. **KITCHEN**

- : In the Kitchen one Granite cooking Platform, with standard shelf below, 2 Taps.
- : Glazed Tiles will be provided upto 2ft' height over the platform and one steel/stone sink will be provided including two tap connection.

5. **DOORS**

- : All doors will be provided with 32mm thick phenol bonded flash



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*Doors with sal frame*

: *8" long tower bolt from inside.*

**6. WINDOWS**

: *Alluminium framed with glass with Accessories for fixing and locking and grills will be provided with enamel paints.*

**7. Interior wall :**

*will be finished with Plaster of Paris*

**8. Exterior Wall**

: *Exterior Wall will be finished with Weather Coat.*

**8. WATER SUPPLY**

*a) R.C. C leak proof overhead reservoir or PVC overhead Tank will be provided at top as per design.*

*b) Suitable electric pump will be installed at ground floor to deliver water to overhead reservoir to ensure round the clock water*



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supply. Both corporation as well as water supply facility will be provided according to the sanctioned plan.

9. **ELECTRICAL** : All electrical line shall be laid in concealed copper wiring with A-1 quality switches plug with necessary lights and fans & One A.C. Point in one bedroom in each flat.

10. Collapsible Gate : Collapsible Gate will be provided by the developer at his own cost.

11. Inside Plaster : Inside plaster and colour should be provided by the Developer at his own cost.

Any things extra is demanded by the Owners or intending Purchaser apart from the technical specification given in Schedule "E" that shall be made or done by the cost of the Owners.



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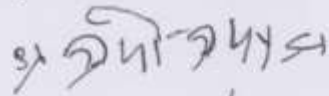
**IN WITNESS WHEREOF** the parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

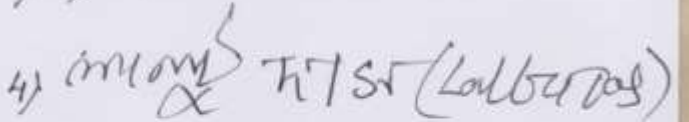
**SIGNED, SEALED & DELIVERED**

in presence of :-

1) Samir Das

2) PRABIR DAS

3) 

4)  (Lalbar Das)

5) Subhankar Bose @ Basu

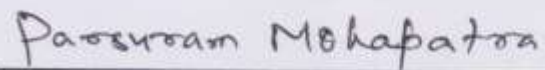
**WITNESSES :-**

1) Susmit Das  
332/A, Ostad, Amir,  
Alikhan Sarani  
P.O. Hazrivedpur, Kolkata -  
700082

2) AKSHAY DAS


332/A Ostad Amir KHAN  
SARANI - KOL - 82

\_\_\_\_\_  
**SIGNATURE OF THE OWNERS**



\_\_\_\_\_  
**SIGNATURE OF THE DEVELOPER**

Drafted by me :

  
f-200/09  
**Advocate**

Alipore Police Court,  
Kolkata - 700 027.

Computer Printed at :

**RAMTHAKUR COMPUTER & XEROX,**

Alipore Police Court,  
Kolkata - 700 027.



District Sub-Register-II  
Alipore, South 24 Pargana

17 5 SEP 2020

Thumb

1st finger

middle finger

ring finger

small finger



Somu Das

left hand					
right hand					

Name..... Somu Das

Signature..... Somu Das

Thumb

1st finger

middle finger

ring finger

small finger



PRABIR DAS

left hand					
right hand					

Name..... PRABIR DAS

Signature..... PRABIR DAS

Thumb

1st finger

middle finger

ring finger

small finger



Anil Das

left hand					
right hand					

Name..... Anil Das

Signature..... Anil Das



District Sub-Register-II  
Alipore, South 24 Pargana

17 5 SEP 2020

Thumb 1st finger middle finger ring finger small finger



Laltu Das

left hand					
right hand					

Name..... LALTU DAS

Signature..... Laltu Das

Thumb 1st finger middle finger ring finger small finger



Subhas Kumar Bose

left hand					
right hand					

Name..... Subhas Kumar Bose @ Bose

Signature..... Subhas Kumar Bose @ Bose

Thumb 1st finger middle finger ring finger small finger



Parmesan Mohapatra

left hand					
right hand					

Name..... Parmesan Mohapatra

Signature..... P. Mohapatra



District Sub-Register-II  
Alipore, South 24 Pargana

17 5 SEP 2020





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

GRN: 192020210080438881

Payment Mode: Online Payment

GRN Date: 10/09/2020 13:28:46

Bank: State Bank of India

BRN: CKN7755333

BRN Date: 10/09/2020 13:29:29

DEPOSITOR'S DETAILS

Id No.: 2001010572/1/2020

[Query No./Query Year]

Name: PARSURAM MAHAPATRA

Contact No.: Mobile No.: +91 8777540523

E-mail:

Address: 86 MOTILAL NEHRU ROAD LAKE KOL 29

Applicant Name: Mr Koushik Patra

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	2001010572/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	2001010572/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

4941

In Words: Rupees Four Thousand Nine Hundred Forty One only



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

তালিকাভুক্তির নম্বর/Enrolment No.: 1178/394 10/01241

To  
 সমীর দাস  
 Samir Das  
 S/O Lt. Anil Das  
 332/A  
 OSTAD AMIR KHAN SARANI  
 KOLKATA  
 Haridevpur  
 South 24 Parganas Haridevpur  
 West Bengal - 700082  
 7278100167

Download Date: 20/04/2017  
 Generation Date: 23/04/2017

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7507 4290 5412**

আমার আধার, আমার পরিচয়



ভারত সরকার  
 Government of India



সমীর দাস  
 Samir Das  
 জন্মতারিখ/ DOB: 04/04/1963  
 পুরুষ / MALE



**7507 4290 5412**

আমার আধার, আমার পরিচয়

*Samir Das*



Government of India

AADHAAR

ক্রমা:

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

#### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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



ভারতীয়-বিশিষ্ট পরিচয় প্রাধিকারন  
Unique Identification Authority of India

ঠিকানা:

S/O লেট. অমল দাস, 332/5,  
ওস্তাদ আমির খান সরানী, কলকাতা,  
হরিদেবপুর, দক্ষিণ 24 পরগনা,  
পশ্চিম বঙ্গ - 700082

Address:

S/O Lt. Anil Das, 332/A,  
OSTAD AMIR KHAN SARANI,  
KOLKATA, Haridevpur, South 24  
Parganas,  
West Bengal - 700082

7507 4290 5412

T94T



help@uidai.gov.in

www

www.uidai.gov.in



- ভারত সরকার, নাগরিকত্ব প্রমাণ করে।
- Aadhaar is proof of identity, not of citizenship
- প্রতিবেশে প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা করে।
- To establish identity, authenticates online.

**INFORMATION**

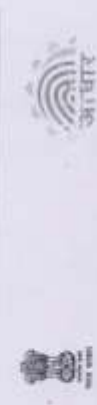
- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticates online.

- ভারত সরকার প্রমাণ করে।
- Aadhaar is proof of identity, not of citizenship
- প্রতিবেশে প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা করে।
- To establish identity, authenticates online.



Address: 207/A, Sector 4B, IITP, Gurgaon, Haryana, India  
 207/A, Sector 4B, IITP, Gurgaon, Haryana, India  
 207/A, Sector 4B, IITP, Gurgaon, Haryana, India

9023 8228 4635



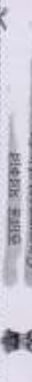
**ভারত সরকার**  
**Government of India**

To: PRABIR DAS  
 207/A, Sector 4B, IITP, Gurgaon, Haryana, India  
 207/A, Sector 4B, IITP, Gurgaon, Haryana, India  
 207/A, Sector 4B, IITP, Gurgaon, Haryana, India



**আপনার আধার সংখ্যা / Your Aadhaar No.:**  
**9023 8228 4635**

**আধার - সাধারণ মানুষের অধিকার**



PRABIR DAS  
 207/A, Sector 4B, IITP, Gurgaon, Haryana, India  
 207/A, Sector 4B, IITP, Gurgaon, Haryana, India



9023 8228 4635

**আধার - সাধারণ মানুষের অধিকার**

PRABIR DAS

आयकर विभाग  
INCOME TAX DEPARTMENT

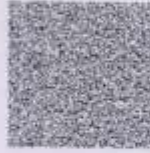


भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

FBTPD3191Q



नाम / Name  
PRABIR DAS

पिता का नाम / Father's Name  
ANIL DAS

जन्म की तारीख /  
Date of Birth  
01/01/1970

PRABIR DAS

03122018

हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटें।

आयकर सेवा यूनिट, नया दिल्ली  
5-वीं मंजिल, मन्दीर स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडेल कॉलोनी, नज़दिक डीप बंगला चौक,  
पुणे - 411 016.



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

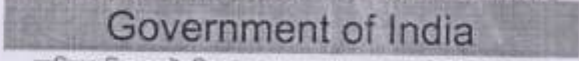
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

PRABIR DAS



ভারত সরকার

Unique Identification Authority of India



Government of India

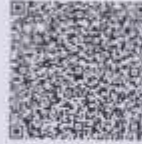
ডালিকাজুকির আই ডি / Enrollment No.: 1040/19551/92873

To  
প্রদীপ দাস  
PRADIP DAS  
332/A OSTAD AMIR KHAN SARANI A, PALLY  
Haridevpur  
Haridevpur  
South Twenty Four Parganas  
West Bengal 700082

16/03/2013  
707277



MN007072775FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4397 4345 7496**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



প্রদীপ দাস  
PRADIP DAS  
পিতা : অনিল দাস  
Father : ANIL DAS  
জন্ম সাল / Year of Birth : 1971  
পুরুষ / Male



**4397 4345 7496**

আধার - সাধারণ মানুষের অধিকার

**প্রদীপ দাস**



### তথ্য

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

### INFORMATION

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- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
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কম্পিউটার দ্বারা পরিচয় প্রমাণীকরণ  
Unique Identification Authority of India

ঠিকানা:

332/3, ওস্তাদ আমির খান সরণী  
এ. পল্লী, হরিদেবপুর, হরিদেবপুর,  
দক্ষিণ ২৪ পরগনা, পশ্চিমবঙ্গ,  
700082

Address

332/A, OSTAD AMIR KHAN  
SARANI A. PALLY, Haridevpur,  
Haridevpur, South Twenty Four  
Parganas, West Bengal, 700082

4397 4345 7496

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

৪৩৯৭ ৪৩৪৫ ৭৪৯৬

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRADIP DAS

ANIL DAS

10/11/1975

Permanent Account Number

BVAPD9159B

प्रदीप दास  
Signature



15052013

प्रदीप दास



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लीडर  
आपका पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मास्टर स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मोडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

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Income Tax PAN Services Unit, NSDL  
5th floor, Master Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

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

२२/११/१६

भारत सरकार  
GOVERNMENT OF INDIA

शुभकर बोस  
Subhankar Bose  
जन्मतिथि/ DOB: 23/10/1989  
पुरुष / MALE

7485 3889 8016

आधार - साधारण मानुषेअर अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना: Address  
332/A, OSTAD AMIR KHAN  
SARANI A. PALLY, Faridapur,  
South Twenty Four Parganas,  
West Bengal - 700082

1947  
1800 200 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Bengaluru-560 001

Subhankar Bose.

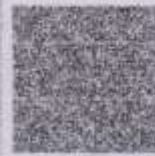
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BMUPB1278G



नाम / Name  
SUBHANKAR BOSE

पिता का नाम / Father's Name  
SAMAR BOSE

जनम की तारीख /  
Date of Birth  
23/10/1989

*Subhankar Bose*  
हस्ताक्षर / Signature

0000218

यह कार्ड के लाने/लाने में कृपया धुनिया करें/सील करें।  
अनुपस्थित होने पर, पता 411 016  
5 वीं मंजिल, मन्दा स्टीरिंग,  
प्लॉट नं. 341, सर्वे नं. 997/4,  
मोडल कॉलोनी, नज़द देव बंगला चौक,  
पुणे - 411 016.



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Income Tax PAN Services Unit, NSDL  
5th Floor, Mandi Stirling,  
Plot No. 341, Survey No. 997/4,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [nsdl@nsdl.co.in](mailto:nsdl@nsdl.co.in)

*Subhankar Bose*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card



AYHPD2810J

नाम/ Name  
SAMIR DAS

पिता का नाम/ Father's Name  
ANIL DAS

जन्म की तिथि/ Date of Birth  
04/04/1963

*Samir Das*  
हस्ताक्षर/ Signatures



19082017

Samir Das

आयकर विभाग  
INCOME TAX DEPARTMENT  
LALTU DAS  
ANIL DAS  
01/01/1976  
Parliamentary Account Number  
CHJPD5951R  
Laltu Das  
Signature

भारत सरकार  
GOVT. OF INDIA



*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTTISI,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.  
इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :-  
आयकर पैन सेवा यूनिट, UTTISI,  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.

Laltu Das



ভারত সরকার  
Government of India



পারসুরাম মহাপাত্র  
Parasuram Mohapatra  
পিতা : বটকুমার মহাপাত্র  
Father : Batakrishna Mohapatra  
অনুষ্ঠান / DOB : 13/04/1959  
পুরুষ / Male



7324 5447 9291

আধার - সাধারণ মানুষের অধিকার

Parasuram Mohapatra



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
86, মতিলাল নেহরু রোড,  
সরতবোস রোড, সরত বোস  
রোড, কোলকাতা, পশ্চিম বঙ্গ,  
700029

Address:  
86, MOTILAL NEHRU ROAD,  
Sarat Bose Road, Sarat Bose  
Road, Kolkata, West Bengal,  
700029

7324 5447 9291

1947  
1800 302 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT  
PARSURAM MOHAPATRA



भारत सरकार  
GOVT. OF INDIA

BATAKRISHNA MOHAPATRA

13/04/1959  
Permanent Account Number  
BEMPM4014B

*Parsuram Mohapatra*  
Signature



04000010

*Parsuram Mohapatra*

इस कार्ड के खोने / कान पर कृपया सुधित नई / सीएन  
अवगत पैर सेवा इकाई, एन एस डी यूए  
तीसरी मंजील, सफ़ायर चैम्बर,  
बानेर टेलिफोन एक्सचेंज के पड़ोस,  
बानेर, पुणे - 411 045

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

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

Parbhuram Mohapatra.




**ভারত সরকার**  
**Government of India**


 নাম: লালু দাস  
 Lallu Das  
 পিতা: অমীত দাস  
 Father: Anil DAS  
 জন্ম বর্ষ / Year of Birth: 1978  
 লিঙ্গ / Male



**9224 9669 5575**

**আধার - সাধারণ মানুষের অধিকার**


**ভারতীয় অভিবাসন নিয়ন্ত্রণ বোর্ড**  
**Unique Identification Authority of India**

**আধার**  
 ঠিকানা:  
 352/A, ওস্তাদ আমির খান  
 পল্লী ৩, হরীদেবপুর,  
 হরীদেবপুর, দ- ২৪ পরগনা,  
 কলকাতা, 700082

Address:  
 352/A, ostad amir khan sarani a.  
 pally, Haridevpur, Haridevpur,  
 South Twenty Four Parganas,  
 West Bengal 700082

**9224 9669 5575**


 1800 1947


 help@uidai.gov.in


 www.uidai.gov.in

Lallu DAS

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA





ప్రతాప్ కుమార్ దాస్  
PRATAP KUMAR DAS


పుట్టిన సంవత్సరం/Year of Birth : 1992  
పురుషుడు / Male

**5643 9117 6272**



ఆధార్ - సామాన్య ని హక్కు


భారత ప్రభుత్వం గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA





చిరునామా: 8-100, బేరప్ప దాస్, 8-100,  
బీరప్ప బస్టి, ఎం బొల్లారం పేజి.ఎ.  
మెదక్, రామచంద్రాపురం, ఆంధ్ర ప్రదేశ్.  
502325


Address: S/O: DEBENDRA DAS,  
8-100, BIRAPPA BASTI, Ale  
Bolleram S.O, Medak,  
Ramachandrapuram, Andhra  
Pradesh, 502325

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1947  
1800 180 1947

  
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ఓ.ఎ. డి. 1947,  
మెదక్-502325

Pratap Kumar Das



Directorate of Registration & Stamp Revenue  
Finance Department, Government of West Bengal

**e-Appointment Details**

**Appointment Number** : 202000359279  
**Query No./Year** : 2001010572/2020  
**Name of the applicant** : Mr Koushik Patra  
**Address of the applicant** : Alipore Police Court  
**Status of the applicant** : Advocate  
**Mobile no.** : 9830197253  
**Transaction** : [0110] Sale, Development Agreement or  
Construction agreement  
**Office Where Deed will be Registered** : D.S.R. -II SOUTH 24-PARGANAS  
**Date of Presentation** : 15/09/2020  
**Time & Slot** : 12:22 p.m. Slot-1

You are requested to visit the concerned Registration Office at appointed time only.  
N.B: Once e-Appointment is fixed, ONLINE correction of mistakes will not be permitted.



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### Major Information of the Deed

Deed No :	I-1602-04899/2020	Date of Registration	15/09/2020
Query No / Year	1602-2001010572/2020	Office where deed is registered	
Query Date	25/08/2020 1:50:29 PM	1602-2001010572/2020	
Applicant Name, Address & Other Details	Koushik Patra Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830197253, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 17,17,498/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S.- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ustad Amir Khan Sarani, Road Zone : (Sodepur 1st lane -- Kalipur Road(Ward 122)) , , Premises No: 332A, , Ward No: 122  
Pin Code : 700082

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 13 Chatak	1/-	16,87,498/-	Width of Approach Road: 13 Ft.,
<b>Grand Total :</b>				<b>4.6406Dec</b>	<b>1 /-</b>	<b>16,87,498 /-</b>	



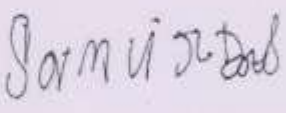


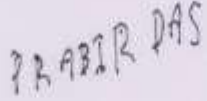



#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1 /-</b>	<b>30,000 /-</b>	

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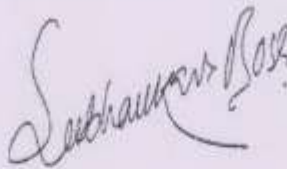
**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>SAMIR DAS</b> Son of Late ANIL CHANDRA DAS Alias ANIL DAS Alias ANIL KR DAS Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office			
	15/09/2020	LTI 15/09/2020	15/09/2020	
332/A, OSTAD AMIR KHAN SARANI ,A PALLY, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx0J, Aadhaar No: 75xxxxxxxx5412, Status :Individual, Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office				
2	<b>Name</b> <b>PRABIR DAS</b> Son of Late ANIL CHANDRA DAS Alias ANIL DAS Alias ANIL KR DAS Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office			
	15/09/2020	LTI 15/09/2020	15/09/2020	
332/A, OSTAD AMIR KHAN SARANI ,A PALLY, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FBxxxxxx1Q, Aadhaar No: 90xxxxxxxx4635, Status :Individual, Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office				
3	<b>Name</b> <b>PRADIP DAS</b> Son of Late ANIL CHANDRA DAS Alias ANIL DAS Alias ANIL KR DAS Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office			
	15/09/2020	LTI 15/09/2020	15/09/2020	
332/A, OSTAD AMIR KHAN SARANI ,A PALLY, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BVxxxxxx9B, Aadhaar No: 43xxxxxxxx7496, Status :Individual, Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office				



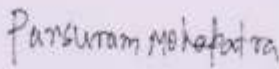
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4	Name	Photo	Finger Print	Signature
	<b>LALTU DAS</b> Son of Late ANIL CHANDRA DAS Alias ANIL DAS Alias ANIL KR DAS Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office			
	15/09/2020	LTI 15/09/2020	15/09/2020	
332/A, OSTAD AMIR KHAN SARANI ,A PALLY, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CHxxxxxx1R, Aadhaar No: 92xxxxxxxx5575, Status :Individual, Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	<b>SUBHANKAR BOSE, (Alias: SUBHANKAR BASU)</b> Son of SAMAR BOSE Alias BASU Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office			
	15/09/2020	LTI 15/09/2020	15/09/2020	
332/A, OSTAD AMIR KHAN SARANI ,A PALLY, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BMxxxxxx8G, Aadhaar No: 74xxxxxxxx8016, Status :Individual, Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>PARSURAM MOHAPATRA (Presentant )</b> Son of BATAKRISHNA MOHAPATRA Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office			
	15/09/2020	LTI 15/09/2020	15/09/2020	
Son of BATAKRISHNA MOHAPATRA Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BExxxxxx4B, Aadhaar No: 73xxxxxxxx9291, Status :Individual, Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office				

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**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>PRATAP KUMAR DAS</b> Son of DEBENDRA DAS 8-100, BIRAPPA BASTI, P.O:- AIE BOLLARAM S O, P.S:- RAMACHANDRAPURAM, District:- Medak, Andhra Pradesh, India, PIN - 502325			
	15/09/2020	15/09/2020	15/09/2020

Identifier Of SAMIR DAS, PRABIR DAS, PRADIP DAS, LALTU DAS, SUBHANKAR BOSE, PARSURAM MOHAPATRA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	SAMIR DAS	PARSURAM MOHAPATRA-0.928125 Dec
2	PRABIR DAS	PARSURAM MOHAPATRA-0.928125 Dec
3	PRADIP DAS	PARSURAM MOHAPATRA-0.928125 Dec
4	LALTU DAS	PARSURAM MOHAPATRA-0.928125 Dec
5	SUBHANKAR BOSE	PARSURAM MOHAPATRA-0.928125 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	SAMIR DAS	PARSURAM MOHAPATRA-20.00000000 Sq Ft
2	PRABIR DAS	PARSURAM MOHAPATRA-20.00000000 Sq Ft
3	PRADIP DAS	PARSURAM MOHAPATRA-20.00000000 Sq Ft
4	LALTU DAS	PARSURAM MOHAPATRA-20.00000000 Sq Ft
5	SUBHANKAR BOSE	PARSURAM MOHAPATRA-20.00000000 Sq Ft

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On 15-09-2020

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:22 hrs on 15-09-2020, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by PARSURAM MOHAPATRA ,Claimant.

**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 17,17,498/-

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

Execution is admitted on 15/09/2020 by 1. SAMIR DAS, Son of Late ANIL CHANDRA DAS Alias ANIL DAS Alias ANIL KR DAS, 332/A, OSTAD AMIR KHAN SARANI ,A PALLY, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business, 2. PRABIR DAS, Son of Late ANIL CHANDRA DAS Alias ANIL DAS Alias ANIL KR DAS, 332/A, OSTAD AMIR KHAN SARANI ,A PALLY, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business, 3. PRADIP DAS, Son of Late ANIL CHANDRA DAS Alias ANIL DAS Alias ANIL KR DAS, 332/A, OSTAD AMIR KHAN SARANI ,A PALLY, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business, 4. LALTU DAS, Son of Late ANIL CHANDRA DAS Alias ANIL DAS Alias ANIL KR DAS, 332/A, OSTAD AMIR KHAN SARANI ,A PALLY, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business, 5. SUBHANKAR BOSE, Alias SUBHANKAR BASU, Son of SAMAR BOSE Alias BASU, 332/A, OSTAD AMIR KHAN SARANI ,A PALLY, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business, 6. PARSURAM MOHAPATRA, Son of BATAKRISHNA MOHAPATRA, 86, MOTILAL NEHRU ROAD, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Indetified by PRATAP KUMAR DAS, , Son of DEBENDRA DAS, 8-100, BIRAPPA BASTI, P.O: AIE BOLLARAM S O, Thana: RAMACHANDRAPURAM, , Medak, ANDHRA PRADESH, India, PIN - 502325, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/09/2020 1:29PM with Govt. Ref. No: 192020210080438881 on 10-09-2020, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKN7755333 on 10-09-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4340, Amount: Rs.100/-, Date of Purchase: 14/09/2020, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/09/2020 1:29PM with Govt. Ref. No: 192020210080438881 on 10-09-2020, Amount Rs: 4,920/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKN7755333 on 10-09-2020, Head of Account 0030-02-103-003-02

*S-a*

**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2020, Page from 191286 to 191339

being No 160204899 for the year 2020.



*Sa*

Digitally signed by SAMAR KUMAR  
PRAMANICK  
Date: 2020.09.16 17:31:50 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2020/09/16 05:31:50 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)