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no endorsement sheets attached with
the document are part of this document

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District Sub-Registry
Allpore, South 24-Pas.

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made this the 11th day of September, Two
Thousand Eighteen (2018) of the Christian era,

BY AND BETWEEN

(1) SHRI BISWANATH GHOSH, PAN - ADYFG4177H, son of Late Charu Chandra Ghosh, by occupation - business, (2.a) SMT. SHILA GHOSH, PAN - BDIPG2089K, wife of Late Debabrata Ghosh, (2.b) SHRI SUJOY GHOSH, PAN - ADYFG4179K, and (2.c) SHRI SUJOY GHOSH, PAN - AELPG9495C, both sons of Late Debabrata Ghosh, by occupation - Housewife and Business respectively, (3) SHRI GAUTAM GHOSH, PAN - ADCPG4178N, son of Late Charu Chandra Ghosh, by occupation - Business, all by faith - Hindu, all residing at 30/3, Ibrahimpur Road, P.S. & P.O. - Jadavpur, Kolkata - 700 032

19-251690/18

16 JAN 2018

Jyoti Majumdar
Vern 2854
26J192

31 JUL 2018

Arjun Gope
Vern 2857

No. Rs. Date.....
Name:- ARJUN GOPE, Advocate
Address:- Alipur Police Court, Kol-27
Vendor:-
I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 007

Sujay Ghosh
Bosun Basu
Vern 2855



Shila Ghosh 2856
Vern
Sudipta Basu
Vern 2858
Sudipta Ghosh

Sudipta Ghosh

Sudipta Basu

District Sub-Registrar-IV
Alipore, South 24-Pgs.

11 SEP 2018

Dilip Palai
3/0 Sudhir Chandra Palai
4, Hindustan Park
Kol-29

(4.a) **SMT. SUBHRA GHOSH, PAN - ALVPG2591C**, wife of Late Supriya Ghosh, by occupation - Housewife, by faith - Hindu, residing at 30/1, Ibrahimpur Road, P.S. & P.O. - Jadavpur, Kolkata - 700 032, (4.b) **SMT. SUDESHNA SEN, PAN - AUUPS6570M**, wife of Shri Saugata Sen, daughter of Late Supriya Ghosh, by occupation - Housewife, by faith - Hindu, residing at 30/1, Ibrahimpur Road, P.S. & P.O. - Jadavpur, Kolkata - 700 032, represented by her Attorney, **SMT. SUBHRA GHOSH, PAN - ALVPG2591C**, wife of Late Supriya Ghosh, by occupation - Housewife, by faith - Hindu, residing at 30/1, Ibrahimpur Road, P.S. & P.O. - Jadavpur, Kolkata - 700 032, duly appointed by a General Power of Attorney, registered at the Office of D.S.R. - IV, Alipore, recorded in Book No. IV, C.D. Volume No. - 1, Pages No. 288 to 299, being Deed No. 00108 for the year 2009, and (4.c) **SMT. SUDIPTA BASU, PAN - AKNPB6573G**, wife of Shri Arnab Basu, daughter of Late Supriya Ghosh, by occupation - Housewife, by faith - Hindu, residing at 30/1, Ibrahimpur Road, P.S. & P.O. - Jadavpur, Kolkata - 700 032, (5) **SHRI SUBRATA GHOSE, PAN - ADXPG1429P**, son of Late. Subodh Chandra Ghosh, by faith - Hindu, by occupation - Business, residing at 30/1, Ibrahimpur Road, P.S. & P.O. - Jadavpur, Kolkata - 700 032 and (6) **SHRI SWAPAN KUMAR GHOSH, PAN - ADYPG4178J**, son of Late Jyotish Chandra Ghosh, by faith - Hindu, by occupation - Business, residing at 30/2, Ibrahimpur Road, P.S. & P.O. - Jadavpur, Kolkata - 700 032, hereinafter referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context shall mean and include their respective heirs, executors, administrators, representatives and assigns) of the **FIRST PART**;

A N D

1) **M/s. JOY MAJUMDER & CO.**, a proprietorship firm, having its registered office at 4, Hindustan Park, P.S. - Gariahat, P.O. - Dover Lane, Kolkata - 700 039, represented by its Sole Proprietor, **SHRI JOYDEEP MAJUMDER, PAN - AEWPM7393E**, son of Late Manik Majumder, residing at 42/217, New Ballygunge Road, P.S. - Kasba, P.O. - Bediadanga, Kolkata - 700 039 and 2) **SENCO INFRASTRUCTURE PRIVATE LIMITED, PAN - AANCS9521Q**, a Private Limited Company within the meaning of the Companies Act, 1956, having its registered office at 7 & 8 C.I.T Road, P.O. & P.S. - Entally, Kolkata - 700 014, being represented by its Director, **SHRI JOYDEEP MAJUMDER, PAN AEWPM7393E**, son of Late Manik Majumder, by faith - Hindu, by occupation - Business, residing at 42/217 New Ballygunge Road, P.S. - Kasba, P.O. - Bediadanga, Kolkata - 700 039, hereinafter referred to as the **DEVELOPER** (which expression shall unless

 Venu 2858

Sudipta Basu

 Venu 2859

Sujay Ghosh

 Venu 2860

Audit Ghosh





Sudipta Ghosh Venu 2861

 Venu 2862

Subra Ghosh

District Sub-Registrar IV
Allpore, South 24-Pgs.

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excluded by or repugnant to the context shall mean and include their respective heirs, executors, administrators, representatives and assigns) of the **SECOND PART.**

WHEREAS Sri Biswanath Ghosh, Sri Debabrata Ghosh now deceased (predecessor of Smt. Shila Ghosh, Sri Sudip Ghosh and Sri Sujoy Ghosh), Sri Goutam Ghosh as Group "KA", and Sri Supriya Ghosh since deceased the predecessor of Smt. Subhra Ghosh, Smt. Sudeshna Sen, Smt. Sudipta Basu and Sri Subrata Ghosh as Group "KHS" and Sri Swapan Kumar Ghosh alone as Group "GA" collectively by Deed of Conveyance registered at the office of the District Registrar, 24 Parganas and recorded in Book No. I, Volume No. 16, Pages 19 to 29, Being No. 55 for the year 1962 purchased 20 decimals of land comprising R.S. Dag No. 103 under C.S. & R.S. Khatian No. 523 and area of 61 Decimal of land comprising R.S. Dag No. 98 under C.S. and R.S. Khatian No. 584 lying and situate at Mouza Kumrakhali, J.L. No. 48, R.S. No. 131, Touzi No. 260, Pargana - Medanmalla, Police Station - Sonarpur, ADSR Office Sonarpur, District 24-Parganas South, along with various others landed properties from the then rightful owners Sri Prafulla Kanta Basu for a valuable consideration mentioned therein each group having undivided 1/3rd share in the said properties.

AND WHEREAS similarly the said Sri Biswanath Ghosh, Sri Debabrata Ghosh since deceased the predecessor of Smt. Shila Ghosh, Sri Sudip Ghosh and Sri Sujoy Ghosh, Sri Goutam Ghosh as Group "KA", and Supriya Ghosh since deceased the predecessor of Smt. Subhra Ghosh, Smt. Sudeshna Sen, Smt. Sudipta Basu and Sri Subrata Ghosh as Group "KHA" and Sri Swapan Kumar Ghose along as Group "GA" collectively by another Registered Deed of Conveyance dated 08.01.1960 registered at the office of the District Registrar, 24 Parganas and recorded in Book No. I, Volume No. 5, Pages No. 223 to 228, Being No. 56 for the year 1962 purchased 19 decimals of land comprising of R.S. Dag No. 101 under C.S. Khatian No. 445, R.S. Khatian No. 1236 lying and situate at Mouza Kumrakhali, J.L. No. 48, R.S. No. 131, Touzi No. 260, Pargana - Medanmalla, Police Station - Sonarpur, ADSR Office Sonarpur, District 24-Parganas South along with various others landed properties from the then rightful owners Smt. Sudeshna Basu, wife of Sri Prafulla Kanta Basu for a valuable consideration mentioned therein and the said sale was confirmed by her husband Sri Prafulla Kanta Basu each Group having undivided 1/3rd share in the said properties.

AND WHEREAS after purchasing the said Properties the said Supriya Ghosh since deceased and his other co-owners got their names recorded in the Office of the B.L. & L.R.O in respect of the said Landed Properties according to the share owned by each Group and paying the rents and taxes to the Appropriate Authorities and enjoying the said Properties exercising all rights of ownership thereto and the said Landed Properties at present lying within the limits of Rajpur Sonarpur Municipality.

AND WHEREAS while thus jointly seized and possessed of the said landed properties the said Supriya Ghosh died intestate on 26.02.09 leaving behind him surviving his wife Smt. Subhra Ghosh, and his two married daughters Smt. Sudeshna Sen and Smt. Sudipta Basu, as his only legal heirs who inherited the share of the said deceased Supriya Ghosh.

AND WHEREAS the said Sri Debabrata Ghosh died intestate on 02.10.11 leaving behind his heirs Smt. Shila Ghosh, wife of Late Debabrata Ghosh, Sri Sudip Ghosh and Sri Sujoy Ghosh, both sons of Late Debabrata Ghosh who inherited the share of said Debabrata Ghosh.

AND WHEREAS the Owners named herein having disparate interest but being desirous of Developing their land in Residential cum Commercial Complex have approached the Developer named above with the proposal of constructing Multi Storied Buildings as per building plans Sanctioned by the Rajpur Sonarpur Municipality.

AND WHEREAS the Developers being desirous of accepting the proposal of the Owners and being involved in the business of construction and Development of Real Estate have agreed to have undertake the development and the construction of the said Premises under such terms and conditions as are stated hereunder.

AND WHEREAS the Owners and the Developers mentioned hereinabove have agreed to participate in the execution of the project on joint venture basis. Hereinafter, all Terms and Condition as are stated in this Development Agreement as Registered Document shall be the only Terms & Condition of Development in force for the said premises contained hereunder:-

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS -

ARTICLE I - DEFINATIONS

Unless in these presents it is repugnant to or inconsistent therewith. /

1.1 OWNERS:

The Owners shall mean the Owners above named and their heirs, executors, administrators, legal representatives and/or assigns.

1.2 DEVELOPER/PROMOTER:

The Developer/Promoter shall mean the Developer/Promoter above named and its successors, administrators and assigns.

1.3 BUILDING:

The proposed multi-storied buildings to be constructed at the said premises consisting of Basement + Lower Ground + Upper Ground + Nine Floors or such structure as will be sanctioned and constructed according to the Plans by the Rajpur Sonarpur Municipality.

UNIT:

Unit shall mean a specifically constructed residential/commercial area which is possible to be owned and inhabited exclusively enclosed and segregated within the said building by peripheral walls including the area of proportionate share in all common portions, services and areas of the buildings.

BUILT-UP-AREA:

Built-up-area shall mean and include the built up/covered area of the unit/flat, external and internal walls and columns. The said built up area shall be demarcated in red in the attached drawing of the unit and shall be certified by the Architect/Project coordinator to the project on completion. The Architect/Project coordinator certificate shall be final and binding.

SUPER BUILT-UP-AREA:

Super Built-Up-Area is defined as that area on which all commercial transactions are carried out and the selling rate per sq. ft. is made applicable upon. The Built-Up Area shall be 75% (Seventy Five Percent) of the Super Built-Up Area. The Built-Up Area as certified by the Architect of the project plus proportionate undivided share of all common areas and areas occupied by common services and amenities in the project. The percentage so fixed is accepted by the Purchaser without recourse to future dispute or litigation by the act of signing this Agreement and is forever binding.

1.4 COMMON FACILITIES AND AMENITIES – shall mean and include corridor, path-ways, stairways, passage ways, lift shaft, lift, drive ways, common lavatories, generators provided by the Developer, pump room, tubewell, overhead tanks, water pump, water courses Municipal Corporation water supply and motor and other

facilities which has been mutually agreed upon between the parties and other space or spaces and facilities whatsoever required for the establishment, location, enjoyment, maintenance and/or management of the building and/or common facilities and amenities or any of them thereon as the case may be.

1.5 OWNERS' ALLOCATION - shall mean 35% of the Built-Up Area including 35% of car parking space and commercial area in the building to be constructed on the said premises together with the proportionate right, title, interest in common areas, facilities and amenities common roof right including the right to use thereof and as more specifically demarcated by way of specifically demarcated by way of specified Units named in the attached schedule hereinafter.

1.6 DEVELOPER'S ALLOCATION - shall mean the remaining 65% of the area in the building to be constructed in the said premises together with the proportionate right, title, interest in common facilities and amenities including the right to use thereof and also the parking spaces as available at the said premises upon construction of the said buildings.

1.7 ARCHITECT - shall mean the person or persons who may be appointed by the Developer for designing and planning of the said buildings with the approval of the Owners.

1.8 LEGAL ADVISOR - shall mean the person or persons who may be appointed by the Developer with the written consent of the Owners for this project in connection with for obtaining opinion in any legal complicity or to defend the Developer and Owners in any case and/or the legal advisor shall mean the person who will deal all the conveyance, transfer, sale, exchange, together with registration of all such documents, deeds etc. in connection with the project at Rajpur Sonarpur.

1.9 BUILDING PLAN - shall mean the plan sanctioned by the Rajpur Sonarpur Municipality with such alteration or modifications as may be made by the Developer with the approval of the Owners from time to time.

1.10 TRANSFER - with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in Multi Stories Building to Purchaser's thereof although the same may amount to a transfer in law.

1.11 TRANSFEREE - shall mean the person, firm, limited company to whom any space in the building has been transferred.

ARTICLE II - COMMENCEMENT

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

ARTICLE III - TITLE

3.1 The Owners are absolutely seized and possessed or otherwise well and sufficiently entitled to ALL THAT the said premises as Kamalgazi, Sonarpur, morefully described in Schedule "A" hereunder written.

3.2 The said premises is free from all encumbrances, charges, liens, lispendens, attachments trust whatsoever or howsoever.

3.3 The said Developer at this day agreed with the Owners and the Owners also reciprocated in accepting the said terms as clearly stated hereunder.

a) Of the 35% share of the sanctioned area allotted to the Owners, exclusive of all common areas out of Residential Area allotted to them under the said Joint Venture Agreement.

b) The system of sell and revenue collection from the sale/rentals of the entire project is as under:-

i) all sale/rental proceeds will be received under the signature of JOY MAJUMDER & CO. and SENCO INFRASTRUCTURE PRIVATE LIMITED, the Developer herein, by the hands of Shri Joydeep Majumder, Sole Proprietor & Director respectively, and further deposited to an Escrow Account which will disbursed in the following manner:-

- 1) JOY MAJUMDER & CO. and SENCO INFRASTRUCTURE PRIVATE LIMITED (Developer) - 65%
- 2) Owners (35%) -
 - SHRI BISWANATH GHOSH - 11.11%
 - SMT. SHILA GHOSH - 3.70%
 - SHRI SUDIP GHOSH - 3.70%
 - SHRI SUJOY GHOSH - 3.70%
 - SHRI GAUTAM GHOSH - 11.11%
 - SMT. SUBHRA GHOSH - 5.56%
 - SMT. SUDESHNA SEN - 5.56%
 - SHRI SUDIPTA BASU - 5.56%
 - SHRI SUBRATA GHOSH - 16.67%

SHRI SWAPAN KUMAR GHOSH - 33.33%

- d) All disbursements will be made net off the following expenses:-
- i) Cost of sales not exceeding 2.5% of the Sale Value received;
 - ii) TDS and other applicable taxes, so received including proportionate GST.
- e) Any individual share holding Owners may choose to opt to pre-sale their designated percentage of the proceeds as would be receivable by the said individual Owners to the Developer, in which event the Escrow Account percentage allotment would be modified by such exercise of transfer of shares and the same would be notified to the Escrow Account Bank under the joint signature of the Developer and the individual Owners who is transferring his allotted shares and the Escrow Account Bank would be duty bound to honour it.
- f) It is agreed between both parties that the Commercial areas will be used exclusively for Retail, Showroom, Banks, Food Courts, Multiplexes, Restaurants etc. by way of a composite shopping and entertainment mall, it is agreed between the parties herein that the sale of the commercial area will be made jointly by parties herein amalgamating their respective share of commercial area and share the proceeds as per their share. If any Marketing Agents have to be appointed for sale of commercial portion of the building, the appointment is to be done by the Developer only.
- g) The Owners have indicated that there is a road alignment for the extension of a proposed KMDA Road Project have partly acquired as per procedure of alignment and remaining the property to be developed and 65:35 ratio of allocation will be provided to Developer and Owners respectively. However for the purpose of acquisition of any portion of land/premises of the Owners, the Owners will be the sole recipients of the entire compensation amount. In that case, the remaining portion will be developed by the Developer at the same terms and conditions.
- h) The Developer has committed to the Owners that the Project of Development shall be completed and delivered within 30(thirty) months from the date of sanction of the Building Plans and clearance from the appropriate authorities. The sanction plan will be obtained within six months from the date of Agreement (subject to no impediments caused by the imperfection in the title of the Land and/or statutory clearances, conversions, Land Ceiling etc. or delays caused by purposes of enhancing the value of the project in terms of value addition through increasing in sanction areas etc.) any delay in handing over the Owners' allocation beyond 30

months will attract penal interest @ 10% per annum (calculated on the basis of bank interest on the market value of the property of Owners' allocation). However the maximum time for completion will not be extended beyond 48 months.

i) The Developer will arrange for settlement of the occupiers of the Sheds in the land in a nearby plot by providing 5,000 sq. ft. built up area in Two Storied Building. This accommodation has to be vacated at the time of handing over the Owners' allocation. Till such time as this alternate accommodation is handed over to the Developer in free and acceptable possession, the Developer shall hold 5000 sq. ft. (Residential area) in Owners' allocation as security. ✓

ARTICLE IV - DEVELOPER'S RIGHTS AND LIABILITIES

4.1 The Owners hereby grant, subject to what has been hereinafter provided the exclusive right to the Developer to build, construct, erect and complete the said building by demolishing the existing building and structures thereon and for sale and/or transfer and/or construction in respect of the Developer's Allocation in accordance with the plan sanctioned by the Rajpur Sonarpur Municipality with or without amendment and/or modification made or caused by the Developer with the approval of the Owners and the Owners shall be bound to convey, transfer the proportionate 65% constructed area with right, title, interest in the land in the Developer, or nominees of Developer after completion of the Owners' allocation and the Developer's allocation as will be clearly demarcated by way of specified units after receipt of the Sanctioned Plans. However, the entire Commercial Sanctioned Areas will be Rented/Leased out in commonality wherein the Rent so received shall be shared in the proportion of subsequent Ownership, i.e. 65% to the Developer, and 35% to the Owners as a Group to be segregated by them according to their Ownership of land by inheritance ratio.

4.2 The Developer shall arrange for soil testing and preparation of the building plan and modify or alter the said plan and finalize the same with the approval of the Owners after execution of this Agreement and to submit the same to Rajpur Sonarpur Municipality in the name of the Owners at its own costs as soon as the mutation being completed and the Developer shall pay all fees including Architects/Project coordinator fees, legal charges and expenses required to be paid or deposited for the sanctioned building plan from the Rajpur Sonarpur Municipality for construction of the building at the said premises provided.

4.3 Nothing in these presents shall be construed as a demise or assignment or transfer of right, title & interest by the Owners of the said premises or any part

thereof to the Developer or as creating any right, title or interest in respect thereof in favour of the Developer in terms hereof except bestowing the absolute right to deal with the Developer's share of allocation in the building under the Development Agreement to be constructed thereon in the manner and subject to the terms hereinafter stated.

4.4 The Developer shall be permitted/allowed to transfer its Development right after execution of this Agreement to any party with the consent in writing of the Owner. Further if the Developer fails to complete the project due to unforeseen and unavoidable circumstances and causes beyond their control then all the parties concerned shall get together for a mutual and fair settlement of various dues and claims and the costs by the existing Developer shall be assessed on incomplete done work of the Developer by appointing a Registered Valuer from the panel of the High Court at Calcutta. It is hereby agreed that the valuations of the said valuer would be final and binding upon both the parties.

4.5 In the event of any constructional defect being detected within 6 months from the date of delivery of possession of flat to the Owners, such constructional defects shall be forthwith repaired by the Developers at the expenses of Developer.

ARTICLE V- APPARENT CONSIDERATION

5.1. In consideration of the allotment of 35% of the Total Sanctioned Area and prorate share in common services and common area in the proposed residential portions, the Owners have agreed to permit the Developer the right to promote and to develop the said premises and construct, erect and complete the building on the said premises, as per specification mentioned in the Schedule 'B' in lieu of the Value of the land being adjusted against the cost value of the constructed area as will be provided by the Developer to the Owners of the land. The said 35% is herein agreed to be translated/evaluated as prorate commercial and residential Units as shall be named and numbered subsequently after receipt of Sanctioned Plan as Consideration/Owners Allocation hereinbelow.

- a) To obtain all necessary permission and/or approvals and/or consents from the different authorities as and when will be required at its costs.
- b) To incur and pay all costs, charges and expenses for obtaining the permission from the Statutory Authorities, if necessary.
- c) To pay costs of supervision of the development and construction of the Owners' allocation in the building of the said premises.

- d) To bear all costs, charges and expenses for construction of the building i.e. the Developer's share and Owners' share at the said premises.
- e) To pay and bear all costs of construction of the Owners' Allocation in the building to be constructed at the said premises. The aforesaid shall constitute the apparent consideration for grant of exclusive development right to the Developer.

ARTICLE VI - OWNERS' ALLOCATION

6.1 The Developer shall at its own costs construct, erect and complete in all respect the said building to be constructed upon the said land and shall allocate/allot to the Owners 35% of the prorate constructed commercial and residential space in accordance with the respective shares of landlord in the said building together with the proportionate right, title, interest in common facilities and amenities at the said premises after sanction of building plan and it is hereby agreed by and between the above mentioned parties that the location of the 35% Owners share in the said proposed residential buildings shall be decided mutually according to suitability of drawings and place of the proposed buildings, with a option for subsequent mutual exchange of position of flats amongst the Owners and Developers on the basis of equitable division of space demarcating the specific residential flat to each of the Owner safter receipt of the Sanctioned Plan on the Basis of defined Super Built-Up Area in details by a Schedule of allotment to be attached herewith and after completion of the building the Developer shall give possession of the said 35% share of constructed area to the Owners and at the time of giving such possession the Developer shall issue each of the Owners a separate letter of possession to complete the transaction along with a Certificate of Completion issued by the Project Coordinator/Architect. However the Owners 35% share in the commercial portion of the property shall be dealt with commonly along with the Developers 65% shares.

6.2 The Developer shall also construct, erect and complete at its own costs the entire common facilities and amenities for the said buildings.

6.3 The Developer shall have no right, title and interest whatsoever in the Owners' allocation and their share of the undivided proportionate share pertaining thereof in common facilities and amenities etc. which shall solely and exclusively belong and continue to belong to the Owners and similarly for the Developer who shall exclusively and absolutely enjoy ownership and economic freedom of his allotted areas.

6.4 The Developer shall have no right to claim for payment or reimbursement of any costs, expenses or charges incurred towards construction of Owners' Allocation and of the undivided proportionate share in common facilities and amenities.

6.5 The Owners' reserve the right to visit the site/plot and/or supervise the construction whether personally or through their own agent from time to time and the Developer also agrees that will extent all cooperation to the Owners for the betterment of both Owners & Developer itself, because the building plan in question will be sanctioned in the name of Owners and the construction of building to be made by the Developer but the Owners shall extend all cooperation to the Developer during the said construction of building to run the construction without any obstruction.

ARTICLE VII - DEVELOPER'S ALLOCATION

7.1 In consideration of the above the Developer is entitled to 65% of the constructed/saleable space in the said building to be constructed at the said premises together with the proportionate undivided share in the land and also together with proportionate undivided share in the common facilities and amenities including the right to use thereof as also for 65% of Car parking spaces wherever available at the said premises upon construction of the said building and shall be entitled to enter into agreements for sale and transfer in its own name or their nominees/transferees and to receive/realize and collect all moneys in respect thereof from transferees and it hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreements with proposed transferees it shall not be obligatory on the part of the Developer to obtain any further consent of the Owners and this agreement by itself shall be treated as consent by the Owners provided however the Developer shall not part with possession of any portion of the Developer's allocation to any of its transferees until and unless the Developer shall make over possession on the Owners' allocation to be Owners complete in all respects and comply with all other obligations of the Developer to the Owners under this agreement.

ARTICLE VIII - POSSESSION

8.1 The Developer shall complete the said construction of building upon the said land within 30 months from the date of receiving sanction of Building plan from Rajpur Sonarpur Municipality and clearance from the relevant Authorities.

ARTICLE IX - PROCEDURE

9.1 The Owners shall grant to the Developer power of attorney as may be required for the purpose of obtaining the sanction of the plan and all necessary permission and sanction from different authorities in connection with the construction of the proposed building and also for pursuing and following up the matter with the Rajpur Sonarpur Municipality and other Authorities.

9.2 Notwithstanding grant of letter of authority/power of attorney in favor of the Developer and delivery of possession of the said premises, no action of the Developer or his agents under the said letter of authority shall in any manner arise or create any financial or any other liabilities of any kind whatsoever upon the Owners except his right to enter into agreement for sale of the areas allotted in its share in which if necessary the Owners shall act as confirming party. During construction or in continuance of the project work any litigation by and between Third Party, Intending Purchaser, any accident or damages the total liabilities to be shouldered by Developer and the Owners shall have in that case no liability and the Owners property not to be encumbered, if encumbered the Developer will pay damages as per reasonable calculation by the Owners immediately.

ARTICLE X - CONSTRUCTION

10.1 All the consideration money consequent to the demolition of the existing building at the said premises shall exclusively belong to the Owners and the Developer equally upon demolition of the said Building.

ARTICLE XI - SPACE ALLOCATION

11.1 After completion of the Building, the Owners shall be entitled to obtain physical possession of the Owners' allocation (i.e. 35%) and the remaining constructed area of the said building shall belong to and will be the property of the Developer and/or their nominees.

11.2 Subject as aforesaid and subject to Owners' undivided proportionate right, title and interest in common facilities and amenities the common portion of the said building and the open spaces shall belong to the Owner.

11.3 The Owners shall be entitled to transfer and/or otherwise deal with the Owners' allocation in the building without any claim whatsoever of the Developer save and except the commercial retained for joint sale proceeds or Lease proceeds with the Developer. However, the Owners are prevented from Transferring a not more than 5000 sq. ft held as security till the space is vacated subject to time limit of six months from the date of possession.

11.4 Subject as aforesaid, the Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to deal with or enter into agreement, collect payment thereof without any right, claim or interest there whatsoever of the Owners and the Owners shall not in any way interface with or disturb the quiet and peaceful possession of Developer's allocation or their nominees. But the Owners' allocation has to be handed over first before any transfer of Title is made by the Developer.

ARTICLE XII - BUILDING

12.1 The Developer shall at its own cost construct, erect and complete the building and the common facilities and amenities at the said premises in accordance with the plan sanctioned with good and standard materials the details of which will be more fully described in the Specification of Materials as may be specified by the Architect according to the prevailing situation at the material point of time. It has been agreed that the Developer will develop the Complex as a "Land mark Building" and the name of the Complex will be as per the choice of the Owners.

12.2 Subject to aforesaid, the decision of the Architect regarding the quality of the material shall be final and binding between the parties hereto, although Owners shall not be in anyway responsible for any mishap for use of materials below the standard quality in the said project during and after the construction.

12.3 The Developer shall be authorized in the name of the Owners in so far as is necessary to apply for and obtain quotas, entitlements and other allocation for cement, steel, bricks and other building materials for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity, power, drains, sewerage and/or gas to the building and other inputs and facilities required for the construction or enjoyment of the building for which purpose the Owners shall execute in favour of the Developer a letter of authority or power of attorney as shall be required by the Developer.

12.4 The Developer shall construct/built the buildings at its own costs and expenses and without creating any mortgage of the land & buildings to any institution for raising financial or other liability on the 35% share of Owners allocation and the same should be free from mortgage/encumbrances and shall complete the said buildings and flats and/or apartments therein in accordance with buildings plan and any amendment thereof or modification thereof made or caused to be made by the Developer.

But the Developer may raise money from the intending/prepared buyers in the said building from or with any financial institution of Financing Agency only on their allocated area.

12.5 All costs, charges and expenses including Architect's fees, legal advisor's fees shall be paid, discharged and borne by the Developer and the Owners shall have no liability in this context.

ARTICLE XIII - COMMON FACILITIES

13.1 The Developer shall pay and bear all property taxes and other dues and outgoing in respect of the Owners' allocation of the said building securing due as and from the date of handing over vacant possession by the Owners till as provided hereinafter.

13.2 As soon as the building is completed, the Developer shall give written notice to the Owners requiring the Owners along with Completion Certificate from the Municipality or appropriate authority to take possession of the Owners' allocation in the building and there being no dispute regarding the completion of the building in terms of this agreement and according to the specification and plan thereof and certificate of Architect being produced to the effect after 30 days from the date of service of such notice and all time thereafter the Owners shall be responsible for payment of all municipal and property taxes, rates, dues, duties and other public outgoing or impositions whatsoever (hereinafter for the sake of brevity referred to as 'the said rate payable in respect of the Owners' allocation, the said rates to be apportioned/prorate with reference to the saleable space in the building if they are levied on the buildings as a whole.

13.3 Thereafter the Owners and the Developer or his nominees/transferees shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the Developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly instituted against or suffered by or paid by either of them as the case may be consequent upon any default by the Owners or the Developer in this behalf.

13.4 As and after 30 days of receipt of service of notice of possession, the Owners and Developer shall also be responsible to pay proportionate share of service charges for the common facilities in the building payable in respect of both Owners and Developer allocation said charges to include proportionate share of premium

for the insurance of the building, water, fire and scavenge operation, repair and renewal, charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical equipment, switchgear, transformer, generators, pumps. Motor and other electrical and mechanical installations, appliances and equipments, airways, corridors, halls, passage-ways, lifts shafts, gardens, park ways and other common facilities whatsoever as may be mutually agreed from time to time.

13.5 Any transfer of any part of the Owners' allocation in the building shall be subject to the other provisions of Clauses 13.2, 13.3, 13.4 hereof and the transferor or purchaser thereafter be responsible in respect of the space transferred to pay the said rates and services, charges for the common facilities.

13.6 Subject as provided hereinbefore and after the Owners shall not do any act, deed or thing whereby the Developer shall be prevented from construction and completion of the said building.

13.7 The Owners or the Developer or any of their transferees shall not use or permit to use their respective allocation in the building or any portion thereof for carrying any obnoxious, illegal, immoral trade or any unhygienic activities nor use, allowed to use them for any purpose which may create a nuisance or hazards to the other occupiers of the building.

13.8 The Owners' or the Developer and any of their transferees shall keep the interior and walls sewer drains pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in their respective allocation in the building in good working condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the Owners or the Developer and the other occupiers of the building as the case may be indemnified from and against the consequences of any breach.

13.9 The Owners' or the Developer or any of the transferees shall not do or cause or permit to be done any act or thing which may render void any insurance of the building or any part thereof and shall keep the Owners' or the Developer and occupiers of the building as the case may be harmless and indemnified from and against the consequence of any breach.

13.10 No goods or other items shall be kept by the Owners or the Developer or any of their transferees for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in

the free movement in the corridors and other places of common use in the building and in case any such hindrance is caused the Developer or the Management/Society/Association/Holding organization shall be entitled to remove the same at the risk and cost of the persons who keeps such goods or creates such hindrance.

13.11 The Owners or the Developer or any of their transferees shall not throw or Accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds corridor or any other portion or portions of the said building.

13.12 The Owners or the Developer or any of their transferees shall permit the Developer of the Management / Society / Association / Holding organization and its servants and agents with or without workmen and others at all reasonable times to enter into and upon their respective allocation and every part thereof, for the purpose of maintaining or repairing any part of the building and/or for the purpose of re-building, cleaning, lighting and keeping in order an in good condition any common facilities and/or for the purpose of maintaining, repairing and testing and replacing drains, gas etc.

ARTICLE XIV - DEVELOPER'S INDEMNITY

14.1 The Developer hereby undertakes to keep the Owners' indemnified against all third party claim and actions arising out of any sorts of act or commission of the Developer in connection with construction of the said building.

14.2 The Developer hereby undertakes to keep the Owners' indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or any defect therein.

ARTICLE XV - MISCELLANEOUS

15.1 The Owners' and the Developer have entered into this agreement purely on principal to principal basis and nothing contained herein shall be deemed to construct as Partnership between the parties herein in any manner nor shall the parties hereto constitute as an association of persons.

15.2 It is understood that from time to time to facilities the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not

have been mentioned herein. The Owners hereby undertake to do all such lawful acts, deeds, matters and things that may be reasonably required to be done in the matter which is not specifically mentioned herein above, and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such additional applications and other deeds and documents as the case may be provide that all such acts, deeds, matters and things do not in any way may infringe on the rights of the Owners and/or go against the spirit of this agreement or against law.

15.3 Any notice required to be given to the Owners shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand and duly acknowledge or sent by pre-paid registered post with acknowledgement due to the residence of the Owners and shall likewise if delivered by hand or sent by-prepaid registered post to the Registered office of the Developer.

15.4 The Developer shall in consultation with the Owners and other Co-Owners frame a scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owners hereby agreed to abide by all the Rules and Regulations of such Management / Society / Association / Holding Organization and hereby give their consent to abide by the same, but that must not go against the interest of the Owners.

15.5 Nothing in these presents shall construed as a demise or assignment or conveyance in law by the Owners of the said premises or any part thereof to the Developer or as creating any right, title or interest in respect thereof in the Developer other than an exclusive right to the Developer to develop the same in terms hereof provided however the Developer shall be entitled to borrow money from any Bank or Banks or any institutions without creating any financial liability of the Owners share of area or affecting their estate and interest in the said premises and it being expressly agreed and understood that in no event the Owners or any of their estate shall be responsible and/or made liable for payment of any dues such bank or banks or any financial institutions and for that purpose the Developer shall keep the Owners indemnified against all actions, suits proceedings and costs, charges and expenses in respect thereof.

15.6 As and from the date of completion of the buildings the Developer and/or its transferees and the Owners' and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent, wealth tax, multi storied tax and other taxes payable in respect of their respective allocation.

15.7 The Owners have herein had appointed Sri Debabrata Ghosh and on his demise Sri Gautam Ghosh as their Constituted Attorney for the purpose of implementing and executing all the above Terms & Conditions of this Agreement under his sole signature.

ARTICLE XVI - FORCE MAJURE

16.1 The Developer shall not be considered to be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the Force Majeure and shall be suspended from the obligation during the duration of the Force Majeure and Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commutation, strike and/or any other act or commission beyond the reasonable control of the Developer. However, the building under construction shall be duly covered by an Insurance Policy covering all risks.

ARTICLE XVII - ARBITRATION

17.1 If any time dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the Arbitration and shall be adjudicated in accordance with the Arbitration and Conciliation Act, 1996.

ARTICLE XVIII - JURISDICTION

18.1 Courts at Baruipur, Alipore and Kolkata High Court alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Total Property)

ALL THAT piece and parcel of bastu land measuring 12 Cottah 4 Chittacks 28 Sq. ft. at Holding No. 2100, Dakshin Kumrakhali along with ground floor *residential* structure with an area of 650 sq.ft. approximately, cement floor, under Ward No. 27, J.L. No. 48, Khatian No. - 584, 954, 1559, 1227. 2.23 Cottah under R.S. Dag No.-106, 5.10 Cottah under R.S. Dag No.105^{corresponding LR DAG no. 10} and 4.96 Cottah under R.S. Dag No.95^{corresponding LR DAG NO.99} lying situate at Mouza Kumrakhali, Police Station - Sonarpur, ADSR Office Sonarpur, District 24 Parganas South, under Rajpur-Sonarpur Municipality, Butted and Bounded as follows :

On the North : Mohan Garden;

On the South : 7 meter wide Municipality Road;

On the East : 30 meter wide E.M. Bypass;

On the West : Amrita Bihar.

THE SECOND SCHEDULE ABOVE REFERRED TO

(ALLOCATION)

OWNERS' ALLOCATION - shall mean 35% of the Built-Up Area in the building to be constructed on the said premises together with the proportionate right, title, interest in common areas, facilities and amenities common roof right including the right to use thereof.

DEVELOPER'S ALLOCATION - shall mean the remaining 65% of the area in the building to be constructed in the said premises together with the proportionate right, title, interest in common facilities and amenities including the right to use thereof and also the parking spaces as available at the said premises upon construction of the said buildings.

THE THIRD SCHEDULE ABOVE REFERRED TO
(SPECIFICATION)

STRUCTURE	:	RCC framed structure.
FLOORING	:	2 x 2 Vitrified Tiles with 4" Skirting.
KITCHEN	:	2 x 2 Vitrified Tiles flooring, Granite counter top with sink Glazed tiles up to 2 feet above counter.
BATHROOM	:	Anti-skid Tiles with wall dados of light color ceramic tiles upto a height of 7 feet with modern CP fittings with concealed Hot & Cold water C.I Pipeline (PVC Door).
SANITATION	:	Good quality ceramic ware, commode and wash basin, Chromium plated fittings.
MAIN DOORS	:	Flush Door Polished/compressed ply factory made panel type with night latch.
OTHER DOORS	:	Flush type, factory made compressed ply, oil painted.
WINDOWS	:	Aluminum Glass Window with oil painted Grill.
ELECTRICAL	:	Concealed Copper wiring with MCSB and Piano type switches.
INTERNAL FINISH	:	Plaster of Paris.
EXTERNAL FINISH	:	Weather Coated paint with appropriate fascia..
LOBBY	:	Verified Tiles.
LIFT	:	4 passenger lift of reputed make in each block.
WATER SUPPLY	:	Municipality Water supply with pump to overhead reservoir, as will be sanctioned by the authorities.

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

SIGNED SEALED & DELIVERED in presence

of:

WITNESSES:

1. Suchismita Bhattacharyya.
30/2, 9brahimpur Road, Jadavpur, Kolkata - 700032.

2. ^{Sourav Deb}
Alipore Judge Court, Kolkata 27.

BISWANATH GHOSH *Biswanath Ghosh*

Sudip Ghosh → *Sudip Ghosh*

SHILA GHOSH *Shila Ghosh*

SUJOY GHOSH *Sujoy Ghosh*

GAUTAM GHOSH *Gautam Ghosh*

SUBHRA GHOSH for self and *Subhra Ghosh*
representing as Attorney on
behalf of SUDESHNA SEN

SUDIPTA BASU *Sudipta Basu*

SUBRATA GHOSE *Subrata Ghose*

SWAPAN KUMAR GHOSH *Swapan Kumar Ghosh*

SIGNATURE OF THE OWNERS

Joy Majumder & Co.
Joydeep Majumder
Proprietor

Senco Infrastructure Pvt. Ltd.
Joydeep Majumder
Director

SIGNATURE OF THE DEVELOPER

Drafted by me and prepared
at my office



F/404/2014

Mr. Sourav Deb, Advocate
Alipore Judges' Court, Kol-27



Thumb 1st finger Middle Finger Ring Finger Small Finger

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id					

me *Banwari Ghosh*
nature



Thumb 1st finger Middle Finger Ring Finger Small Finger

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me
nature *Sushila Ghosh*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

me
nature *Sudip Ghosh*



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gnature *Sujay Ghosh*



Thumb 1st finger Middle Finger Ring Finger Small Finger

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gnature *Gautam Ghosh*



Thumb 1st finger Middle Finger Ring Finger Small Finger

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gnature *Subira Ghosh*



Thumb 1st finger Middle Finger Ring Finger Small Finger

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Thumb 1st finger Middle Finger Ring Finger Small Finger

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gnature *Sudipta Basu*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger

ne
 nature *S. S. Singh*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

ne
 nature *Jaydeep Majumder*

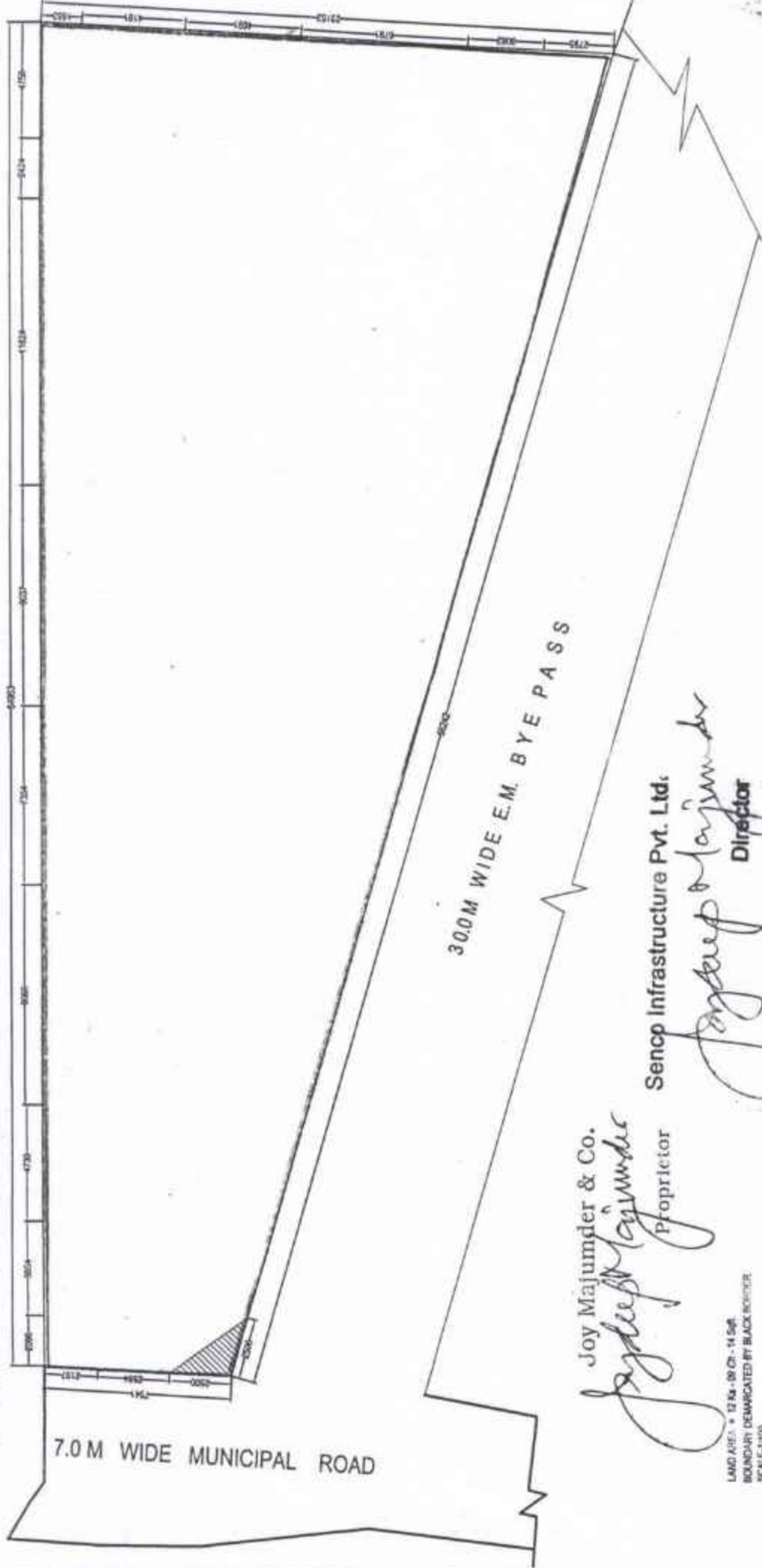
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left hand					
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	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

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SITE PLAN AT HOLDING NO.2100, DAKSHIN KUMROHALI, WARD NO.27 ,DAG - 104(P), 105(P), 106(P), AT
MOZA-KUMROKHALI, P.S.-SONARPIUR, DIST.-24PGS.(S.), UNDER RAJPIUR SONARPIUR MUNICIPALITY



Joy Majumder & Co.
Joydeep Majumder
Proprietor

Senco Infrastructure Pvt. Ltd.

Jaydeep Majumder
Director

LAND AREA = 12.54 - 02.07 - 14.56
BOUNDARY DEMARCATED BY BLACK BORDER
SCALE:1:100






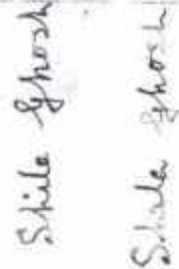





Government of West Bengal



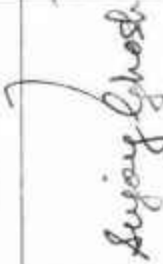


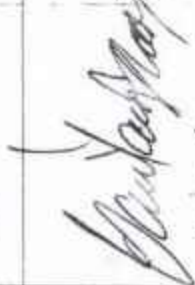


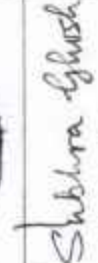


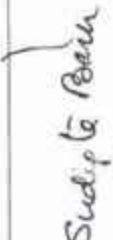
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16041000251690/2018












I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BISWANATH GHOSH 30/3 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Land Lord			
2	Smt SHILA GHOSH 30/3 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Land Lord			
3	Mr SUDIP GHOSH 30/3 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Land Lord			

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr SUJOY GHOSH 30/3 IBRAHIMPUR RD, P.O. - JADAVPUR, P.S. - Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032	Land Lord			 11/09/18
5	Mr GAUTAM GHOSH 30/3 IBRAHIMPUR RD, P.O. - JADAVPUR, P.S. - Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032	Land Lord			 11/09/2018
6	Smt SUBHRA GHOSH 30/1 IBRAHIMPUR RD, P.O. - JADAVPUR, P.S. - Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032	Land Lord			 11.9.18
7	Smt SUDIPTA BASU 30/1 IBRAHIMPUR RD, P.O. - JADAVPUR, P.S. - Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032	Land Lord			 11/9/18

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr SUBRATA GHOSE 30/1 IBRAHIMPUR RD, P.O.- JADAVPUR, P.S.- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032	Land Lord			 11/09/2018
9	Mr SWAPAN KUMAR GHOSH 30/2 IBRAHIMPUR RD, P.O.- JADAVPUR, P.S.- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032	Land Lord			
10	Smt SUBHRA GHOSH 30/1 IBRAHIMPUR RD, P.O.- JADAVPUR, P.S.- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032	Attorney of Land Lord [Smt SUDESH NA SEN]			 11.9.18
11	Mr JOYDEEP MAJUMDER 42/217 NEW BALLYGUNGE RD, P.O.- BEDIADANGA, P.S.- Kasba, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700039	Represent ative of Developer [JOY MAJUM DER AND CO] [SENCO INFRASTR UCTUR E PVT LTD]			 11/09/2018

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr DILIP PALOI Son of Mr SUDHIR CH PALOI 4 HINDUSTAN PARK, P.O:- DOVER LANE, P.S:- Gariahat, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700029	Mr BISWANATH GHOSH, Smt SHILA GHOSH, Mr SUDIP GHOSH, Mr SUJOY GHOSH, Mr GAUTAM GHOSH, Smt SUBHRA GHOSH, Smt SUDIPTA BASU, Mr SUBRATA GHOSE, Mr SWAPAN KUMAR GHOSH, Smt SUBHRA GHOSH, Mr JOYDEEP MAJUMDER	<i>Dilip Paloi</i> 11/9/18

(Pradipta Kishore Guha)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS

South 24-Parganas, West
Bengal



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-1000251690/2018	Office where deed will be registered
Query Date	11/09/2018 2:58:21 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	SOURAV DEB ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830441225, 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. 30,00,000/-	Rs. 2,56,72,218/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 10/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Biswa Bangla Sarani (E.M. Bye Pass, Garia), Mouza: Kumrakhali, Ward No: 27, Holding No:2100

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-106	RS-584	Bastu	Bastu	12 Katha 9 Chatak 17 Sq Ft	25,00,000/-	2,51,72,218/-	Property is on Road Adjacent to Metal Road,
Grand Total :					20.7671Dec	25,00,000 /-	251,72,218 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	650 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete

Total :	650 sq ft	5,00,000 /-	5,00,000 /-
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Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr BISWANATH GHOSH Son of Late CHARU CH GHOSH30/3 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADYPG4177H, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Smt SHILA GHOSH Wife of Late DEBBRATA GHOSH30/3 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BDIPG2089K, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	Mr SUDIP GHOSH Son of Late DEBABRATA GHOSH30/3 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADYPG4179K, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
4	Mr SUJOY GHOSH Son of Late DEBABRATA GHOSH30/3 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AELPG9495C, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
5	Mr GAUTAM GHOSH Son of Late CHARU CH GHOSH30/3 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADCPG4178N, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
6	Smt SUBHRA GHOSH Wife of Late SUPRIYA GHOSH30/1 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: ALVPG2591C, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
7	Smt SUDESHNA SEN Wife of Mr SAUGATA SEN30/1 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AUUPS6570M, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney

8	Smt SUDIPTA BASU Wife of Mr ARNAB BASU30/1 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AKNP86573G, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
9	Mr SUBRATA GHOSE Son of Late SUBODH CH GHOSE30/1 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADXPG1429P, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
10	Mr SWAPAN KUMAR GHOSH Son of Late JYOTISH CH GHOSH30/2 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADYPG4178J, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	JOY MAJUMDER AND CO 4 HINDUSTAN PARK, P.O:- DOVER LANE, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 PAN No.: AEWPM7393E, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	SESCO INFRASTRUCTURE PVT LTD 7 AND 8 C I T RD, P.O:- ENTALLY, P.S:- Entaly, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700014 PAN No.: AANCS9521Q, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Attorney Details :

Sl No	Name & Address	Attorney of
1	Smt SUBHRA GHOSH Wife of Late SUPRIYA GHOSH30/1 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ALVPG2591C	Smt SUDESHNA SEN

Representative Details :

Sl No	Name & Address	Representative of
1	Mr JOYDEEP MAJUMDER Son of Late MANIK MAJUMDER 42/217 NEW BALLYGUNGE RD, P.O:- BEDIADANGA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEWPM7393E	JOY MAJUMDER AND CO (as PROPRIETOR), SENCO INFRASTRUCTURE PVT LTD (as DIRECTOR)

Identifier Details :

Name & address
Mr DILIP PALOI Son of Mr SUDHIR CH PALOI 4 HINDUSTAN PARK, P.O:- DOVER LANE, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr BISWANATH GHOSH, Smt SHILA GHOSH, Mr SUDIP GHOSH, Mr SUJOY GHOSH, Mr GAUTAM GHOSH, Smt SUBHRA GHOSH, Smt SUDIPTA BASU, Mr SUBRATA GHOSE, Mr SWAPAN KUMAR GHOSH, Smt SUBHRA GHOSH, Mr JOYDEEP MAJUMDER
N

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BISWANATH GHOSH	JOY MAJUMDER AND CO-1.03835 Dec,SENCO INFRASTRUCTURE PVT LTD-1.03835 Dec
2	Smt SHILA GHOSH	JOY MAJUMDER AND CO-1.03835 Dec,SENCO INFRASTRUCTURE PVT LTD-1.03835 Dec
3	Mr SUDIP GHOSH	JOY MAJUMDER AND CO-1.03835 Dec,SENCO INFRASTRUCTURE PVT LTD-1.03835 Dec
4	Mr SUJOY GHOSH	JOY MAJUMDER AND CO-1.03835 Dec,SENCO INFRASTRUCTURE PVT LTD-1.03835 Dec
5	Mr GAUTAM GHOSH	JOY MAJUMDER AND CO-1.03835 Dec,SENCO INFRASTRUCTURE PVT LTD-1.03835 Dec
6	Smt SUBHRA GHOSH	JOY MAJUMDER AND CO-1.03835 Dec,SENCO INFRASTRUCTURE PVT LTD-1.03835 Dec
7	Smt SUDESHNA SEN	JOY MAJUMDER AND CO-1.03835 Dec,SENCO INFRASTRUCTURE PVT LTD-1.03835 Dec
8	Smt SUDIPTA BASU	JOY MAJUMDER AND CO-1.03835 Dec,SENCO INFRASTRUCTURE PVT LTD-1.03835 Dec
9	Mr SUBRATA GHOSE	JOY MAJUMDER AND CO-1.03835 Dec,SENCO INFRASTRUCTURE PVT LTD-1.03835 Dec
10	Mr SWAPAN KUMAR GHOSH	JOY MAJUMDER AND CO-1.03835 Dec,SENCO INFRASTRUCTURE PVT LTD-1.03835 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BISWANATH GHOSH	JOY MAJUMDER AND CO-32.50000000 Sq Ft,SENCO INFRASTRUCTURE PVT LTD-32.50000000 Sq Ft
2	Smt SHILA GHOSH	JOY MAJUMDER AND CO-32.50000000 Sq Ft,SENCO INFRASTRUCTURE PVT LTD-32.50000000 Sq Ft
3	Mr SUDIP GHOSH	JOY MAJUMDER AND CO-32.50000000 Sq Ft,SENCO INFRASTRUCTURE PVT LTD-32.50000000 Sq Ft
4	Mr SUJOY GHOSH	JOY MAJUMDER AND CO-32.50000000 Sq Ft,SENCO INFRASTRUCTURE PVT LTD-32.50000000 Sq Ft
5	Mr GAUTAM GHOSH	JOY MAJUMDER AND CO-32.50000000 Sq Ft,SENCO INFRASTRUCTURE PVT LTD-32.50000000 Sq Ft
6	Smt SUBHRA GHOSH	JOY MAJUMDER AND CO-32.50000000 Sq Ft,SENCO INFRASTRUCTURE PVT LTD-32.50000000 Sq Ft
7	Smt SUDESHNA SEN	JOY MAJUMDER AND CO-32.50000000 Sq Ft,SENCO INFRASTRUCTURE PVT LTD-32.50000000 Sq Ft
8	Smt SUDIPTA BASU	JOY MAJUMDER AND CO-32.50000000 Sq Ft,SENCO INFRASTRUCTURE PVT LTD-32.50000000 Sq Ft
9	Mr SUBRATA GHOSE	JOY MAJUMDER AND CO-32.50000000 Sq Ft,SENCO INFRASTRUCTURE PVT LTD-32.50000000 Sq Ft
10	Mr SWAPAN KUMAR GHOSH	JOY MAJUMDER AND CO-32.50000000 Sq Ft,SENCO INFRASTRUCTURE PVT LTD-32.50000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 11/10/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 25/10/2018) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac. (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

KM2

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

0261/19

GRN: 19-201819-028533005-1

Payment Mode Online Payment

GRN Date: 11/09/2018 16:32:36

Bank : ICICI Bank

BRN : 1533246834

BRN Date: 11/09/2018 16:34:12

DEPOSITOR'S DETAILS

Id No. : 16041000251690/7/2018
[Query No./Query Year]

Name : JOY MAJUMDER AND COMPANY

Contact No. : Mobile No. : +91 9230012439

E-mail :

Address : 4 HINDUSTAN PARK KOLKATA 700029

Applicant Name : Mr SOURAV DEB

Office Name :

Office Address :

Status of Depositor : Seller/Executants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16041000251690/7/2018	Property Registration- Stamp duty	0030-02-103-003-02	10000
2	16041000251690/7/2018	Property Registration- Registration Fees	0030-03-104-001 16	53

In Words : Rupees Forty Thousand Sixty Three only

Total 40053



Major Information of the Deed

Deed No :	I-1604-00261/2019	Date of Registration	16/01/2019
Query No / Year	1604-1000251690/2018	Office where deed is registered	
Query Date	11/09/2018 2:58:21 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SOURAV DEB ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830441225, 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. 30,00,000/-	Rs. 2,50,79,995/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 0/- (only) from the applicant for issuing the assment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Biswa Bangla Sarani (E.M. Bye Pass, Garia), Mouza: Kumrakhali, Ward No: 27, Holding No:2100 Pin Code : 700103

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-106	RS-584	Bastu	Bastu	2.23 Katha	8,00,000/-	44,59,999/-	Property is on Road Adjacent to Metal Road,

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Biswa Bangla Sarani (E.M. Bye Pass, Garia), Mouza: Kumrakhali, Ward No: 27, Holding No:2100 Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-99	LR-954	Bastu	Bastu	4.96 Katha	9,00,000/-	99,19,998/-	Property is on Road Adjacent to Metal Road,
L3	LR-111	LR-1559	Bastu	Bastu	5.1 Katha	8,00,000/-	1,01,99,998/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			16.599Dec	17,00,000 /-	201,19,996 /-	
		Grand Total :			20.2785Dec	25,00,000 /-	245,79,995 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	650 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		650 sq ft	5,00,000 /-	5,00,000 /-	

Major Information of the Deed :- I-1604-00261/2019-16/01/2019

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr BISWANATH GHOSH Son of Late CHARU CH GHOSH 30/3 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADYPG4177H, Status :Individual, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Pvt. Residence</p>
2	<p>Smt SHILA GHOSH Wife of Late DEBBRATA GHOSH 30/3 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BDIPG2089K, Status :Individual, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Pvt. Residence</p>
3	<p>Mr SUDIP GHOSH Son of Late DEBABRATA GHOSH 30/3 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADYPG4179K, Status :Individual, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Pvt. Residence</p>
4	<p>Mr SUJOY GHOSH Son of Late DEBABRATA GHOSH 30/3 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AELPG9495C, Status :Individual, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Pvt. Residence</p>
5	<p>Mr GAUTAM GHOSH Son of Late CHARU CH GHOSH 30/3 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADCPG4178N, Status :Individual, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Pvt. Residence</p>
6	<p>Smt SUBHRA GHOSH Wife of Late SUPRIYA GHOSH 30/1 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALVPG2591C, Status :Individual, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Pvt. Residence</p>
7	<p>Smt SUDESHNA SEN Wife of Mr SAUGATA SEN 30/1 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUUPS6570M, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>
8	<p>Smt SUDIPTA BASU Wife of Mr ARNAB BASU 30/1 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKNPB6573G, Status :Individual, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Pvt. Residence</p>

Major Information of the Deed :- I-1604-00261/2019-16/01/2019

9	<p>Mr SUBRATA GHOSE Son of Late SUBODH CH GHOSH 30/1 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADXPG1429P, Status :Individual, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Pvt. Residence</p>
10	<p>Mr SWAPAN KUMAR GHOSH Son of Late JYOTISH CH GHOSH 30/2 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADYPG4178J, Status :Individual, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>JOY MAJUMDER AND CO 4 HINDUSTAN PARK, P.O:- DOVER LANE, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.:: AEWPM7393E, Status :Organization, Executed by: Representative</p>
2	<p>SENCO INFRASTRUCTURE PVT LTD 7 AND 8 C I T RD, P.O:- ENTALLY, P.S:- Entaly, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700014 , PAN No.:: AANCS9521Q, Status :Organization, Executed by: Representative</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt SUBHRA GHOSH Wife of Late SUPRIYA GHOSH 30/1 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: ALVPG2591C Status : Attorney, Attorney of : Smt SUDESHNA SEN</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr JOYDEEP MAJUMDER (Presentant) Son of Late MANIK MAJUMDER 42/217 NEW BALLYGUNGE RD, P.O:- BEDIADANGA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEWPM7393E Status : Representative, Representative of : JOY MAJUMDER AND CO (as PROPRIETOR), SENCO INFRASTRUCTURE PVT LTD (as DIRECTOR)</p>

Identifier Details :

Name & address
<p>Mr DILIP PALOI Son of Mr SUDHIR CH PALOI 4 HINDUSTAN PARK, P.O:- DOVER LANE, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr BISWANATH GHOSH, Smt SHILA GHOSH, Mr SUDIP GHOSH, Mr SUJOY GHOSH, Mr GAUTAM GHOSH, Smt SUBHRA GHOSH, Smt SUDIPTA BASU, Mr SUBRATA GHOSE, Mr SWAPAN KUMAR GHOSH, Smt SUBHRA GHOSH, Mr JOYDEEP MAJUMDER</p>

Major Information of the Deed :- I-1604-00261/2019-16/01/2019



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BISWANATH GHOSH	JOY MAJUMDER AND CO-0.183975 Dec,SENCO INFRASTRUCTURE PVT LTD-0.183975 Dec
2	Smt SHILA GHOSH	JOY MAJUMDER AND CO-0.183975 Dec,SENCO INFRASTRUCTURE PVT LTD-0.183975 Dec
3	Mr SUDIP GHOSH	JOY MAJUMDER AND CO-0.183975 Dec,SENCO INFRASTRUCTURE PVT LTD-0.183975 Dec
4	Mr SUJOY GHOSH	JOY MAJUMDER AND CO-0.183975 Dec,SENCO INFRASTRUCTURE PVT LTD-0.183975 Dec
5	Mr GAUTAM GHOSH	JOY MAJUMDER AND CO-0.183975 Dec,SENCO INFRASTRUCTURE PVT LTD-0.183975 Dec
6	Smt SUBHRA GHOSH	JOY MAJUMDER AND CO-0.183975 Dec,SENCO INFRASTRUCTURE PVT LTD-0.183975 Dec
7	Smt SUDESHNA SEN	JOY MAJUMDER AND CO-0.183975 Dec,SENCO INFRASTRUCTURE PVT LTD-0.183975 Dec
8	Smt SUDIPTA BASU	JOY MAJUMDER AND CO-0.183975 Dec,SENCO INFRASTRUCTURE PVT LTD-0.183975 Dec
9	Mr SUBRATA GHOSE	JOY MAJUMDER AND CO-0.183975 Dec,SENCO INFRASTRUCTURE PVT LTD-0.183975 Dec
10	Mr SWAPAN KUMAR GHOSH	JOY MAJUMDER AND CO-0.183975 Dec,SENCO INFRASTRUCTURE PVT LTD-0.183975 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr BISWANATH GHOSH	JOY MAJUMDER AND CO-0.4092 Dec,SENCO INFRASTRUCTURE PVT LTD-0.4092 Dec
2	Smt SHILA GHOSH	JOY MAJUMDER AND CO-0.4092 Dec,SENCO INFRASTRUCTURE PVT LTD-0.4092 Dec
3	Mr SUDIP GHOSH	JOY MAJUMDER AND CO-0.4092 Dec,SENCO INFRASTRUCTURE PVT LTD-0.4092 Dec
4	Mr SUJOY GHOSH	JOY MAJUMDER AND CO-0.4092 Dec,SENCO INFRASTRUCTURE PVT LTD-0.4092 Dec
5	Mr GAUTAM GHOSH	JOY MAJUMDER AND CO-0.4092 Dec,SENCO INFRASTRUCTURE PVT LTD-0.4092 Dec
6	Smt SUBHRA GHOSH	JOY MAJUMDER AND CO-0.4092 Dec,SENCO INFRASTRUCTURE PVT LTD-0.4092 Dec
7	Smt SUDESHNA SEN	JOY MAJUMDER AND CO-0.4092 Dec,SENCO INFRASTRUCTURE PVT LTD-0.4092 Dec
8	Smt SUDIPTA BASU	JOY MAJUMDER AND CO-0.4092 Dec,SENCO INFRASTRUCTURE PVT LTD-0.4092 Dec
9	Mr SUBRATA GHOSE	JOY MAJUMDER AND CO-0.4092 Dec,SENCO INFRASTRUCTURE PVT LTD-0.4092 Dec
10	Mr SWAPAN KUMAR GHOSH	JOY MAJUMDER AND CO-0.4092 Dec,SENCO INFRASTRUCTURE PVT LTD-0.4092 Dec

Major Information of the Deed :- I-1604-00261/2019-16/01/2019

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr BISWANATH GHOSH	JOY MAJUMDER AND CO-0.42075 Dec, SENCO INFRASTRUCTURE PVT LTD-0.42075 Dec
2	Smt SHILA GHOSH	JOY MAJUMDER AND CO-0.42075 Dec, SENCO INFRASTRUCTURE PVT LTD-0.42075 Dec
3	Mr SUDIP GHOSH	JOY MAJUMDER AND CO-0.42075 Dec, SENCO INFRASTRUCTURE PVT LTD-0.42075 Dec
4	Mr SUJOY GHOSH	JOY MAJUMDER AND CO-0.42075 Dec, SENCO INFRASTRUCTURE PVT LTD-0.42075 Dec
5	Mr GAUTAM GHOSH	JOY MAJUMDER AND CO-0.42075 Dec, SENCO INFRASTRUCTURE PVT LTD-0.42075 Dec
6	Smt SUBHRA GHOSH	JOY MAJUMDER AND CO-0.42075 Dec, SENCO INFRASTRUCTURE PVT LTD-0.42075 Dec
7	Smt SUDESHNA SEN	JOY MAJUMDER AND CO-0.42075 Dec, SENCO INFRASTRUCTURE PVT LTD-0.42075 Dec
8	Smt SUDIPTA BASU	JOY MAJUMDER AND CO-0.42075 Dec, SENCO INFRASTRUCTURE PVT LTD-0.42075 Dec
9	Mr SUBRATA GHOSE	JOY MAJUMDER AND CO-0.42075 Dec, SENCO INFRASTRUCTURE PVT LTD-0.42075 Dec
10	Mr SWAPAN KUMAR GHOSH	JOY MAJUMDER AND CO-0.42075 Dec, SENCO INFRASTRUCTURE PVT LTD-0.42075 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BISWANATH GHOSH	JOY MAJUMDER AND CO-32.50000000 Sq Ft, SENCO INFRASTRUCTURE PVT LTD-32.50000000 Sq Ft
2	Smt SHILA GHOSH	JOY MAJUMDER AND CO-32.50000000 Sq Ft, SENCO INFRASTRUCTURE PVT LTD-32.50000000 Sq Ft
3	Mr SUDIP GHOSH	JOY MAJUMDER AND CO-32.50000000 Sq Ft, SENCO INFRASTRUCTURE PVT LTD-32.50000000 Sq Ft
4	Mr SUJOY GHOSH	JOY MAJUMDER AND CO-32.50000000 Sq Ft, SENCO INFRASTRUCTURE PVT LTD-32.50000000 Sq Ft
5	Mr GAUTAM GHOSH	JOY MAJUMDER AND CO-32.50000000 Sq Ft, SENCO INFRASTRUCTURE PVT LTD-32.50000000 Sq Ft
6	Smt SUBHRA GHOSH	JOY MAJUMDER AND CO-32.50000000 Sq Ft, SENCO INFRASTRUCTURE PVT LTD-32.50000000 Sq Ft
7	Smt SUDESHNA SEN	JOY MAJUMDER AND CO-32.50000000 Sq Ft, SENCO INFRASTRUCTURE PVT LTD-32.50000000 Sq Ft
8	Smt SUDIPTA BASU	JOY MAJUMDER AND CO-32.50000000 Sq Ft, SENCO INFRASTRUCTURE PVT LTD-32.50000000 Sq Ft
9	Mr SUBRATA GHOSE	JOY MAJUMDER AND CO-32.50000000 Sq Ft, SENCO INFRASTRUCTURE PVT LTD-32.50000000 Sq Ft
10	Mr SWAPAN KUMAR GHOSH	JOY MAJUMDER AND CO-32.50000000 Sq Ft, SENCO INFRASTRUCTURE PVT LTD-32.50000000 Sq Ft

Major Information of the Deed :- I-1604-00261/2019-16/01/2019

Endorsement For Deed Number : I - 160400261 / 2019

On 11-09-2018

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

Presented for registration at 20:15 hrs on 11-09-2018, at the Private residence by Mr JOYDEEP MAJUMDER.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,50,79,995/-

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

Execution is admitted on 11/09/2018 by 1. Mr BISWANATH GHOSH, Son of Late CHARU CH GHOSH, 30/3 IBRAHIMPUR RD, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 2. Smt SHILA GHOSH, Wife of Late DEBBRATA GHOSH, 30/3 IBRAHIMPUR RD, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 3. Mr SUDIP GHOSH, Son of Late DEBABRATA GHOSH, 30/3 IBRAHIMPUR RD, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 4. Mr SUJOY GHOSH, Son of Late DEBABRATA GHOSH, 30/3 IBRAHIMPUR RD, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 5. Mr GAUTAM GHOSH, Son of Late CHARU CH GHOSH, 30/3 IBRAHIMPUR RD, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 6. Smt SUBHRA GHOSH, Wife of Late SUPRIYA GHOSH, 30/1 IBRAHIMPUR RD, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 7. Smt SUDIPTA BASU, Wife of Mr ARNAB BASU, 30/1 IBRAHIMPUR RD, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 8. Mr SUBRATA GHOSE, Son of Late SUBODH CH GHOSE, 30/1 IBRAHIMPUR RD, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 9. Mr SWAPAN KUMAR GHOSH, Son of Late JYOTISH CH GHOSH, 30/2 IBRAHIMPUR RD, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Indetified by Mr DILIP PALOI, , Son of Mr SUDHIR CH PALOI, 4 HINDUSTAN PARK, P.O: DOVER LANE, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Others

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

Execution is admitted on 11-09-2018 by Mr JOYDEEP MAJUMDER, DIRECTOR, SENCO INFRASTRUCTURE PVT LTD, 7 AND 8 C I T RD, P.O:- ENTALLY, P.S:- Entaly, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700014; PROPRIETOR, JOY MAJUMDER AND CO, 4 HINDUSTAN PARK, P.O:- DOVER LANE, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr DILIP PALOI, , Son of Mr SUDHIR CH PALOI, 4 HINDUSTAN PARK, P.O: DOVER LANE, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Others

Executed by Attorney

Execution by Smt SUBHRA GHOSH, , Wife of Late SUPRIYA GHOSH, 30/1 IBRAHIMPUR RD, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession House wife as the constituted attorney of Smt SUDESHNA SEN 30/1 IBRAHIMPUR RD, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032 is admitted by him

Major Information of the Deed :- I-1604-00261/2019-16/01/2019

Identified by Mr DILIP PALOI, , Son of Mr SUDHIR CH PALOI, 4 HINDUSTAN PARK, P.O: DOVER LANE, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Others

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 26-09-2018

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 by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/09/2018 4:34PM with Govt. Ref. No: 192018190285330051 on 11-09-2018, Amount Rs: 53/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1533246834 on 11-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by by online = Rs 40,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/09/2018 4:34PM with Govt. Ref. No: 192018190285330051 on 11-09-2018, Amount Rs: 40,010/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1533246834 on 11-09-2018, Head of Account 0030-02-103-003-02

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 16-01-2019

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.

Major Information of the Deed :- I-1604-00261/2019-16/01/2019

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 10/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 260192, Amount: Rs.10/-, Date of Purchase: 31/07/2018, Vendor name: I
Chakraborty

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2019, Page from 16318 to 16381
being No 160400261 for the year 2019.



Pradipta

Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2019.02.01 16:18:45 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 01-02-2019 16:18:38
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)