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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 10/02/20
 Ce - 01/202538

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

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Additional District Sub-Registrar,
 Garo South 24 Parganas

10 FEB 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 10th day of February 2020 (Two Thousand Twenty)

BETWEEN

18575 01 04

3662 Date: 06-02-2020
Sold to: Subhendu in Hota Pd
of: High court
Rupees: 500



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

3662 is 5220/- for Fine Homages



Additional District Sub-Registrar,
Garia South 24 Parganas

10 FEB. 2020

Muniruddha Mandal
S/O - Late Kunja Behari Mandal
Dhalesa, Prodim, Garia,
Nabapally, P. S - Sonarpur, Dist. Garia South 24 Parg.
Pin - 700152. Occupation - Tutor.

1) **SRI KAMAL MAJUMDER**, (PAN: BYJPM8095D), (AADHAR NO.5247 1371 6009) 2) **SRI SHYAMAL MAJUMDER** (PAN: FAIPM2266K), (AADHAR NO. 6567 0225 8951), 3) **SMT. RITA MONDAL**, (PAN: FAIPM2179F), (AADHAR NO.3661 1402 5606) all sons and daughter of Late Krishna Gopal Majumder, by occupation - Business, by Nationality - Indian, all are residing at Dhalua Paschim Para, Post Office - Panchpota, Police Station - Sonarpur, Kolkata - 700 152, District- South 24 Parganas, hereinafter called and referred to as the **LAND OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, representatives, administrators and assigns) of the **FIRST PART**.

AND

THIKANA REALITY, a proprietorship firm having its registered office at Srinagar Main Road, P.O. - Panchasayar, P.S. - Sonarpur, Kolkata - 700094 and represented by its proprietor namely **SRI GOPAL DAS**, (PAN AIFPD6346P) Son of Madhusudan Das, by Occupation -Business, residing at B1 Sreenagar, Dhalua Road, P.S.- Sonarpur, District South 24 Parganas, Kolkata- 700152, hereinafter called and referred to as the **DEVELOPER** (which



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expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives assigns) of the **SECOND PART.**

WHEREAS one Krishna Gopal Mazumder was a absolute owners of a plot of land all that piece and parcel of land admeasuring an area of **10 Decimal** bastu land lying and situate at Mouza - Dhalua, C.S. Dag No. 364, C.S. Khatian- 184, R.S. Dag No.216, under R.S. Khatian No.120, L.R. Dag no. 227, L.R. Khatian No. 4205, 4037, 4204 J.L. No.43, under Police Station Sonarpur, District Sub-Registry office at Alipore-IV in the District of South 24 Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.02 and **Holding No.258 Dhalua Paschim** and more particularly described in the Schedule "A" written hereunder.

WHEREAS Krishna Gopal Mazumder died intestate on 20.03.2011 living behind the above mentioned legal heirs namely Kamal Majumder, Shyamal Majumder and Rita Mondal as the legal heirs of Late Krishna Gopal Mazumder and they are entitled absolute owners of a said plot of land.



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The Landowners of the said premises are now desirous of developing the said land more fully described in, the Schedule "A" hereunder written by constructing thereupon a multi-storied building in terms of the building plan to be sanctioned by the concerned authority. But due to lack of sufficient time as well as due to unsound financial condition, the Landowners hereof were unable to develop their said premises by constructing thereupon the proposed multi-storied building.

AND WHEREAS the both parties i.e. Ownerss and Developer mutually agreed to develop the Owners' Allocation.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

ARTICLE - I : DEFINITIONS

1. **THE OWNERS** : The owners shall mean legal title holder of the land as well as the constructed on this plot of land unless excluded by or repugnant to the subject or context their heirs, legal representatives, executors and/or assigns.
2. **THE DEVELOPER** : The Developer unless by or repugnant to the subject or context be deemed to mean and include its heirs, successors-in-interest, legal representatives, executors, administrators, assigns and nominees.



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3. **THE SAID PROPERTY** : The said property shall mean **10 Decimal** bastu land lying and situate at Mouza - Dhalua, C.S. Dag No. 364, C.S. Khatian- 184, R.S. Dag No.216, under R.S. Khatian No.120, L.R. Dag no. 227, L.R. Khatian No. 4205, 4037, 4204 J.L. No.43, under Police Station Sonarpur, District Sub-Registry office at Alipore-IV in the District of South 24 Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.02 and **Holding No.258 Dhalua Paschim** are shall be known, numbered, called, distinguished and/or described fully and particularly written hereunder in Schedule "A".
4. **THE NEW BUILDING** : The new Building shall mean as per sanctioned plan of the building to be constructed at the said property.
5. **COMMON FACILITIES**: Common facilities shall mean and include corridors, Stairways, Landings, Machine Room, Stair case, Passage, Roof and common conveniences whatsoever required for the beneficial enjoyment, use and occupation by the occupiers thereof.
6. **SALEABLE SPACE** ; Saleable space shall mean the space in new building available for independent use and occupation, other than the space available to the owners or other occupiers along with the right to use and enjoy the common facilities and convenience provided in the new building.



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7. **OWNERS' ALLOCATION** : Owners' allocation shall mean of the proposed **building i.e 44% built up area owner's allocation (including stair case) entire 1st floor and remaining area on top floor back portion (west side) and remaining area car parking space on the ground floor as per the owner's share the said building as per sanctioned building plan** to the land owners of the said Schedule property is free from all encumbrances which is fully and particularly described in **SCHEDULE - B** hereunder written.
8. **DEVELOPER'S ALLOCATION** : **Developer's Allocation shall mean i.e 56% all construction area of the G + 3 storied building (except the owners allocation) as per sanctioned building plan** and the said allocation has fully and particularly described in **SCHEDULE - C** hereunder written.
9. **THE ENGINEER/ARCHITECT** : The Engineer shall mean as the consulting Engineer who has been appointed by the Developer for designing and planning of the New Building or any other persons, firm or company who may be appointed hereinafter, for the similar purpose.
10. **THE BUILDING PLAN** : The Building Plan to be prepared by the Architect/ Engineer appointed by the Developer for the construction of the New Building and to be submitted duly signed by the Owners or his Attorney.



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ARTICLE - II ; OWNERS' REPRESENTATIONS

WHEREAS Krishna Gopal Majumder purchased a plot of land measuring more or less 10 decimals shali land out of 67 decimals shali land from Sri Lakshmi Narayan Majumder son of Sri Sarat Chandra Majumder residing at Dhalua, P.S. Sonarpur at present Narendrapur, Kolkata- 700152 on 16.06.1976. The said deed was recorded being Book No. 1, Volume No. 34, Pages 122 to 125, being deed no. 2136/ 1976 at ADSR Sonarpur.

Sri Lakshmi Narayan Majumder (previous owner of the land) son of Sri Sarat Chandra Majumder purchased the said land from Sri Bijoy Krishna Naskar and Sri Annada Prasad Naskar both son of Late Adyaitya Nath Naskar & Smt Sarala Mondal wife of Nirmal Mondal on 6.11.1968. The said deed was recorded being Book No. 1, Volume No. 116, Pages 23 to 27, being deed no. 10627/ 1968 at Sub Registrar Baruipur.

AND WHEREAS Krishna Gopal Majumder died intested on 20.03.2011 and his wife Sephali Majumder died earlier on 04.03.2009. and at present the above named legal heirs and successors namely Kamal Majumder, Shyamal Majumder, Rita Mondal (Majumder) Married Daughter the land owners herein.

The said land owners mutated their name before the BL & LRO and Municipality of the said Jurisdiction and the said land owners hereto absolutely seized and possessed of or otherwise well and



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sufficiently entitled to all that piece and parcel of land admeasuring an area of mean **10 Decimals** bastu land lying and situate at Mouza - Dhalua, C.S. Dag No. 364, C.S. Khatian- 184, R.S. Dag No.216, under R.S. Khatian No.120, L.R. Dag no. 227, L.R. Khatian No. 4205, 4037, 4204 J.L. No.43, under Police Station Sonarpur, District Sub-Registry office at Alipore-IV in the District of South 24 Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.02 and **Holding No.258 Dhalua Paschim** and more particularly described in the **Schedule "A"** written hereunder.

The Landowners of the said premises is now desirous of developing the said land measuring more or less mean **10 Decimal** bastu land lying and situate at Mouza - Dhalua, C.S. Dag No. 364, C.S. Khatian- 184, R.S. Dag No.216, under R.S. Khatian No.120, L.R. Dag no. 227, L.R. Khatian No. 4205, 4037, 4204 J.L. No.43, under Police Station Sonarpur, District Sub-Registry office at Alipore-IV in the District of South 24 Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.02 and **Holding No.258 Dhalua Paschim** by constructing thereupon a multi-storied building in terms of the building plan to be sanctioned by the concerned authority. But due to lack of sufficient time as well as due to unsound financial condition, the Landowners hereof was unable to develop his said premises by constructing thereupon the proposed multi-storied building.



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ARTICLE - III : DEVELOPER'S REPRESENTATIONS

1. In execution of this agreement and delivering the Vacant possession of the said property by the Owners to the Developer and to start construction of the New Building thereon with a further right, inter-alia, to exploit commercially its own salable space In the manner as provided herein subject to the terms and conditions contained herein.
2. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said property or any part thereof or interest in respect thereof in favour of the Developer, save as herein expressly provided, except the right of the Developer to commercially exploit its own allocation of saleable space in the New Building in terms hereof and to deal with the same in the manner hereinafter stated.
3. The Developer states that the Owners will not pay any money to the Developer upto handover the Owners' allocation of the said proposed building.
4. The Developer shall pay shifting charges Rs.10,000/- (Ten Thousand) per month to the land owners namely i.e Kamal Majumder Rs. 5000/- (Five Thousand) and Shyamal Majumder Rs. 5000/- (Five Thousand) after vacating the said land upto handover the owners allocation.



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ARTICLE - IV : CONSIDERATION

1. In consideration of the Owners having agreed to grant the Developer an exclusive contract to commercially develop and exploit the said property as provided herein, according to the **Schedule - B** herein written, besides the allocation of saleable space in the Building comprising distribution of super built-up area in favour of the Owners.

2. That it is hereby agreed by and between the land Owners and Developer that at the time of agreement and obtaining power from the Land Owners against the developing of the said land following manners :

Owners' allocation shall mean the building i.e 44% built up area owner's allocation (including stair case) i.e entire 1st floor and remaining area on top floor back portion (west side) and remaining area car parking space on the ground floor as per the owner's share the said building as per sanctioned building plan and the said schedule property is free from all encumbrances. The Owners as aforesaid allotted himself of the allocation after completion of the said newly constructed Building fully mentioned in the **Schedule - B**.

The Developer the remaining portion other than the Owners' Allocation of the New Building **shall mean the Developer's Allocation i.e 56% all construction area of the G + 3 storied building (except the owners allocation) as per sanctioned**



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building plan which the Developer shall be entitled to sell, transfer, lease and / or otherwise deal with it deems fit and proper and it shall be entitled to enter into agreements and other commitments with any other party or parties in regard to disposal thereof fully mentioned in the **Schedule- C**.

3. In consideration of the Developer having agreed to bear the cost of construction having of the Owners' allocated portion in full, as mentioned in clause herein above and as per **SCHEDULE - B** herein below written, the Owners will transfer to the Developer and/or its nominee/nominees undivided proportionate share of the land in conformity with the saleable space to be sold, transferred and conveyed to such parties by the Developer.

ARTICLE - V : COMMENCEMENT & VALIDITY

1. This Agreement shall be deemed to have commenced after 30 (Thirty months) after sanctioning the building plan.

2. This Agreement is valid upto completion of the said project and transfer of the saleable space in new building of the Developer allocation.



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3. The developer shall pay compensation to the land owners **Rs.2,000/- (Rupees Two Thousand) only** per month after expiry the stipulated period of handing over the owners' allocation.

ARTICLE - VI : PROCEDURE

1. The Developer will prepare necessary plan for the purpose of construction of the new building for residential flats and Commercial which is permissible under the law and the Owners will help (if any by putting his signature) to the Developer at the time of sanctioning of the building plan from Rajpur Sonarpur Municipality.

2. The Developer or his attorney will submit the aforesaid plan to the Rajpur Sonarpur Municipality for necessary sanction, permission and / or clearance of the said project.

3. All applications referred to in the clause 1 and 2 above have been made in the name of the Owners or Developer and the necessary permissions and/or clearance shall be obtained in the name of the Developer, which shall be retained by the Developer till the construction of the New Building is completed.

4. In as much as the parties hereto have agreed to allocate amongst themselves the built-up area in the New Building in the manner herein before stated, the Owners and Developer shall be entitled to proportionate undivided share and interest in the land comprised in the said property, such proportionate area to be determined as per **SCHEDULE - 'B' & 'C'**.



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5. The developer shall keep the original copy of the title deed and other papers of the land.

6. The Developer shall bear all the expenses whatsoever to obtain necessary sanction/permissions and clearance for the Building Plan, including any modification plan, together with all other expenses as mentioned herein without any-re-imbusement of same from the Owners.

7. The Owners shall render to the Developer all reasonable assistance to obtain all sanctions, permissions, approvals as and when required by the Developer and the Owners hereby agree, assure, declare that they will sign and execute such plans, applications and other papers and Deeds documents, including a Development Power of Attorney of the Developer's allocation as may be required by the Developer from time to time at the costs and expenses of the Developer.

8. The Owners will execute a Development Power of Attorney of the said building and right to sell the Developer's Allocation in favour of the Developer at the time of executing the present Development Agreement.

9. The Owners shall take the liabilities the title of the land. If any problem may arise in future about the legal heirs at the time of



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construction of the building at that time Owners shall solve the problem and this time will not be calculated from the specific completion period of the building.

**ARTICLE - VII : INITIATION OF THE DEVELOPMENT
PROGRAMME**

1. The Developer will start the construction and shall continue the construction strictly in terms of the sanctioned building plan and in accordance with law at its own costs and risk.

2. The Developer shall be authorized by the Owners to apply for and obtained quotas, entitlements and other allocations of such buildings, materials allocable to the Owners for the construction of the New Building.

3. The Developer shall be authorized by these Owners to apply for and to obtain temporary and/or permanent connections of water, electricity, gas and / or other facilities required or the New Building.

4. All costs, charges and expenses including Architect's fees shall be paid and discharged by the Developer and the Owners shall have no responsibility whatsoever therefore.



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ARTICLE - VIII : SPACE ALLOCATIONS

1. On completion of the New Building, the Ownerss will be entitled to the saleable space as particularly mentioned in ARTICLE (IV) (I) and Schedule -'B' herein contained. However, the Developer shall hand over the Owners' Allocation after **30 (thirty)** months from the sanctioned of the building plan from Rajpur Sonarpur Municipality (except the natural calamity) commencement of construction from the date of delivering the vacant possession of the premises whichever is later.
2. On completion of the construction of the New Building the Developer shall be entitled to sell the saleable space, particularly mentioned in ARTICLE (IV) 2 and **Schedule - 'C'** herein contained, PROVIDED ALWAYS that the Developer shall be at liberty to enter into any agreement for sale of the Developer's Allocation with any Third Party/Purchasers in his own risk and liabilities.
3. The saleable space as stated herein shall be the super built-up area of the developer's allocation of the new building, including the common utility areas.

ARTICLE-IX : RATES AND TAXES

1. The Owners shall pay all pending taxes and other dues (if any) of the existing plot of land till the execution of this Agreement and thereafter, the Developer will bear all the taxes for the said plot of land of Owners' allotted share and sell their allocation share to



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the any Purchasers. The Rajpur Sonarpur Municipality, Ward No.02 expenses incurred in regard to sanction fees, mutation of the land and flats in favour of the Owners shall also be borne by the Developer.

2. The Developer shall be liable to pay all taxes, Electricity bills and other dues during the construction of the New Building.

ARTICLE - X : SERVICE & CHARGES

1. On completion of the New Building and upon intimation by the Developer, the Owners shall herein take possession of his allocated area in the New Building, and on taking possession, he will be responsible to pay and bear the proportionate service charges for the common facilities in the New Buildings.

2. Additional service charges may also be charged proportionately for the common facility of the new building.

ARTICLE XI : OWNERS' OBLIGATION

1. The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the matter of construction of the New Building by the Developer subject to fulfillment of the terms and conditions mentioned herein and in **Schedule – 'B'**.



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2. The Owners hereby agree and covenant with the Developer not to do any act or Deed or thing whereby the Developer may be prevented from - selling, assigning and/ or disposing of any of the Developer's allocated portion in the New Building provided the Owners' allocation is handed over first.

3. The Owners has no right to any transfer of the Owners' allocation before handing over the possession of the Owners' Allocation from the Developer.

4. The Owners hereby agree and covenant with the Developer that at the time of Registration of Developer's allocation, the Owners will sign the relative Deed of Conveyances (if any) and present themselves before the Registration Authority without any disturbance and the owners will sign the Development Agreement of the construction area at the time of registration of the said allocation.

ARTICLE - XII : DEVELOPER'S OBLIGATIONS

1. The Developer hereby agree and covenants with the Owners to complete the construction of the Owner's allocation of New Building after 30 months from sanctioning of the building plan from Rajpur Sonarpur Municipality.



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2. The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable for construction of the New Building.

3. The Developer hereby agrees and covenants with the Owners not to do any act, Deed or thing by which the Owners may be prevented from enjoying, selling, assigning and/or disposing his/their allocated portion in the New Building, The Owners shall execute a registered general power of attorney in favour of Developer to receive the advance/ earnest money and full consideration from any intending purchasers for the Developer's share of allocation save and except the Owners' share of allocation and shall appear before the D.S.R., A.D.S.R., Registrar of Assurance of Calcutta etc. and to sign in the agreement for sale and sale Deed (part.) on behalf of the Owners save and except the Owners' share of allocation.

4. The developer hereby agree and covenant with the land owners not to do any act or thing whereby the land owners may be deprive from his owners allocation.

ARTICLE - XIII : OWNERS' INDEMNITY

The Owners hereby undertake that the Developer shall be entitled to construct, complete and develop the said property and enjoy its



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allocated space without any interference and/or disturbance. The Owners hereby agree to indemnify the Developer against all allocation, suits, costs, proceedings and claims that may arise in respect of or relating to the Owners' title in the said property.

ARTICLE - XIV : DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes to keep the Owners sufficiently indemnified against all claims and action, demands, suits and proceedings arising out of the Developments program in terms hereof.

2. The Developer hereby undertakes to keep the Owners further indemnified against all action, suits, costs, proceedings accidents, any damage or losses and claims that may arise out of the Developer's actions with regard to the development of the said property.

ARTICLE - XV : TITLE DEEDS

The Original copy of the title deeds in respect of the said property shall remain in the custody of the Developer, the original Title deed may be shown to the Rajpur Sonarpur Municipality or any other concerned authority by the landowners as and when required. This clause is valid until the completion of the Building.



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ARTICLE -XVI : MISCELLANEOUS

1. The Owners and the Developer have entered into this Agreement purely as a contract of Development.
2. It is understood that from time to time to facilitate the construction of the New Building by the Developer, various Deeds, matters and things may be required to be done and/or executed by the Developer and for which the Developer may require the authority of Owners and also various application and other documents may be required to be signed or made by the Owners or his Attorney, relative to which specific provisions may have not been herein, the Owners hereby authorize the Developer to execute and sign all such Deeds and documents and at the request and at the cost of the Developer. The Owners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, Deeds, matters and things do not in any way, prejudice the rights of the Owners and/or go against the spirit of this Agreement. All cost in this regards shall be borne by the Developer. It is however agreed that the Developer before submission of the plan before the Rajpur Sonarpur Municipality authority get the approval of the land Owners.



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Garis Ewain Za Marganas

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3. Any notice require to be given by the Owners shall without prejudice to any other mode of service available, deemed to have been served on the Developer, if delivered by hand or sent by registered post, Speed post with acknowledgement due at the last known addresses of the Developer recorded with the Owners.

4. Any notice required to be given by the Developer shall without prejudice to any other mode of service available, deemed to have been served on the Owners if delivered by hand or send by registered Speed Post with A/D post to.

5. The roof shall be commonly used by all Flat Owners of the New Building and the Roof will then be used by all the Co-Ownerss of the said building.

ARTICLE : XVII : ARBITRATION

All disputes and differences by and between the parties hereto in any way relating to or connected with the premises and / or the New building and / or this Agreement and / or anything done in pursuance hereof shall be referred for Arbitration to such persons as may be appointed mutually to be adjudicated in accordance to the Indian Arbitration Law in force, The Arbitrators shall have the right to proceed summarily and to make interim awards.



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ARTICLE - XVIII : JURISDICTION

Only the courts having Territorial Jurisdiction over the premises shall have Jurisdiction in all matters relating to or arising out of this Agreement.

ARTICLE- XIX : FORCE MAJOR

The parties hereto will be settled mutually for the construction purpose in case of Force major and developer will get extra 6 months for the purpose of force major excluding the 30 months after plan sanction. The force major shall mean and include flood, Earthquake, Riot, War, Strom, Tempest, Civil Commotion any other act beyond and the control of the parties hereto.

SCHEDULE "A" ABOVE REFERRED TO (LAND)

ALL THAT piece and parcel of **10 Decimal** bastu land lying with 100 sq.ft Tiles Shed structure and situate at Mouza - Dhalua, C.S. Dag No. 364, C.S. Khatian- 184, R.S. Dag No.216, under R.S. Khatian No.120, L.R. Dag no. 227, L.R. Khatian No. 4205, 4037, 4204, J.L. No.43, under Police Station Sonarpur, District Sub-Registry office at Alipore-IV in the District of South 24 Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.02 and **Holding No.258** Dhalua Madhya butted and bounded by:

✓
✓
✓
✓



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Garo, Khasi & Jaintia Division

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- ON THE NORTH** : Land of Bijoy Krishna Naskar & Others;
- ON THE SOUTH** : Land of Sachindra Kumar Das;
- ON THE EAST** : Plot of land being Dag No. 363 & 12 ft
Common Passage;
- ON THE WEST** : Plot of land being Dag No. 367;

OR HOWSOEVER OTHERWISE the said land hereditaments and premises and every party thereof **TOGETHER WITH** all sorts of easement rights and ingress and egress and every part thereof.

SCHEDULE "B" ABOVE REFERRED TO
(ALLOCATION SPACE TO THE OWNERS)

ALL THAT 44% built up area owner's allocation (including stair case) entire 1st floor and remaining area on top floor back portion (west side) and remaining area car parking space on the ground floor as per the owner's share the said building as per sanctioned building plan.

SCHEDULE "C" ABOVE REFERRED TO
(ALLOCATION OF SPACE TO THE DEVELOPER)

The Developer's Allocation shall mean the **Developer's Allocation i.e 56% all construction area of the G + 3 storied building (except the owners allocation) as per sanctioned building plan.**



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SCHEDULE: "D" SPECIFICATION

- General** : The building shall be R.C.C. framed structure as design of the consulting engineer.
- Floor** : Vertified marble finished.
- Walls** : Inside Putty finished.
- Main Gate** : Grill Gate 4 ft. Height of the building
- Kitchen** : Floor fully marble black stone platform and sink and tiles will be fixed upto roof height.
- Toilet** : Tiles/ Marble upto roof height.
- Doors** : Wooden frame all flash door but 2 Main Doors of the owners will be made Wooden finished.
- WC** : With necessary fittings (Fibre Door) with tiles upto roof height.
- Window** : Aluminum and glass window.
- Sanitary** : Good quality
- Electrical** : As per requirement.



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IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED SEALED AND DELIVERED at Kolkata in the presence of :

Karnal Majumdar
Shyamal Majumdar
Rita Mondal

Witnesses:

1. Manindran Mondal
Dhalua West, Nabafalhy.
Dist - (B) 24 P.O. &
Kolkata - 700152
2. Pradip Kumar Majumdar
Bijay Ram Halimangal
Burdwan. 713101 W.B

SIGNATURE OF THE OWNERS

THIKANA REALITY


Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by :

Subhendu Kumar Hota
Subhendu Kumar Hota
Advocate
High Court, Calcutta
EN No. F/1077/921 of 1999

Type by :

C. D. M.
M.K.M. Type Centre
10, Old Post Office Street,
Kolkata-700001.

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ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন


IDENTITY CARD WB / 23 / 109 / 216124
পরিচয় পত্র




Elector's Name নির্বাচকের নাম	Majumder Kamal মজুমদার কামল
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Krishna কৃষ্ণ
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	22 ২২

Address
Dhalua Pashchim Para, Ward 20, Sonarpur,
South 24 Parganas

ঠিকানা
ডালুয়া পশ্চিম পাড়া, ওয়ার্ড ২০, সোনারপুর,
দক্ষিণ ২৪ পরগণা



Facsimile Signature
Electoral Registration Officer
নির্বাচননিবন্ধন অধিকারিক

For 109 -SONARPUR(S.C.)
Assembly Constituency
১০৯ -সোনারপুর(সেপস)
বিধানসভা নির্বাচন কেন্দ্র

Place স্থান	Alipore আলিপুর
Date তারিখ	17.08.95 ১৭.০৮.৯৫

Kamal Majumder



जायकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KAMAL MAJUMDER

KRISHNA MAJUMDER

14/02/1972

Panholder's Account Number
BYJPM8095D

Kamal Majumder
Signature



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

यदि कार्ड खोने/पाने पर कृपया सूचित करें/वापस करें:
आयकर पैन सेवा यूनिट, UTTISL
प्लॉट नं. 3, सेक्टर 11, सी.आर.डी.बेलपुर,
नवी मुंबई-400 614

Kamal Majumder

[Faint, illegible text]

১০৭





ভারত সরকার
Government of India



কমল মজুমদার
Kamal Majumdar
পিতা : কৃষ্ণ গোপাল মজুমদার
Father : Krishna Gopal Majumdar
জন্ম সাল / Year of Birth : 1972
পুরুষ / Male



5247 1371 6009

আধার - সাধারণ মানুষের অধিকার



সংকীর্ণিত বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

S/O: কৃষ্ণ গোপাল মজুমদার,
ঢালুয়া পশ্চিম, রাজপুর, সোনারপুর,
দক্ষিণ ২৪ পরগনা, পশ্চিমবঙ্গ,
পশ্চিমবঙ্গ, 700152

Address:

S/O: Krishna Gopal Majumdar,
DHALUA WEST, Rajpur
Sonarpur, South 24 Parganas,
Panchpota, West Bengal, 700152

5247 1371 6009

1847
1800 300 1847

✉
help@uidai.gov.in

www
www.uidai.gov.in

Kamal Majumdar



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

FAIPM2266K



नाम / Name
SHYAMAL MAJUMDER

पिता का नाम / Father's Name
KRISHNA GOPAL MAJUMDER

जन्म का तिथि / Date of Birth
01/05/1975

Shyamal Majumder
हस्ताक्षर / Signature

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 को खोने / पाते हुए सूचना सूचित करें / लौटाएं :
आयकर सेवा इकाई, UTTISI,
प्लॉट नं. 3, सेक्टर 11, एन.वी.डी. बेलपुर,
नवी मुंबई - 400 614.

Aaykar Sampark Kendras
For Income Tax Related
Queries call Toll Free Nos:
1961
or
18001001961

Shyamal Majumder





ভারত সরকার
 Unique Identification Authority of India
 Government of India

চালিকাভুক্তির আইডি / Enrollment No. : 1190/23053/01604

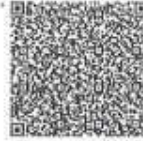
To
 Shyamal Majumder
 শ্যামল মজুমদার
 C/O: Shyamal Majumder
 DHALUA WEST
 Rajpur Sonarpur
 Panchpota, South 24 Parganas
 West Bengal - 700152

18/07/2013



KL889403393FT

88940339



আপনার আধার সংখ্যা / Your Aadhaar No. :

6567 0225 8951

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India

শ্যামল মজুমদার
 Shyamal Majumder
 পিতা : কৃষ্ণ গোপাল মজুমদার
 Father : Krishna Gopal Majumder

জন্মতারিখ / DOB: 01/01/1978
 পুরুষ / Male

6567 0225 8951

আধার - সাধারণ মানুষের অধিকার

Shyamal Majumder



তথ্য

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

INFORMATION

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



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



ভারত সরকারের আধার প্রমাণীকরণ
Aadhaar Authentication Authority of India

ঠিকানা: /: শ্রীমতী মজুমদার
চৌমুদা পলিস, বাজপুর চৌমুদা
পঞ্চপোলা, দক্ষিণ ২৪ পরগণা
পশ্চিমবঙ্গ,

Address: C/O: Shyamal
Majumder, DHALUA WEST,
Rajpur Sonarpur, Panchpola,
South 24 Parganas, West
Bengal, 700152

6567 0225 8951





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

ভাগিকাকৃতির আই ডি / Enrollment No.: 1190/23056/01575

To
 রীতা মন্ডল
 Rita Mondal
 W/O. Maniruddha Mondal
 19/08/2013
 DHALLA NABAPALLY
 Rajpur Sonarpur
 Panchpola
 Sonarpur South 24 Parganas
 West Bengal 700152



MN476588769FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3661 1402 5606

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India

রীতা মন্ডল
 Rita Mondal
 পিতা : কৃষ্ণ গোপাল মজুমদার
 Father : Krishna Gopal Mejumdar
 জন্মতারিখ / DOB : 02/07/1974
 মহিলা / Female




3661 1402 5606

আধার - সাধারণ মানুষের অধিকার

Rita Mondal



তথ্য

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

INFORMATION

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

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



স্বাভাবিক বিশিষ্ট পরিচয় প্রমাণকরণ
Unique Identification Authority of India

ঠিকানা:

W/O: মনিরুদ্দা মন্ডল, -১, ঢালুয়া
নবপল্লী, রাজপুর সোনারপুর,
পঞ্চশোভা, দক্ষিণ ২৪ পরগণা,
পশ্চিমবঙ্গ, 700152

Address:

W/O: Maniruddha Mondal -1,
DHALUA NABAPALLY, Rajpur
Sonarpur, Panchpota, South 24
Parganas, West Bengal, 700152

3661 1402 5606

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন


IDENTITY CARD WB / 23 / 109 / 216648
 পরিচয় পত্র



Elector's Name নির্বাচকের নাম	Mondal Rita মন্ডল রীতা
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Manindra মনীন্দ্র
Sex লিঙ্গ	F স্বী
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	21 ২১

Address
 Dhalua Pashchim Para, Ward 20, Sonarpur,
 South 24 Parganas

ঠিকানা
 ডালুয়া পশ্চিম পাড়া, ওয়ার্ড ২০, সোনারপুর,
 দক্ষিণ ২৪ পরগণা


 Facsimile Signature
 Electoral Registration Officer
 নির্বাচন-নিবন্ধন অফিসারিক

For 109 -SONARPUR(S.C.)
 Assembly Constituency
 ১০৯ -সোনারপুর(স্বপা)
 বিধানসভা নির্বাচন ক্ষেত্র

Place স্থান	Allpore অলিপুর
Date তারিখ	17.08.95 ১৭.০৮.৯৫

Rita Mondal



आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
FAIPM2179F



नाम / Name
RITA MONDAL

पिता के नाम / Father's Name
KRISHNA GOPAL MAJUMDER

पता / Address
02/07/1974

हस्ताक्षर / Signature
Rita Mondal

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

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

आयकर संपत्क केंद्र
 For Income Tax Related
 Queries call Toll Free Nos.
 1961
 or
 14001891961

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें।
 आयकर सेवा संपत्क केंद्र, UHTTSL
 प्लॉट नं. 3, सेक्टर 11, एन.वी. मुंबई, महाराष्ट्र।
 नवी मुंबई - 400 614

Rita Mondal





भारत सरकार
GOVERNMENT OF INDIA



Gopal Das
Date of Birth/DOB: 20/09/1967
Male/ MALE



4825 4566 5081

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Madhusudan Das, B1, Sree NAGAR
DHALUA ROAD, DHALUA WEST, RAJPUR
SONARPUR, South 24 Parganas,
West Bengal - 700152



1947
2009 200 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Dha. Sta. 1947
Sonarpur-700 052



[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOPAL DAS
MADHUSUDAN DAS
20/09/1967

Permanent Account Number

AIFPD6346P


Signature

684
8
KOL6742





In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, U.T.I./S.L.
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
यदि कार्ड खो जावे वा कडवा लागे कडे / कोठारे
आयकर पैन सेवा युनिट, U.T.I./S.L.
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.





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Faded, illegible text in the upper middle section of the page.



Handwritten signatures or initials in purple ink, located below the official stamp.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভাটিকাভুক্তির আই ডি / Enrollment No.: 1190/23056/01574

To
মনিরুদ্দাহ মন্ডল
Maniruddha Mondal
SD/ Kujabehani Mondal
-
DHAIUA NABAPALLY
Rajpur Sonarpur
Panchpota
Sonarpur South 24 Parganas
West Bengal 700152
43925734
MN439257343FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3883 8282 3772

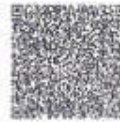
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মনিরুদ্দাহ মন্ডল
Maniruddha Mondal
পিতা : কুজবিহারী মন্ডল
Father : Kujabehani Mondal
জন্মতারিখ / DOB : 20/09/1966
পুরুষ / Male



3883 8282 3772

আধার - সাধারণ মানুষের অধিকার

Maniruddha Mondal

Page No. 1



Handwritten text, possibly a signature or date, in purple ink.

GOVL. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192019200174081141 Payment Mode Online Payment
GRN Date: 06/02/2020 14:39:14 Bank : Central Bank of India
BRN : CBI060220569154 BRN Date: 06/02/2020 14:39:57

DEPOSITOR'S DETAILS

Id No. : 16290000202538/5/2020
[Query No./Query Year]
Name : GOPAL DAS
Contact No. : Mobile No. : +91 8017220092
E-mail :
Address : B1 SREENAGAR DHALUA ROAD KOL 152
Applicant Name : Mr Subhendu Kumar Hota
Office Name :
Office Address :
Status of Depositor : Seller/Executants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5












PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16290000202538/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	16290000202538/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

In Words : Rupees Five Thousand Forty One only
Total 5041
















		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name... KAMAL MAJUMDER

Signature... Kamal Majumder

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... RITA MONDAL

Signature... Rita Mondal

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name... SHYAMAL MAJUMDER

Signature... Shyamal Majumder



Additional District Sub-Registrar,
Garia South 24 Parganas


30 FEB 2020

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....GOPAL DAS.....

Signature..........


		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					



Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					



Name.....

Signature.....



Additional District Sub-Registrar,
Garia South 24 Parganas

10 FEB 2020

Major Information of the Deed

Deed No :	I-1629-00653/2020	Date of Registration	10/02/2020
Query No / Year	1629-0000202538/2020	Office where deed is registered	
Query Date	04/02/2020 4:26:45 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhendu Kumar Hota High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017220092, 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. 3,00,000/-	Rs. 69,39,090/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



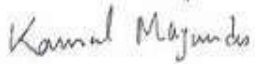





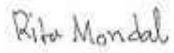
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Madhya Dhalua, Mouza: Dhelua, , Ward No: 02, Holding No:258 JI No: 43, Pin Code : 700152

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-227 (RS :-)	LR-4205	Bastu	Bastu	4 Dec	1,00,000/-	27,63,636/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-227 (RS :-)	LR-4037	Bastu	Bastu	3 Dec	1,00,000/-	20,72,727/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-227 (RS :-)	LR-4204	Bastu	Bastu	3 Dec	90,000/-	20,72,727/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
TOTAL :					10Dec	2,90,000 /-	69,09,090 /-	
Grand Total :					10Dec	2,90,000 /-	69,09,090 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	100 Sq Ft.	10,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	30,000 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Kamal Majumder Son of Late Krishna Gopal Majumder Executed by: Self, Date of Execution: 10/02/2020 , Admitted by: Self, Date of Admission: 10/02/2020 ,Place : Office</p>	<p>Photo</p>  <p>10/02/2020</p>	<p>Finger Print</p>  <p>LTI 10/02/2020</p>	<p>Signature</p>  <p>10/02/2020</p>
<p>Dhalua Paschim Para, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BYJPM8095D, Aadhaar No: 52xxxxxxx6009, Status :Individual, Executed by: Self, Date of Execution: 10/02/2020 , Admitted by: Self, Date of Admission: 10/02/2020 ,Place : Office</p>				
2	<p>Name</p> <p>Mr Shyamal Majumder Son of Late Krishna Gopal Majumder Executed by: Self, Date of Execution: 10/02/2020 , Admitted by: Self, Date of Admission: 10/02/2020 ,Place : Office</p>	<p>Photo</p>  <p>10/02/2020</p>	<p>Finger Print</p>  <p>LTI 10/02/2020</p>	<p>Signature</p>  <p>10/02/2020</p>
<p>Dhalua Paschim Para, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FAIPM2266K, Aadhaar No: 65xxxxxxx8951, Status :Individual, Executed by: Self, Date of Execution: 10/02/2020 , Admitted by: Self, Date of Admission: 10/02/2020 ,Place : Office</p>				
3	<p>Name</p> <p>Mrs Rita Mondal Daugther of Late Krishna Gopal Majumder Executed by: Self, Date of Execution: 10/02/2020 , Admitted by: Self, Date of Admission: 10/02/2020 ,Place : Office</p>	<p>Photo</p>  <p>10/02/2020</p>	<p>Finger Print</p>  <p>LTI 10/02/2020</p>	<p>Signature</p>  <p>10/02/2020</p>
<p>Dhalua Paschim Para, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FAIPM2179F, Aadhaar No: 36xxxxxxx5606, Status :Individual, Executed by: Self, Date of Execution: 10/02/2020 , Admitted by: Self, Date of Admission: 10/02/2020 ,Place : Office</p>				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Thikana Reality B1, Sreenagar, Dhalua Road, P.O:- Dhalua, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 , PAN No.:: AIFPD6346P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Gopal Das (Presentant) Son of Mr Madhusudan Das Date of Execution - 10/02/2020, , Admitted by: Self, Date of Admission: 10/02/2020, Place of Admission of Execution: Office	 <small>Feb 10 2020 1:57PM</small>	 <small>L1 10/02/2020</small>	 <small>10/02/2020</small>
	B1, Sreenagar, Dhalua Road, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIFPD6346P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Thikana Reality (as Proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Maniruddha Mondal Son of Late Kunja Behari Mondal Dhalua Paschim, Garia, Nabapally, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152.	 <small>10/02/2020</small>	 <small>10/02/2020</small>	 <small>10/02/2020</small>
Identifier Of Mr Kamal Majumder, Mr Shyamal Majumder, Mrs Rita Mondal, Mr Gopal Das			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr Kamal Majumder	Thikana Reality-1.33333 Dec
2	Mr Shyamal Majumder	Thikana Reality-1.33333 Dec
3	Mrs Rita Mondal	Thikana Reality-1.33333 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr Kamal Majumder	Thikana Reality-1 Dec.
2	Mr Shyamal Majumder	Thikana Reality-1 Dec.
3	Mrs Rita Mondal	Thikana Reality-1 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr Kamal Majumder	Thikana Reality-1 Dec
2	Mr Shyamal Majumder	Thikana Reality-1 Dec
3	Mrs Rita Mondal	Thikana Reality-1 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr Kamal Majumder	Thikana Reality-33.33333333 Sq Ft
2	Mr Shyamal Majumder	Thikana Reality-33.33333333 Sq Ft
3	Mrs Rita Mondal	Thikana Reality-33.33333333 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Madhya Dhalua, Mouza: Dhelua, Ward No: 02, Holding No:258 JI No: 43, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 227, LR Khatian No:- 4205	Owner:কমল মজুমদার, Gurdian:কৃষ্ণগোপা মজুমদা, Address:নিজ, Classification:বাস্ত, Area:0.04000000 Acre,	Mr Kamal Majumder
L2	LR Plot No:- 227, LR Khatian No:- 4037	Owner:শ্যামল মজুমদার, Gurdian:কৃষ্ণগোপা মজুমদা, Address:নিজ, Classification:বাস্ত, Area:0.03000000 Acre,	Mr Shyamal Majumder
L3	LR Plot No:- 227, LR Khatian No:- 4204	Owner:রীতা মন্ডল, Gurdian:মনিরুদ্ মন্ড, Address:নিজ, Classification:বাস্ত, Area:0.03000000 Acre,	Mrs Rita Mondal

Endorsement For Deed Number : I - 162900653 / 2020

On 05-02-2020

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 69,39,090/-



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

On 10-02-2020

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

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

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

Presented for registration at 13:23 hrs on 10-02-2020, at the Office of the A.D.S.R. GARIA by Mr Gopal Das ,.

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

Execution is admitted on 10/02/2020 by 1. Mr Kamal Majumder, Son of Late Krishna Gopal Majumder, Dhalua Paschim Para, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business, 2. Mr Shyamal Majumder, Son of Late Krishna Gopal Majumder, Dhalua Paschim Para, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business, 3. Mrs Rita Mondal, Daughter of Late Krishna Gopal Majumder, Dhalua Paschim Para, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business

Indetified by Mr Maniruddha Mondal, , , Son of Late Kunja Behari Mondal, Dhalua Paschim, Garia, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

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

Execution is admitted on 10-02-2020 by Mr Gopal Das, Proprietor, Thikana Reality (Sole Proprietship), B1, Sreenagar, Dhalua Road, P.O:- Dhalua, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Maniruddha Mondal, , , Son of Late Kunja Behari Mondal, Dhalua Paschim, Garia, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/02/2020 2:39PM with Govt. Ref. No: 192019200174081141 on 06-02-2020, Amount Rs: 21/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI060220569154 on 06-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3662, Amount: Rs.5,000/-, Date of Purchase: 06/02/2020, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/02/2020 2:39PM with Govt. Ref. No: 192019200174081141 on 06-02-2020, Amount Rs: 5,020/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI060220569154 on 06-02-2020, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2020, Page from 30004 to 30050

being No 162900653 for the year 2020.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2020.02.14 16:33:10 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/02/14 04:33:10 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)