

22/12/2018

I-4084/18



8
11/12/18
at 5.40 PM
S-0-1763480/18

पश्चिम बंगाल WEST BENGAL

23AB 228571

L. v. B 1, 19, 24, 792L

V.C. Case No. 994 Dt. 11/12/18
 J (I) Rs. 250
 J (II) Rs. 300
 Total Rs. 550/-
 Registered on 11/12/18
 D. G. R-1
 Aizpore South 24 Pgs.

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

9
 District Sub-Registrar-
 idore South 24 Pargan

12 DEC 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 11th day of December, 2018 (two thousand eighteen)

BETWEEN

1. SRI KIRAN CHANDRA DAS(PAN-CISPD7491L)Ph.
 9874427458 son of late Gorachand Das, 2a. DOLLY DAS
 Kanchesh Chandra

(PAN-BDFPD2038C) Ph. 9239298830 wife of late Satyendra Nath Das 2b. **SEEMA DAS**(PAN-BQOPD6281K),Ph. 9432829970 daughter of late Satyendra Nath Das 3a. **SIMA DAS** (PAN-EOQPD4897Q) Ph. 9163308492 wife of late Sanjay Das 3b. **ADITYA DAS**(Minor) represented by his mother **Sima Das as natural gurdian** (PAN-EOOPD9540G) Ph.9163308492 son of late Sanjay Das 3c. **TINKU DÁS** (PAN-ENDPD4661Q) Ph. 9830851148 daughter of late Barun Kumar Das all by religion Hindu all residing at 14 Gariahat Road, (West) Kolkata 700 068, hereinafter referred to as the "**OWNERS**" (which expression shall unless otherwise repugnant to the context be deemed to mean and include their respective heirs, executors, representatives, administrators and assigns) of the "**ONE PART**"

AND

BASUKI CONSTRUCTION, a proprietorship firm having its office at 43, Jheel Road, Kolkata - 700075, represented by its sole proprietor **SRI KAILASH CHAND AGARWAL**, (PAN No.ACLPA2104N) Ph. 9836356336 son of late S. R. Agarwal, by religion - Hindu, by occupation - Business, residing at 3, Vidyasagar Sarani, Kolkata - 700075, P.O. Santoshpur, Police Station Kasba, now Garfa District South 24 Parganas,

Kailash Chand Agarwal

hereinafter referred to as the **"DEVELOPER/SECOND PARTY"** (which expression shall unless otherwise repugnant to the context be deemed to mean and include the said firm, its proprietor heirs, executors, representatives, administrators and assigns) of the **"OTHER PART."**

WHEREAS ALL THAT piece and parcel of the plot of land measuring 2 Cottahs 7 Chittaks 35 sq.ft. be the same a little more or less comprised in Dag No 14, 21 and 22 appertaining to Khatian No 373 of Mouza Dhakuria J.L. No 18 P.S. Lake with old 2 storied building occupied by the tenants lying and situated at 14 Gariahat Road, (Jodhpur Park) Kolkata 700 068 is owned by the owners herein which they owned by virtue of inheritance and by virtue of three separate deed of Gift executed by other legal heirs of original owners one Gora Chand Das which he owned by way of a registered Deed of Gift registered in the office of the S.R. at Alipur recorded as in Book 1, Volume No 50, pages 256 to 258, being No 2724 for the year 1933 of the said office.

AND WHEREAS since becoming owners all the owners herein are in joint possession over the said property free from all encumbrances.

Kailash Chandra Das

AND WHEREAS with a view to developing their said land all the owners have jointly entered into a Memorandum of understanding with the Developer herein on the day of May 2018 under certain terms and conditions particularly mentioned in the said Memorandum of understanding.

AND WHEREAS for proper implementation of the said Memorandum of understanding both the parties herein enter into this Development agreement as under-

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows: -

ARTICLE - I: DEFINITION

1. Land: Land shall mean all that piece and parcel of the land measuring 2 Cottahs 7 Chittaks 35 sq.ft. be the same a little more or less comprised in Dag No 14, 21 and 22 appertaining to Khatian No 373 of Mouza Dhakuria J.L. No 18 P.S. Lake with old 2 storied building occupied by the tenants lying and situated at 14 Gariahat Road, (Jodhpur Park) Kolkata 700 068.

2. Land Owners: Owners shall mean the party of the 1st part herein **1. SRI KIRAN CHANDRA DAS** son of late Gorachand Das, **2a. DOLLY DAS** (wife of late Satyendra Nath Das **2b. SEEMA DAS** daughter of late Satyendra Nath Das **3a. SIMA DAS** wife of late Sanjay Das **3b. ADITYA DAS** son of late Sanjay

Kailesh Chandra Das

Das

3c. TINKU DAS daughter of late Barun Nath Das all by religion Hindu all residing at 14 Gariahat Road, (West) Kolkata 700 068,

3.DEVELOPER :- Developer shall mean **M/S.BASUKI CONSTRUCTION** having its office at represented by its proprietor **SRI KAILASH CHAND AGARWAL**, son of late S. R. Agarwal, residing at 3, Vidyasagar Sarani, Kolkata - 700075, P.S. Kasba, District South 24 Parganas.

4. Owner's Allocation: Owner's Allocation shall mean the area as mentioned in the Owner's Allocation in Article - 'V'.

5. Developer's Allocation: Developer's Allocation shall mean the remaining area after delivery of possession of the Owner's Allocation as mentioned in consideration and space allocation in article - V mentioned hereunder.

6. Common Facilities: Common facilities shall mean the space to be left open for common use of the intending purchaser/ purchasers or occupier and/or Owner's allotted flat and Developer's allotted flats of the newly building to be constructed and shall include stair-case, landings, lobbies, lift (elevators),

Kailash Chandra Agarwal

open spaces around the building, roofs and other common facilities whatsoever required or necessary for the establishment location.

7. Architect: Architect shall mean qualified person/ persons or firm/ firms appointed by the Developer as Architect of the Building to be constructed on the land of the Owners.

8. Advocate: Advocate shall mean MR. NITISH SAHA, of 53, Garfa Main Road, Kolkata - 700075, who will perform the Registration of the flats of the intending Purchasers/ Purchasers of the said premises.

9. Building Plan: Building Plan Shall mean the Plan which shall be sanctioned by the K.M.C. authority in the name of the Owners entirely at the cost of the Developer.

**ARTICLE-II: TITLE AND INDEMNITIES INCLUDING
CONSTRUCTIONAL OBLIGATION**

1. The Owners herein declare and represent that they have a good and absolute right, title and interest in respect of the said property and they have a marketable title and interest to enter into this agreement with the Developer. The Owners herein also

Krishna Chandra

declare that the original title deed and other relevant documents in respect of land measuring 2 cottahs 14 chittacks 0 Sq.Ft. ft. is lying with them and they will submit the same to the developer at the time of signing of this agreement.

2. All expenses and liabilities for construction of the proposed building/ buildings to be constructed on the said premises shall be borne by the Developer and the Owners shall not be liable to bear any expenses and constructional liabilities thereof including the cost and expenses relating to sanction of plans, Income Tax Clearances and other proposed necessary preliminary costs and expense relating to full or phase wise process of construction.

3. The Developer undertakes to construct the Building in accordance with the building plan to be sanctioned by the appropriate authority of the Kolkata Municipal Corporation and also undertakes to pay any damages, penalties and/or compounding fees payable to the authority if impose.

4. That the Developer shall act as an independent constructor in the matter of construction of the building and also undertakes to keep the Owners indemnified from and against

Kailesh Chandra

all third party claims or compensation and action arising out of any act or relating to the construction of the proposed new Building to be constructed on the said land of the Owners.

5. The owners herein undertake to deliver possession of the said land of the said premises to the Developer within 6 months from the date of signing of this greement.
6. That the Developer shall arrange the 3 numbers of two rooms flat for ^{each family for} the temporary accommodation of the owners till delivery of possession of the flats of the owners allocation. The rent/ license fee payable for the said three flats shall be paid by the developer from the date of handover the possession till the date of handover of owners' allocation to the respective owners.

7. That after taking delivery of possession of the said premises the developer shall demolish the old existing building and shall dispose of the broken building materials at its discretion and the owners shall not raise any objection there for.

8. That the Developer hereby undertakes that save and except the construction as per Agreement the developer shall not be entitled to create any possessory right over the said property. It is hereby further undertakes by the Developer that the developer shall not be entitled to use the said property for any purpose other than the purpose of construction, nor would be entitled to part with the possession of the said property or its part to anyone

Kaulesh Chandra Agrawal

part to anyone till the Owner's Allocation in the proposed Building are delivered to there/owners.

It is hereby agreed by and between the parties that the Developer shall complete the Building in all respects as per specification attached herewith within 24 months from the date of sanction of the building plan of the said premises and shall deliver the Owner's Allocation mentioned in Article - V to be complete in all respect in a habitable condition hereunder within the said period.

It is hereby further agreed by and between the parties that the said period only may be extended in case of natural calamity such as floods, earth - quake, riot, shortage of raw materials in the open market and other unavoidable circumstances beyond their control of the Developer. In that event the said stipulated period shall be relaxed and extended for a further period of 6 (six) months.

ARTICLE - III: EXPLOITATION RIGHT.

1. After execution of this agreement made in terms thereof the Owners shall grant exclusive right to the Developer to build

Kailesh Chandra

upon and to commercially exploit the said premises on the basis of the layout plan.

2. That the Owners shall execute a General Power of Attorney in favour of the Developer so that the Developer shall act before any authority/ authorities to construct such flat-system building thereon, to negotiate with the intending purchaser/purchasers of flat/flats to fix - up the price of the flat / flats at its own discretion and receive the booking money or advance payment / full consideration of the flat / flats in respect of the Developer 's Allocation, to appear before any registration authority / authorities for registration of the said flat /flats together with the undivided proportionate share of land of the said premises in favour of his nominee / nominees or respective buyer / buyers in respect of the Developer s Allocation.

3. All application, plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owners but otherwise at the costs of the Developer, and the Developer shall pay and bear all expenses and other fees, charges required to be paid or deposited for sanction for the

Revised and Agreed

construction of the said new Building on the said land and premises.

4. The Developer shall abide by and/or Comply with all the laws, by laws and regulations of the Government, local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, by - laws, rules and regulations relating to construction of the said building.

ARTICLE - IV: BUILDING.

1. The Developer shall have exclusive right to construct the building/buildings on the said premises at its own cost strictly in accordance with the plan to be sanctioned, without any hindrances or obstruction from the Owners or any person claiming through him. The type of construction, specification and good standard materials to be used and the detailed design of the Building shall be only as per choice of the Developer. The Developer hereby undertakes to construct the Building in accordance with the plan to be sanctioned maintaining the rules and regulations of the K.M.C. Authority and shall use the quality Building materials.

Kailesh Chandra Aggarwal

2. The Owners shall put the Developer in exclusively and undisputed vacant possession of the said premises within 6 months from the date of signing of this agreement and shall not in any way interfere with the possession of the Developer and shall not disturb or cause any obstruction in the construction or development of the said land. It is made clear that it shall be obligatory on the part of the Developer to obtain in vacant possession of the said property in terms of this Agreement.

3. The Developer hereby undertakes to construct the Building diligently, efficiently and expeditiously and deliver possession of the Owners allocation within the stipulated period mentioned herein above.

ARTICLE-V: CONSIDERATION AND SPACE ALLOCATION.

1. In consideration having agreed to grant exclusive right to the Developer to commercially exploit the said land of the said premises by constructing self contained straight three storied residential flats with common facilities at the said premises as per plan to be sanctioned by the appropriate authority of The Kolkata Municipal Corporation, the Owners herein shall be exclusively entitled to one flat measuring 400 sq.ft built up area on the 2nd floor, one flat measuring 300 sq.ft built up area on

Kaushik & Aggarwal

the first floor, one flat measuring 400 sq.ft built up area on the ground floor and one flat measuring 200 sq built up area at the said premises as per choice of the developer hereinafter referred to as the **OWNER'S ALLOCATION** and the Developer herein shall be entitled to the remaining flats as to be sanctioned by the appropriate authority of The Kolkata Municipal Corporation herein after referred to as the **DEVELOPER'S ALLOCATION**.

It is hereby noted that if G+3 storied building is sanctioned owners herein shall be exclusively entitled to one flat measuring 400 sq.ft built up area on the third floor, one flat measuring 300 sq.ft built up area on the second floor, one flat measuring 400 sq.ft built up area on the first and one flat measuring 200 sq built up area at the said premises as per choice of the developer The above allocation shall be operative after execution of registration of partition deed among the owners at their cost.

1. That the Owners shall be entitled to sell, transfer or dispose or otherwise deal with the Owner's Allocation to their nominee in the Building without in any way disturbing the Developers' Allocation allotted thereon with the exclusive right to deal with or to enter into agreement for sale and transfer the same without any right, claim, demand, interest, whatever or however of the in way interfere with or disturb the quiet and peaceful

Kailash Chandra Agnani

possession of the Owner's Allocation or any person or persons claiming through or the nominee or nominees of the Owner. The Developer, however, shall not part with the possession of the Developer's Allocation till such time the Owner's are giving possession of the Owner's Allocation, notwithstanding anything anywhere to the contrary in this agreement.

2. That the Developer shall be exclusively entitled to the Developer's Allocation in the said Building without in any disturbing the common facilities situated thereon with the exclusive right to deal with, enter into agreement for sale and transfer the same without any right, claim, demand, interest whatsoever of the Owner and the Owner or any person or persons with or disturb the quiet and peaceful possession of the Developer's Allocation or any person or person's claiming through or the nominee or nominees of the Developer save and except common parts and areas as referred to in clause of Owner's Allocation.

ARTICLE - VI: COMMON FACILITIES

1. As soon as the Building of the said premises is completed, the Developer shall at first handover the possession of the Owner's allocation before handing over the possession of the

Keishu & Anu

intending purchasers or purchasers of the Developer's Allocation in the said Building and on and from the date of putting the Owner in possession of the Owner's allocation as aforesaid and at all times thereafter the Owner shall be exclusively responsible for payment of all Municipal and property taxes, duties, dues and other statutory outgoings and impositions whatsoever (hereinafter for the sake of brevity collectively referred to as the 'said property' payable in respect of the Owner's allocation and equally the Developer shall be exclusively responsible for payment of all the said rates payable in respect of the Developer Allocation. The said rates to be apportioned pro rata basis with references to the constructed area in the Building if they are levied on the Building as a whole. The Certificates of the Architect as well as Completion Certificate from the K.M.C. for the time being in respect of the said building as to completion of the said building and the quality shall be final and binding on the parties.

2. The parties shall punctually and regularly pay the said rates to the concerned authorities or to such other person or concern as may be mutually agreed between the parties.

ARTICLE - VII: COMMON RESTRICTION.

Kailash Arora

The Owner's Allocation in the building shall be subject to the same restriction on terms and use as are applicable to the Developer's Allocation in the Building intending for the common benefit of all occupiers of the Building which shall include the following: -

1. 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 on any other illegal and immoral trade or activity, nor use or allow the same to be used for any purpose which may create a nuisance or hazards to the other occupier of the Building.

2. The Owners or the Developer or any of their transferees shall not demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the Developer, management society/association/holding organization envisaged hereinafter on this behalf.

3. The Owners and the Developer and any of their transferees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floors and ceiling etc. in their respective allocation in the Building in good

Kaishik & Associates

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 other occupiers of the building as the case may be indemnified from and against the consequences of any breach.

4. No goods or other items shall be kept by the Owners or Developer or any of their transferees for display or otherwise in the corridor or other place for common use in the building and no hindrances or obstruction shall be caused in any manner in the free movement in the corridor or other place of the common use in the building and in case of any such hindrances is caused by them and in case of any such hindrances is caused by them and in that event the Owners/Developer or the Management/ Association/ Society/ Holding organization shall be entitled to remove the same at the risks and costs of the person who shall keep goods or create such hindrances or inconvenience.

5. That the Owners or the Developer or any of their transferees shall permit the Owners/Developer or the Management / Society / Association / Holding Organization or its servants and agents with or without workmen and other at all reasonable

Kuldeep Singh

times to enter in the Building and any part thereof and the Owners or Developer or any of their transferees as the case may be rectified immediately upon the receipts of such notice all such defects of which notice in writing shall be given by the Owners/Developer or the Management/Association / Society / Holding Organization.

6. The Owners or the Developer of 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 around the Building or in the said building or they are not entitled to create any nuisance, disturbance in any manner which may affect the peace of inhabitants of the building and/or locality.

7. That the Owners, the Developer or any of their transferees shall permit the Owners/Developer or the Management / Society / Association / Holding Organization and its servants and agents with or without workman or other at all the reasonable time into and upon their respective allocation and every part thereof for the purpose of maintaining or repairing any part of the Building and / or cleaning, lighting and keeping

Kailash & Anand

in order and good condition, any common facilities and / or for the purpose of maintaining, repairing and testing, drains gas and water pipes, electric wires and for any similar purpose.

8. As soon as the Building is completed the Developer shall give written notice to take possession of the Owner's Allocation in the said Building and from the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all Municipal taxes and other impositions whatsoever payable in respect of the said date and the Developer shall be exclusively responsible for payment of all the said taxes to the extent of his share.

ARTICLE - VIII: MISCELLANEOUS.

1. That the Developer shall be at liberty to advertise in the daily newspaper for sale of the flats to be constructed on the said land to put their banners on the land to employ Durwan, caretaker for safe of the project, to invite the application from the intending purchaser /purchasers and to do all the acts, deeds and things as may be necessary or required for successful implementation of the project to negotiate with the intending buyers to prepare the necessary deeds of sale

Kailesh and Arvind

collection of the payment from the buyers as per agreement between themselves PROVIDED that the terms and conditions such agreement of sale deeds do not effect possession of the Owner's allocation provided that all costs and expenses incidental charges to all acts, deeds and things shall be borne by the Developer or intending buyers as his nominee or nominees.

2. That the Owner shall be liable to execute the deed of conveyance in respect of the Developer's allocation at the request of the Developer in favour of the nominated person / persons and / or purchaser / purchasers of flats of the Developer's Allocation only on handing over possession Owner's Allocation required and if the Owner fails or neglects to appear before the registration authority provided however all the expenses towards preparation of deed, Stamp Duty, Registration fees and all other expenses to be borne by the developer or his nominee or nominees and execute the said deed, but in case of failure the Developer shall be entitled to register the same through specific Performance of Contract Act from the appropriate forum.

Kaishor & Associates

3. All costs, taxes, charges, and expenses including Architect's fees shall be discharged and paid by the Developer, and the Owner shall not be responsible in this context.
4. That the Owner and the Developer shall punctually and regularly pay for their respective allocation the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed between the Owner and the Developer and both the parties shall keep and 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 contested upon a default by the Owner or Developer on this behalf.
5. That the Developer will obtain the Completion Certificate from the Architect relating to approval of materials and K.M.C. construction as per sanctioned Building plan from the appropriate authority at its cost.
6. FORCE MAJORE: That the parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented

Kerish & Arif

by the force majeure and shall be suspended from the obligation during the duration of the force majeure.

7. That Force majeure shall mean flood, earthquake, riot, war, and shortage of Raw materials in the open market, storm, tempest, and civil commotion beyond the control of the parties hereto.

8. ARBITRATION: That all disputes and differences between the Owner and the Developer or their nominee or nominees shall be mutually settled and on failure through Arbitration Constituted as per provisions of the Arbitration Act, 1940 and conciliation Act, 1996.

9. JURISDICTION: That the Courts of Alipore alone shall have the jurisdiction to entertain all actions, suits and proceedings arising out of the agreement.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land measuring 2 Cottahs 7 Chittaks 35 sq.ft. more or less comprised in Dag No 14, 21 and 22 appertaining to Khatian No 373 of Mouza Dhakuria, J.L.No-18 P.S.Lake with old 2 storied building measuring 3000 sq.ft. occupied by the tenants 2 tenants on the ground floor occupying 750 sq.ft. each and 2 tenants on the first floor

Kuilesh Chatterjee

occupying 750 sq.ft. each s lying and situated at 14 Gariahat Road, (Jodhpur Park) Kolkata 700 068. Ward No 93.

Butted and bounded by :-

On the North: 19, Gariahat Road (west).

On the South : 12 ft. wide Road.

On the East 7.5 ft. wide Road & 9A Gariahat Road (west).

On the West : 14A/2, Gariahat Road (west).

TECHNICAL SPECIFICATION OF THE BUILDING

Foundation : R.C.C (1:2:4) on 3" thick B.F.S.

Bedding

Brick work : All exterior brick work shall be 8" thick with bricks of standard quality. All partitions shall be 3" thick with bricks of standard quality.

Floor Bedding : P.C.C (1:3:6) floor bedding 4" thick (average) over 3" thick soling in ground floor.

Floor finish, Skirting, Dado etc.

TILES finish (2 X 2') as per choice of the Developer to all floor 4" height skirting to all rooms. Door height glazed tiles in the Bath and Privy and 2.5" height glazed tiles above cooking platform, floor of toilet, W. C. is of 7ft height Tiles as per choice of the

Kaibhala & Ann

Developer.

Kitchen platform shall finished with granite.

Plaster : Outside of the Building will have sand cement Plaster (1: 6) 3/4" thick (average) whereas the inside and the ceiling plaster will be 1/2" thick (average) in (1:5)

Door &

Windows

: Main Entrance

a) Commercial flush door of 35mm, one side tick finish.

b) Wooden doorframe. (4" × 2½") Sal wood.

Aluminum tower bolt from inside.

ISI Standard lock with handle.

Electrical bell point.

Eye hole.

Door stopper with buffer.

2. Other Doors.

a) Commercial flush door of 30mm.

Wooden doorframe. (4" × 2½").

c) P. V. C. door with P.V.C.

frame/wooden frame for bathroom.

Kaishor Das

d) Stainless steel tower bolt from inside.

Doors stopper, buffer.

Windows

: Grill with guard bar as per design of Architect with Aluminium sliding.

All windows shall have translucent glass. (4 mm.)

WHITEWASH & COLOUR WASH

The Building shall be painted externally with WEATHER COAT/ colourcem. The inside of the flat shall be plaster of paris on the plaster surface.

Toilet & Kitchen

: 1. Bath & W.C.

a) One commode with cistern of ISI Standard.

b) One shower.

c) Concealed plumbing line with the P.V.C. made & outside Building pipes are made of PVC (ISI Standard).

d) One washbasin.

e) Two tap. (standard)

2. W. C.

K. Vishal & S. Aggarwal

a) Comode with cistern.(standard)

b) One tap.

3. Kitchen.

a) One kitchen Sink (stain less steel).

b) One tap above sink for outgoing water.

One tap under sink.

c) Granite slab, over 1" slab casting or black stone.

Stair - case : Stair - case room will be provided with m.s. grill with aluminium sliding.

Cabin for electric meter and pump.

Roof : Roof treatment as per Architect's Choice.

3'-4" height parapet wall be provided all around the roof.

Electrical Installation :

All electrical line will be completed with wires and all switch with ISI Standard.

a) Each Bed Room : Bracket light point, one fan point, one plug point, one tube-light, 2 fuse points. 1 one A.C. Point will be

Krishak & Son

provided in all 2 BHK flat and 2 AC

Point in 3 BHK flat.

- b) Living/ Dining Room** : 2 light points, 2 fan points, 1 plug point, 2 Power Points - 15 Amp./ Phone point and one cable point.
- c) Kitchen** : 1 light point, 1 exhaust fan point - 5 Amp. 1 Power point - 15 Amp.
- d) W. C.** : 1 light point - 5 Amp, 1 exhaust fan point.
- e) Each Balcony** : 1 light point.
- f) Toilet** : 1 light point, 1 exhaust fan point, 1 Gizar point

**** All wiring will be as per existing C.E.S.C. regulations.**

Water Supply :

Overhead reservoir will be provided on the top of the last roof as per design. The suitable electrical pump with motor will be installed at suitable area under stair case as per instruction of the Architect. To deliver water to overhead reservoir from K. M. C. water from the under ground reservoir.

K. S. S. & Agew

Compound :

M.S. Grill Gate as per approved design of the Architect and painted both sides.

IN WITNESS WHEREOF the parties hereto have put their respective signatures, on the day, month and year first above written.

WITNESSES:

1. Indrajit Das.
14/2 Charihat Road
(West) Kolkata - 700068

2. Anandendu Bagchi
3/84 VIVAK NAGAR
KOL-75

1. Kishan Ch. Das.
2. Dolly Das
3. Seema Das
4. Bima Das
5. Tinku Das.

Signature of the owners

BASUKI CONSTRUCTION

Kailesh Ch. Das

Proprietor

Signature of the Developer

Drafted by:

Nitish Saha

NITISH SAHA

Advocate

53, Garfa Main Road,
Kolkata - 700 075.

HTB-1057/1980.

Typed by :

Atanu Saha

ATANU SAHA

53, Garfa Main Road,
Kolkata - 700075.



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name

Signature



Finger	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

KIRAN CHANDRA DAS

Signature *Kiran Ch. Das*



Finger	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

DOLLY DAS

Name

Signature *Dolly Das*



Finger	Thumb	First Finger	Middle Finger	Ring Finger	Small
Left Hand					
Right Hand					

Name SEEMA DAS

Seema Das



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name

Signature



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

SIMA DAS

Name

Signature *Sima Das*



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

TINKU DAS

Name

Signature *Tinku Das*



	Thumb	First Finger	Middle Finger	Ring Finger	Small
Left Hand					
Right Hand					

Name *KAILASH CHAND AGARWAL*

Kailash Chand Agarwal











Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16010001763480/2018

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Kiran Chandra Das 14, Gariahat Road, West, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN - 700068	Land Lord			Kiran Chandra Das 11.12.2018
2	Dolly Das 14, Gariahat Road, West, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN - 700068	Land Lord			Dolly Das 11.12.2018
3	Seema Das 14, Gariahat Road, West, P.O:- Jodhpur Park, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700068	Land Lord			Seema Das 11.12.2018

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

Name of the Executant	Category		Finger Print	Signature with date
Sima Das 14, Gariahat Road, West, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India. PIN - 700068	Land Lord			Sima Das 11.12.2018
Tinku Das 14, Gariahat Road, West, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India. PIN - 700068	Land Lord			Tinku Das 11.12.2018
SI No. 6 Mrs Sima Das 14, Gariahat Road, West, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068	Guardian of Land Lord [Mr Aditya Das]			Sima Das 11.12.2018
SI No. 7 Mr Kailash Chand Agarwal 3, Vidyasagar Sarani, P.O:- Santoshpur, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Representative of Developer [BASUKI CONSTRUCTION]			Kailash Chand Agarwal 11.12.2018

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Dipendu Bhunrhe Son of Mr Shyam Sundar Bhunrhe Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Mr Kiran Chandra Das, Dolly Das, Seema Das, Sima Das, Tinku Das, Mrs Sima Das, Mr Kailash Chand Agarwal	<i>Dipendu Bhunrhe.</i> 11/12/2018

(Maitreyee Ghosh)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

संपी लेख. संख्या कार्ड
 Permanent Account Number Card
CISPD7491L

नाम / Name
KIRAN CHANDRA DAS

पिता का नाम / Father's Name
GORA CHAND DAS

जन्म की तिथि / Date of Birth
10/01/1958

हस्ताक्षर / Signature
Kiran Ch. Das.





In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Services Unit, UTITISL
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.
 इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
 आयकर पैन सेवा यूनिट, UTITISL
 प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलपुर,
 नवी मुंबई-४०० ६१४.

Kiran Ch. Das.

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
DOLLY DAS
KALIPADO ADHIKARI
14/08/1969
Payment Account Number
BDEPD2038C
Dolly Das
Signature

Dolly Das

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

आयकर विभाग

INCOME TAX DEPARTMENT

SEEMA DAS

SATYENDRA NATH DAS

02/05/1991

Permanent Account Number

BQOPD62B1K

Seema Das

Signature



भारत सरकार

GOVT. OF INDIA



Seema Das

यदि कार्ड खोने / पाने पर कृपया सूचित करें / लौटायें :
आयकर सूचना सेवा इकाई, एन एस डी एन
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक
बानेर, पुना - 411 045.

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

Tel: 2211 8081
e-mail: pan@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



EQQPD4897Q

नाम / Name
SIMA DAS

पिता का नाम / Father's Name
SWAPAN PAL

जन्म की तारीख / Date of Birth
15/02/1981

Sima Das
हस्ताक्षर / Signature



15032018

यह कार्ड केवल अपने परामर्शदाता के साथ
आयकर विभाग के कार्ड पर ही प्रयोग
की जा सकती है। इस कार्ड का प्रयोग
करते समय ध्यान देना चाहिए कि
यह कार्ड केवल अपने नाम के लिए ही
वैध है।
पृष्ठ - 411-216

*This card is valid only for the use of the
taxpayer only. It should be used
only for the purpose of filing
income tax returns. It should not
be used for any other purpose.
Model Card No. NSD/100/2017
Date: 15/02/2018*

Income Tax Department
Plot No. 1, Sector 10, Connaught Place
New Delhi - 110028
Phone: 26111111
Fax: 26111111
E-mail: info@incometax.gov.in

Sima Das

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ENDPD4661Q



नाम / Name
TINKU DAS

पिता का नाम / Father's Name
BARUN KUMAR DAS

जन्म की तारीख / Date of Birth
11/02/1978

Tinku Das
हस्ताक्षर / Signature




Tinku Das

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/ लौटारें :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई-400 614.

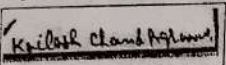
स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACLPA2104N

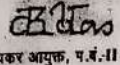


नाम /NAME
KAILASH CHAND AGARWAL

पिता का नाम /FATHER'S NAME
SUKH RAM AGARWAL

जन्म तिथि /DATE OF BIRTH
10-02-1962

हस्ताक्षर /SIGNATURE



आयकर आयुक्त, प.ब.-II
COMMISSIONER OF INCOME-TAX, W.B. - II

Kailash Chand Agarwal

इस कार्ड के खो / गिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चीरंगी स्क्वायर,
कलकत्ता - 700 069.

Case this card is lost/found, kindly inform/return to
the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

DQP1435536



নির্বাচকের নাম : শ্যামসুন্দর ভূঁড়ে
Elector's Name : Shamsundar Bhunrhe
পিতার নাম : শ্যামসুন্দর ভূঁড়ে
Father's Name : Syamsundar Bhunrhe
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ : 25/12/1977
Date of Birth :

DQP1435536b

ঠিকানা:
লাক্ষ্মীপুর মাজের পাড়া, লক্ষ্মীপুর কুল্পী, দক্ষিণ ২৪ পরগণা-
743348

Address:
LAKSHMIPUR MAZER PARA, LAKXMIPUR,
KULPI, SOUTH 24 PARGANAS- 743348

Date: 05/02/2014

133-কুলপি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন আধিকারিকের
স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
133-Kulpi Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় জেটার নিচে নাম জেলা ও একই
সময়ের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্ম এই
পরিচয়পত্রের সারাটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

18/09/14

Shamsundar Bhunrhe

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

GRN: 19-201819-031191498-2
GRN Date: 01/12/2018 12:43:22
BRN : 90030184

Payment Mode Counter Payment
Bank : State Bank of India
BRN Date: 03/12/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16010001763480/4/2018
[Tender Number]

Name : BASUKICONSTRUCTION
Contact No. :
E-mail :
Address : 43JHEELROADKOLKATA700075
Applicant Name : Mr NITISH SAHA
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16010001763480/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	20011
2	16010001763480/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	103

Total 20114

In Words : Rupees Twenty Thousand One Hundred Fourteen only

Major Information of the Deed

Deed No.:	I-1601-04084/2018	Date of Registration	12/12/2018
Query No / Year	1601-0001763480/2018	Office where deed is registered	
Query Date	22/11/2018 12:15:43 PM	D.S.R. - I SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	NITISH SAHA Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830090908, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 0/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,19,24,792/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,021/- (Article: 48(g))	Rs. 103/- (Article E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District South 24-Parganas, P.S.- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), Premises No. 14, Ward No: 093

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		2 Katha 7 Chatak 35 Sq Ft	1/-	1,07,77,292/-	Width of Approach Road: 12 Ft, Encumbered by Tenant.
Grand Total :					4.1021Dec	1/-	107,77,292/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft	1/-	11,47,500/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 1500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	1/-	11,47,500/-	

Mr Kiran Chandra Das

1 Son of Late Gorachand Das 14, Gariahat Road, West, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CISPD7491L, Status :Individual, Executed by: Self, Date of Execution: 11/12/2018 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/12/2018 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Pvt. Residence

Dolly Das

2 Wife of Late Satyendra Kumar Das 14, Gariahat Road, West, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BDFPD2038C, Status :Individual, Executed by: Self, Date of Execution: 11/12/2018 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/12/2018 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Pvt. Residence

Seema Das

3 Daughter of Late Satyendra Kumar Das 14, Gariahat Road, West, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BQOPD6281K, Status :Individual, Executed by: Self, Date of Execution: 11/12/2018 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/12/2018 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Pvt. Residence

Sima Das

4 Wife of Late Sanjay Das 14, Gariahat Road, West, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: EOQPD4897Q, Status :Individual, Executed by: Self, Date of Execution: 11/12/2018 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/12/2018 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Pvt. Residence

Mr Aditya Das

5 Son of Late Sanjay Das 14, Gariahat Road, West, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: EOOPD9540G, Status :Minor, Executed by: Guardian, Executed by: Guardian

Tinku Das

6 Daughter of Late Barun Kumar Das 14, Gariahat Road, West, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ENDPD4661Q, Status :Individual, Executed by: Self, Date of Execution: 11/12/2018 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/12/2018 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Pvt. Residence

Developer Details :

Name,Address,Photo,Finger print and Signature

Sl No	Name,Address,Photo,Finger print and Signature
1	BASUKI CONSTRUCTION 43, Jheel Road, P.O:- Santoshpur, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.:: ACLPA2104N, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1601-04084/2018-12/12/2018

19/12/2018 Query No:-16010001763480 / 2018 Deed No :I - 160104084 / 2018, Document is digitally signed.

Guardian Details :

Name,Address,Photo,Finger print and Signature

1 **Mrs Sima Das**
Wife of Late Sanjay Das 14, Gariahat Road, West, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-
Parganas, West Bengal, India, PIN - 700068, Sex: Female, By Caste: Hindu, Occupation: Others,
Citizen of: India, , PAN No.:: EOQPD4897Q Status : Guardian, Guardian of : Mr Aditya Das

Representative Details :

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

1 **Mr Kailash Chand Agarwal (Presentant)**
Son of Late S R Agarwal 3, Vidyasagar Sarani, P.O:- Santoshpur, P.S:- Kasba, District:-South 24-
Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business,
Citizen of: India, , PAN No.:: ACLPA2104N Status : Representative, Representative of : BASUKI
CONSTRUCTION (as Proprietor)

Identifier Details :

Name & address

Mr Dipendu Bhunrhe
Son of Mr Shyam Sundar Bhunrhe
Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex:
Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Kiran Chandra Das, Dolly Das, Seema
Das, Sima Das, Tinku Das, Mrs Sima Das, Mr Kailash Chand Agarwal

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Kiran Chandra Das	BASUKI CONSTRUCTION-0.683681 Dec
2	Dolly Das	BASUKI CONSTRUCTION-0.683681 Dec
3	Seema Das	BASUKI CONSTRUCTION-0.683681 Dec
4	Sima Das	BASUKI CONSTRUCTION-0.683681 Dec
5	Mr Aditya Das	BASUKI CONSTRUCTION-0.683681 Dec
6	Tinku Das	BASUKI CONSTRUCTION-0.683681 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Kiran Chandra Das	BASUKI CONSTRUCTION-500.00000000 Sq Ft
2	Dolly Das	BASUKI CONSTRUCTION-500.00000000 Sq Ft
3	Seema Das	BASUKI CONSTRUCTION-500.00000000 Sq Ft
4	Sima Das	BASUKI CONSTRUCTION-500.00000000 Sq Ft
5	Mr Aditya Das	BASUKI CONSTRUCTION-500.00000000 Sq Ft
6	Tinku Das	BASUKI CONSTRUCTION-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160104084 / 2018

On 29-11-2018

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 1,19,24,792/-

Maitreyee Ghosh

Maitreyee Ghosh

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 11-12-2018

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

Presented for registration at 17:40 hrs on 11-12-2018, at the Private residence by Mr Kailash Chand Agarwal ,

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

Execution is admitted on 11/12/2018 by 1. Mr Kiran Chandra Das, Son of Late Gorachand Das, 14, Gariahat Road, West, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Others, 2. Dolly Das, Wife of Late Satyendra Kumar Das, 14, Gariahat Road, West, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Others, 3. Seema Das, Daughter of Late Satyendra Kumar Das, 14, Gariahat Road, West, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Others, 4. Sima Das, Wife of Late Sanjay Das, 14, Gariahat Road, West, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Others, 5. Tinku Das, Daughter of Late Barun Kumar Das, 14, Gariahat Road, West, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Others

Indetified by Mr Dipendu Bhunrhe, , , Son of Mr Shyam Sundar Bhunrhe, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-12-2018 by Mr Kailash Chand Agarwal, Proprietor, BASUKI CONSTRUCTION (Sole Proprietorship), 43, Jheel Road, P.O:- Santoshpur, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Indetified by Mr Dipendu Bhunrhe, , , Son of Mr Shyam Sundar Bhunrhe, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Executed by Guardian

Execution is admitted by Mrs Sima Das, , Wife of Late Sanjay Das, 14, Gariahat Road, West, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by profession Others as the guardian of minor Mr Aditya Das 14, Gariahat Road, West, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068

Major Information of the Deed :- I-1601-04084/2018-12/12/2018

... by Mr Dipendu Bhunrhe, , , Son of Mr Shyam Sundar Bhunrhe, Alipore Police Court, P.O: Alipore, Thana:
... South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 12-12-2018

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 103/- (B = Rs 50/- , E = Rs 21/- , H = Rs 28/-
, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 103/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/12/2018 12:00AM with Govt. Ref. No: 192018190311914982 on 01-12-2018, Amount Rs: 103/-, Bank:
State Bank of India (SBIN0000001), Ref. No. 90030184 on 03-12-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 10/-, by
online = Rs 20,011/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 14740, Amount: Rs.10/-, Date of Purchase: 20/09/2018, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/12/2018 12:00AM with Govt. Ref. No: 192018190311914982 on 01-12-2018, Amount Rs: 20,011/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90030184 on 03-12-2018, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1601-04084/2018-12/12/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2018, Page from 144192 to 144242

being No 160104084 for the year 2018.



Digitally signed by Maitreyee Ghosh
Date: 2018.12.19 11:20:16 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 19/12/2018 11:18:08
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)