1863/2020

I - 1797/2020
I-~~1798~~/2020

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AD 328173

06/11/2020

Q 113587776/2020

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

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 9 NOV 2020

THIS JOINT VENTURE AGREEMENT FOR DEVELOPMENT is made and executed at Kolkata on this the 6th day of November, **Two Thousand Twenty**

BETWEEN

contd. . p/2

Cer
Reg
Vol
bei

01042051

15 FEB 2020

Rs. ..... Date .....

Name : .....

Address : .....

Vendor : .....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001

J. Singha.
Advocate
Alipur Judge's Court
Kolkata - 27

Seal of the Additional District Sub Registrar • অতিরিক্ত জেলা উপ নিবন্ধক • Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

6 NOV 2020

(1) SMT. PRATIMA MONDAL (PAN CHLPM1212L), wife of late Anil Mondal **(2) SRI BISWANATH MONDAL son** late Anil Mondal **(PAN ALJPM0235B) (3) SMT RUPA DAS (PAN CYBPD9818E)**, wife of Sri Ashok Das (daughter of late Anil Mondal) and **(4) SRI MRITUNJOY MONDAL (PAN BRRPM3914D)**, son of late Kanailal Mondal, all by,nationality Indian, all by faith – Hindu, all residing at Salua, P.O.- Rajarhal Gopalpur, Police Station- Airport, Kolkata-700 136, both hereinafter referred to as the **LAND OWNERS** (which expression unless repugnant to the context shall mean and include the respective heirs, executors, representatives and assigns of the partners)of the **ONE PART**

AND

MESSRS TIRATH PROJECT PVT. LTD (PAN – AAECT8636L), a ~~partnership firm~~ company incorporated under the company Act, 1956, having its office at 73, Bangur Avenue,Block 'C', Post Office – Bangur, Police Station – Lakctown, Kolkata – 700 055, District – North 24-Parganas, represented by its ~~partners~~ Directors **(1) SRI YOGESH KUMAR ROHRA,** son of late Tirath Das Rohra, **(2) SRI SONU ROHRA** son of Sri harish Kumar Rohra, **(3) SRI NILESH ROHRA,** son of Sri Ashok Kumar Rohra, all by nationality Indian, all by faith - Hindu, all residing at 73, Bangur Avenue,Block 'C', Kolkata – 700 055, hereinafter be referred to as the **DEVELOPER** (which expression unless repugnant to the context shall mean and include the respective heirs, executors, representatives and assigns of the partners) of the **OTHER PART**

WHEREAS one Kanailal **Mondal**, since deceased, son of Surendra Nath Mondal was the owner and possessor of two plots of Bastu land measuring an area of total **20.50 satak,** more or less with structure i.e. land area **2.50 satak** as fifty percent share out of total **05 satak** comprised in **R.S. Dag No. 382** and land area **18 satak** as sixteen annas share comprised in **R.S. Dag No. 383** both under **R.S Khatian No.122**, land lying situated at **Mouza – Salua**, J.L. No. 3, within the local limits of Rajarhat Gopalpur Municipality, within the jurisdiction of P.S. **Airport,** in the district of North 24 Parganas by virtue of own Revisional settlement Record of rights, being R.S. Khatian No.122, absolutely free from all encumbrances whatsoever.

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

6 NOV 2020

AND WHEPEAS while seized and possessed of the aforesaid land, the said **Kanailal Mondal**, a Hindu under the Dayabhaga School of law, died intestate leaving behind his wife namely **SMT. PADMA BALA MONDAL**, three sons namely (1) **SRI ANIL MONDAL**, (2) **SRI SAILEN MONDAL**, (3) **SRI MRITUNJAY MONDAL** and five daughters namely (1) **SMT. MINATI SARKAR** (2) **SMT SASTI MONDAL** (3) **SMT SAPTAMI MONDAL** (4) **SMT. BASANTI MONDAL**, and (5) **SMT ARATI NASKAR,** as his legal heirs and successors to his estate and they become the owners of the aforesaid plots of land measuring **20.50 satak** with structure where each entitled land measuring **02.27** satak more or less as **1/9th** share within the ambit of **Hindu Succession Act, 1956**.

AND WHEREAS while seized and possessed of the aforesaid land with structure the said **SMT. PADMA BALA MONDAL** died intestate on **29.06.1997** leaving behind her said three sons namely (1) **SRI ANIL MONDAL** (2) **SRI SAILEN MONDAL** (3) **SRI MRITUNJAY MONDAL** and five daughter namely (1) **SMT. MINATI SARKAR**, (2) **SMT SASTI MONDAL** (3) **SMT SAPTAMI MONDAL** (4) **SMT. BASANTI MONDAL** and (5) **SMT ARATI NASKAR** as her legal heirs and successors to her estate and they became the joint owners of the aforesaid land with structure thereon from their mother within the ambit of **Hindu Succession Act, 1956,** in proportion of undivided 2.56 Satak each.

AND WHEREAS while seized and possessed of the aforesaid respective **1/8th** share of the said plot of land with structure the said the said (i) SMT. **MINATI SARKAR** (ii) **SMT. SASTI MONDAL** (iii) **SMT. SAPTAMI MONDAL** (iv) **SMT. BASANTI MONDAL** (v) **SMT. ARATI NASKAR**, the donors therein as described one part gifted a plot of Bastu land measuring more or less 1.56 satak as their **5/8th** share out of 2.50 satak total out of 05 satak comprised in R.S Dag No. 382 and another plot of Bastu land measuring more or less 11.25 Satak as their 5/8th share out of total 18 satak comprised in R.S Dag No. 383 and the donors therein jointly gifted total area of land measuring more or less 12.81 satak together with 200 sq. ft brick wall tiles

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

6 NOV 2020

shed two rooms in favour of their two brothers namely (i) **SRI SAILEN MONDAL** (ii) **SRI MRITUNJOY MONDAL** both sons of late Kanai lal Mondal and their nephew namely (iii) **SRI BISWANATH MONDAL** son of late Anil Mondal, by virtue of a gift deed duly registered in the office of ADSR, Bidhan Nagar (Salt Lake city) and recorded Book No. 1, CD volume No. 18, Pages from **13504** to **13519**, **Being no. 10795** for the year **2011**.

AND WHEREAS the said **Sailen Mondal,** Son of late Kanai Lal Mondal, a Hindu under the Dayabhaga School of law, died intestate on **12.12.2014** leaving behind him the following legal heirs and successors:

Sl No.	Name	Relationship with deceased
1.	**Smt. Chabi Mondal**	**Wife**
2.	**Smt. Sangeeta Mondal**	**Daughter**
3.	**Sri. Somnath Mondal**	**Son**

AND WHEREAS upon the death of said Sailen Mondal, his undivided share in the said premises, within the ambit of **Hindu Succession Act, 1956,** devolved upon his heirs as aforesaid.

AND WHEREAS the said **Anil Mondal,** son of late Kanai Lal Mondal,a Hindu under the Dayabhaga School of law, died intestate on 23.07.2011 leaving behind him the following legal heirs and successors :

Sl No.	Name	Relationship with deceased
1.	**Smt. Pratima Mondal**	**Wife**

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

6 NOV 2020

2.	**Smt. Rupa Das**	**Daughter**
3.	**Sri. Biswanath Mondal**	**son**

AND WHEREAS thus Sri. Biswanath Mondal became owner of land by virtue of deed of gift as aforesaid and by virtue of inheritance as aforesaid.

(1) SMT. CHABI MONDAL, ((2) SRI. SOMNATH MONDAL, (3) SMT. SANGITA MONDAL, (4) SRI MRITUNJOY MONDAL,(5) SMT. PRATIMA MONDAL (6) SMT RUPA DAS (7) SRI BISWANATH MONDAL, thus became joint owners in respect of the mother premises measuring more or less 20.50 Satak together with brick built tiles shed room measuring more or less 200 Sq. ft togetherwith all easement right appertaining thereto Comprised & contained in R.S & L.R Dag Nos. 382 & 383 both under Khatian 122, lying and situated at Mouza – Salua, J.L. No. 3, Touzi No. 125 within the local limits of Rajarhat Gopalpur Municipality, under Ward No. 8 within the jurisdiction of P.S. Airport, Pargana – Kalikata, (more fully described in the First Schedule hereunder written).

AND WHEREAS the parties herein executed a deed of Partition between them duly registered in the office of ADSR, Bidhan Nagar (Salt Lake city) and recorded Book No. 1, **Being no.** 1794 for the year **2020**. The owners herein by virtue of this deed of partition became the owners of the homestead land measuring about **13.66 Decimal** in R.S. Dag No. 382 and 383, Mouza-Salua, J. L. No. 3, Touza No. 129, within the local limits of **Bidhannagar Municipal Corporation (previously Rajarhat-Gopalpur Municipality)** Ward no. Now 5, (previously 8), Police Station, Airport,(formally Rajarhat), Kolkata - 700136 , District-North 24 Parganas.

WHEREAS the Land owners herein wanted to Develop their share of land measuring about **13.66 Decimal** in R.S. Dag No. 382 and 383, Mouza-Salua, J. L.

Biswanath Mondal

Seal of the Additional District Sub Registrar Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

6 NOV 2020

No. 3, Touza No. 129, within the local limits of **Bidhannagar Municipal Corporation (previously Rajarhat-Gopalpur Municipality)** Ward no. Now 5, (previously 8), Police Station, Airport,(formally Rajarhat), Kolkata - 700136 , District-North 24 Parganas (more fully and particularly described in the first schedule hereunder written and hereinafter referred to as the SAID PREMISES) by the Developer and so both has agreed to enter into a joint venture agreement of development.

NOW THIS AGREEMENT WITNESSETH that the parties hereto have agreed to abide by the terms and conditions of this agreement appearing hereunder and the terms and expressions hereunder unless excluded by or repugnant to the subject or context shall mean the followings:

1. The Developer will Develop the said premises by constructing a residential cum commercial building therein.

2. Distribution of the allocations among the owners and the developer will be made in the following manner :

A. SMT. PRATIMA MONDAL, SRI BISWANATH MONDAL and SMT RUPA DAS will jointly get **49%** and **SRI MRITUNJOYMONDAL** will get **50%** of the **residential area** in the proposed building in this premises.

B. SMT. PRATIMA MONDAL, SRI BISWANATH MONDAL and SMT RUPA DAS jointly and **SRI MRITUNJOY MONDAL** will get **50%** of the **commercial area** in the proposed building in this premises.

The developer according to this arrangements will get the rest area save and except the owner's allocation in respect of the **residential** and **commercial** area in the proposed building in this premises.

3. The Developer will bear **Rs. 22,000-00 (Rupees twenty two thousand) only** per month in the total as shifting charges/Rent for the

Seal of the Additional District Sub Registrar Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

6 NOV 2020

owners from the day of taking possession of the said premises till the Developer handed over the owners allocation to the owners in the following manner :

i)	**Mrityunjoy Mondal**	**Rs. 9,000-00**
ii)	**Biswanath Mondal and others**	**Rs. 13,000-00**

4. The Developer will prepare building plan and obtain sanction thereof from the **Bidhannagar Municipal Corporation (previously Rajarhat-Gopalpur Municipality)**.

5. The Land owners will be liable to handover the peaceful vacant physical possession of the land as aforesaid to the Developer within one month after
the Developer obtain building plan.

6. The Land owners will clear all taxes to all complaint authorities in respect of the said land till they enter into the formal development agreement with the Developer.

7. The Developer will pay **Sri Mritunjoy Mondal** a sum of **Rs. 11,50,000-00 (Rupees Eleven lacs fifty thousand only)** at the time of execution of this agreement out of which **Rs. 10,00,000-00** will be treated as the refundable amount and **Rs. 1,50,000-00** will be treated as the forfeited amount.

8. **Sri Mritunjoy Mondal** will refund the said sum of **Rs. 10,00,000-00** without any interest accrued thereon before taking possession of his allocation in the proposed building.

9. The Developer will pay to **Sri Biswanath Mondal** and others sum of **Rs. 6,00,000-00 (Rupees Six lacs only)** at the time of execution of this agreement out of which **Rs. 4,50,000-00** will be treated as the refundable amount and **Rs. 1,50,000-00** will be treated as the forfeited amount.

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

6 NOV 2020

10. **Sri Biswanath Mondal** will refund the said sum of **6,00,000-00 (Rupees Six lacs only)** without any interest accrued thereon before taking possession of his allocation in the proposed building.

11. The Developer will have right to amalgamate adjacent plots of land with the land as aforesaid for extending the project further.

12. The Developer will complete the project within 36 months from getting building plan sanctioned from the competent authority.

13. The Developer will have the exclusive right to sell the said developer's allocation at their discretion and take the sale proceed. The owners will have no right and/or authority in the matter.

14. The Land owners and the Developer will bear proportionate share of the common expenses as described in the fifth schedule hereunder written in respect of their respective allocation after completion of the building and taking physical possession of their respective allocation.

15.The Land owners and the both parties herein will execute registered Development Agreement and Development Power of Attorney after mutation in their own names.

16. The Land Owners will hand over all original documents to the Developer on execution of the Development Agreement.

17. The Land owners will give the Developer a power of attorney to sell the Developer's allocation.

18. The land owners had already get a sanctioned building plan in their name issued by the concern municipality and due to paucity of fund they approached to the developer herein and the developer agreed to construct the proposed building on the existing building plan in the name of the land owners.

Seal of the Additional District Sub Registrar Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

6 NOV 2020

19. The Land owners will not hesitate to get this Development Agreement registered cost whereof will be borne by the Developer.

20. Disputes or differences, if any, in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes), will be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 1996.

THE FIRST SCHEDULE AS REFERRED TO ABOVE

(SAID PREMISES)

ALL THAT the piece and parcel of the land admeasuring land measuring more or less **13.66** Decimal in R.S. **Dag No. 382 and 383**, **Mouza-Salua**, J. L. No. 3, Touzi No. 129, within the local limits of **Bidhannagar Municipal Corporation (previously Rajarhat-Gopalpur Municipality)** ward no. now. 5 (previously 8), Police Station - Airport,(formally Rajarhat), Kolkata - 136 District-North 24 Parganas

THE SECOND SCHEDULE AS REFERRED TO ABOVE

(OWNER'S ALLOCATION)

A. SMT. PRATIMA MONDAL, SRI BISWANATH MONDAL and SMT RUPA DAS will jointly get **49%** and **SRI MRITUNJOYMONDAL** will get **50%** of the **residential area** in the proposed building in this premises.

B. SMT. PRATIMA MONDAL, SRI BISWANATH MONDAL and SMT RUPA DAS jointly and **SRI MRITUNJOY MONDAL** will get **50%** of the **commercial area** in the proposed building in this premises which includes undivided

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 6 NOV 2020

proportionate share in the common areas attached thereto in the new building and Together With undivided proportionate share of land of the SAID PREMISES

THE THIRD SCHEDULE AS REFERRED TO ABOVE

(Developer's Allocation)

SAVE AND EXCEPT the allocation of **(1) SMT. PRATIMA MONDALand (2) SRI BISWANATH MONDAL and (3) SMT RUPA DAS** the Developer be entitled to get the rest area in respect of the **residential** and **commercial** area in the proposed building in this premises. But it is mutually agreed that the Developer will get the owners **1%** extra in the residential area in the building which means the both owners and Developer will be entitled to get **50% commercial area** in the building. Thus **1% extra** area in the building get from the owners will be adjusted with the owners allocation in the residential area which includes undivided proportionate share in the common areas attached thereto in the new building and Together With undivided proportionate share of land of the SAID PREMISES

THE FOURTH SCHEDULE AS REFERRED TO ABOVE

(common areas)

Roof,

R.C.C. Columns,

Under ground water reservoir,

Overhead water tank,

Space for meter and pump.

Seal of the Additional District Sub Registrar Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

6 NOV 2020

Passage, courtyard, open areas with all easement rights,

Stair and stair case,

Electric installations,

Generator

Elevator

All other reasonable rights attached with the building and/or the flat and/or the premises.

THE FIFTH SCHEDULE AS REFERRED TO ABOVE

(COMMON EXPENSES)

Expenses for maintaining, repairing, redecorating the building and/or part thereof.

Expenses for lighting of the common areas and/or part thereof.

Expenses for cleaning the common areas.

Salaries of durwan, caretaker and/or other persons whose appointment may be considered necessary for maintenance and protection of the building or part thereof.

IN WITNESS WHEREOF the Parties herein have put their respective hands and

Seal of the Additional District Sub Registrar Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 6 NOV 2020

seals the day month and year first above written.

WITNESSES

1. Ruma Mondal
Saluar Rajarhat Road.

1. Pratima mondal

2. Rupa Das

3. Sisewanath Mondal

4. [illegible]

[LAND OWNERS]

2. Sourav Chakraborty.
Arambagh, Hooghly.
PIN- 712613

Readover and explain by me in Bengali

[illegible]

[DEVELOPER]

Drafted by me and prepared in my office

Santanu Singha
(SANTANU SINGHA)

Advocate

High Court, Calcutta

Kolkata – 700 001

Enrolment No. WB/785/1992

Seal of the Additional District Sub Registrar • অতিরিক্ত জেলা উপ নিবন্ধক • Bidhannagar, উত্তর ২৪ পরগনা • North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 6 NOV 2020

MEMO OF RECEIPT

RECEIVED of **Rs.11,50,000/- (Rupees Eleven Lakh fifty thousand) only** by **Mritunjoy Mondal** from the within named **DEVELOPER** as advance as per following memo:

DATE	BANK	CHEQUE No.	AMOUNT (RS.)
05/07/2018	Bank of Baroda	006043	3,50,000-00
05/07/2018	Bank of Baroda	006044	3,50,000-00
06/11/2020	Bank of Baroda	0000308	4,50,000-00
			11,50,000-00

WITNESSES

1. Puma Mondal

2. Sourov Chakraborty.

মৃত্যুঞ্জয় মন্ডল

(Mritunjoy Mondal)

[LAND OWNER]

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 6 NOV 2020

MEMO OF RECEIPT

RECEIVED of **Rs. 6,00,000/- (Rupees Six Lakh) only** by **PRATIMA MONDAL, BISWANATH & RUPA DAS** from the within named **DEVELOPER** as advance as per following memo:

DATE	BANK	CHEQUE No.	AMOUNT (RS.)
12/7/2017	Bank of Baroda	005020	1,00,000-00
12/07/2017	Bank of Baroda	005021	1,00,000-00
12/07/2017	Bank of Baroda	005022	1,00,000-00
06/11/2020	Bank of Baroda	000306	1,50,000-00
06/11/2020	Bank of Baroda	000307	1,50,000-00
			6,00,000-00

Biswanath Mondal

WITNESSES

1. Ruma Mondal

Pratima Mondal

Rupa Das

Biswanath Mondal

2. Sourav Chakraborty

(PRATIMA MONDAL, BISWANATH & RUPA DAS)

[LAND OWNER]

Seal of the Additional District Sub Registrar • অতিরিক্ত জেলা উপ নিবন্ধকের কার্যালয় • Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

6 NOV 2020

ANNEXURE

Technical specification

Scope of works & Amenities inside the Flat

FOUNDATION :

The foundation of the building shall be reinforced cement concrete.

STRUCTURE :

The main structure of the building shall be of reinforced cement concrete frame structure comprising of R.C.C. Columns beams slabs etc.

ELEVATION :

Attractive designed front elevation with exclusive finish.

WALLS :

The external walls of the building be 200/100 mm thick brick and partition wall inside the flats shall be of 100 mm and 100 mm thick,. Both to be bounded with cement morter.

PLASTERING :

All internal surface shall be plastered with cement sand finished with plaster of paris. All external walls shall be plastered with cement and sand and painted with cement paints of reputed make.

FLOORING AND SKIRTING :

All and other flooring and skirting inside the flat including the balcony shall be made with vetrified tiles. The toilets shall have 6' glazed white anti skid vitrified tiles. The kitchen will have anti skid vitrified tiles

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

6 NOV 2020

DOORS :

All doors frame will be made of sal wood. The main door will be of flush door. Internal door shall be commercial water proof flush type affixed on proper timber frame painted with primer paint. Toilets will have PVC door. The main door shall be provided with one magic eye.

WINDOWS :

All window shall be aluminum/steel frame with integrated grill and will be fitted with glass.

ELEVATORS/LIFTS
Otis / Kone/ Similar reputed make.

TOILET FITTINGS :

All toilets will have anti skid tiles. All toilets be provided with concealed plumbing for water. Each bath room shall have European W.C. one cistern and one basin. Each toilet will have concealed stop cock, bib cocks and shower. The commode and the basin will have white colour.

KITCHEN FITTINGS/FIXTURES :

The kitchen will have anti skid flooring The kitchen shall have R.C.C. cooking platform with black stone. 3' dodo ceramic tiles on cooking slab.

ROOF : Proper roof treatment with water proofing.

STAIRS : All landings and steps of the stair-case will be of marbles.

ELECTRICALS : Meter-Individual meter to be fitted by individual costing.

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

6 NOV 2020

All electrical lines, to be concealed having quality copper wires of proper gauge with earthing arrangements all switch boards to be of PVC with in front cover of parapet sheet with switch/plus/sockets etc. are to be provided on all electrical points.

ELECTRICAL POINTS :

Bed Rooms : Two light points, one fan point, one multi-plug point (5 Amps) in all bed rooms.

Toilets: One light point, one exhaust fan point, 15 Amps,

Living/Dining Room : Two light points, two fan points one plug point (15 amps), one T.V. point and one Refrigerator point.

Kitchen : One light point and one exhaust point with a 15amp. point

Stairs : One light point in each landing.

Roofs : To light points

Ground floor : Adequate light points.

Stairs : All landings and steps of the stair-case will be of cota tile/marble.

Ground floor : Total opening land to be laid with crazy or checker tiles.

WATER SUPPLY :

Boaring water with adequate pump set to lift water to the overheard tank.

The owners will not pay any extra charge for the building and for getting the specification as annexed hereto. But they have to pay extra money for any extra work other than what are stated in hereto.

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা উপ নিবন্ধক
বিধাননগর, উত্তর ২৪ পরগনা
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

6 NOV 2020

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

GRN: 19-202021-013084315-1
Payment Mode Online Payment
GRN Date: 06/11/2020 11:52:35
Bank : State Bank of India
BRN : IK0AUFNXR3
BRN Date: 06/11/2020 11:53:41

DEPOSITOR'S DETAILS

Id No. : 2001358776/9/2020
(Query No./Query Year)

Name : SUBIT MAJUMDER
Contact No. :
Mobile No. : +91 8389040143
E-mail :
Address : ALIPORE COURT PIN 700027
Applicant Name : Mr Subit Majumdar
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement Payment No 9

I - 1797/2020
I - 1795/2020

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001358776/9/2020	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	2001358776/9/2020	Property Registration- Registration Fees	0030-03-104-001-16	17521
		Total		57542

In Words : Rupees Fifty Seven Thousand Five Hundred Forty Two only

Seal of the Additional District Sub Registrar, Bidhannagar, North 24 Pgs.

	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name.....

Signature Pratima Mondal

	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name.....

Signature Rupa Das

	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name.....

Signature Biswanath Mandal

	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name.....

Signature.....

Seal of the Additional District Sub Registrar * Bidhannagar, North 24 Pgs. *

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

6 NOV 2020

	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name.....

Signature.....Yogesh Rohra.....

	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name.....SONU ROHRA.....

Signature.....Sonu Rohra.....

	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name.....Nilesh Kumar Rohra.....

Signature.....Nilesh Rohra.....

		Thumb	1st finger	Middle finger	Ring finger	Small finger
PHOTO	Left hand					
	Right hand					

Name.....

Signature.....

Seal of the Additional District Sub Registrar Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

6 NOV 2020

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TIRATH PROJECTS PRIVATE LIMITED

09/12/2013

AAECT5636L

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

Seal of the Additional District Sub Registrar
North 24 Pgs.

Seal of the Additional District Sub Registrar, Barrackpore, North 24 Pgs.

आधार

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1111/69790/00199

To

Yogesh Rohra

S/O: Trilokdas Rohra

73 BLOCK-C BANGUR AVENUE

SOUTH DUMDUM (M)

Bangur Avenue

Bangur Avenue

Jessore Road North 24 Parganas

West Bangal 700055

9831043218

25/11/2016

9264387748

MA094887465FT

आपका आधार क्रमांक / Your Aadhaar No. :

8250 0333 6812

आधार - आम आदमी का अधिकार

भारत सरकार

Government of India

Yogesh Rohra

DOB : 23/08/1974

Male

8250 0333 6812

आधार - आम आदमी का अधिकार

Seal of the Additional District Sub Registrar, Barrackpore, North 24 Pgs.

आधार

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1111/69786/17343

To

Sonu Rohra

S/O: Harish Kumar Rohra

73 BL-C

BANGUR AVENUE SOUTH DUM DUM(M)

Bangur Avenue

Bangur Avenue

Jessore Road North 24 Parganas

West Bengal 700055

9007493000

28/11/2015

305487927

MA094879271FT

आपका आधार क्रमांक / Your Aadhaar No. :

7071 4226 0159

आधार - आम आदमी का अधिकार

भारत सरकार

Government of India

Sonu Rohra

DOB : 22/12/1984

Male

Seal of the Additional District Sub Registrar North 24 Pgs.

7071 4226 0159

आधार - आम आदमी का अधिकार

आधार

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1111/69786/17346

To

Nilesh Rohra

S/O: Ashok Kumar Rohra

79 BL-C

BANGUR AVENUE SOUTH DUM DUM(M)

Bangur Avenue

Bangur Avenue

Jessore Road North 24 Parganas

West Bangal 700055

9674219578

MAD943808865FT

आपका आधार क्रमांक / Your Aadhaar No. :

8393 4586 2695

आधार - आम आदमी का अधिकार

भारत सरकार

Government of India

Nilesh Rohra

DOB : 03/05/1988

Male

8393 4586 2695

आधार - आम आदमी का अधिकार

Seal of the Additional District Sub Registrar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRATIMA MONDAL

BHOLA NATH DAS

01/01/1963

Permanent Account Number

CHLPM1212L

Pratima Mondal

Signature

If 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.

यदि कार्ड खोया/मिला तो कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलापुर,
नवी मुंबई - 400 614.

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
Bidhannagar, North 24 Pgs.

Seal of the Additional District Sub Registrar
Barrackpore, North 24 Pgs.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CYBPD9818E

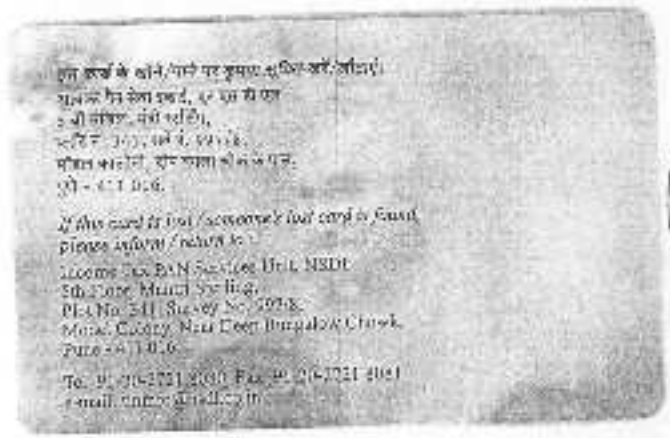
Name
RUPA DAS

Father's Name
ANIL MONDAL

30/04/1980

Rupa Das

Signature



If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel. +91-020-2721 8080, Fax +91-020-2721 8081
e-mail: tinpan@nsdl.co.in

Seal of the Additional District Sub Registrar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MRITUNJOY MONDAL
KANAI MONDAL

10/04/1965

Permanent Account Number
BRRPM3914Q

Signature

If 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.

यदि कार्ड खोया / पाया जाए तो कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलापुर,
नवी मुंबई-400 614.

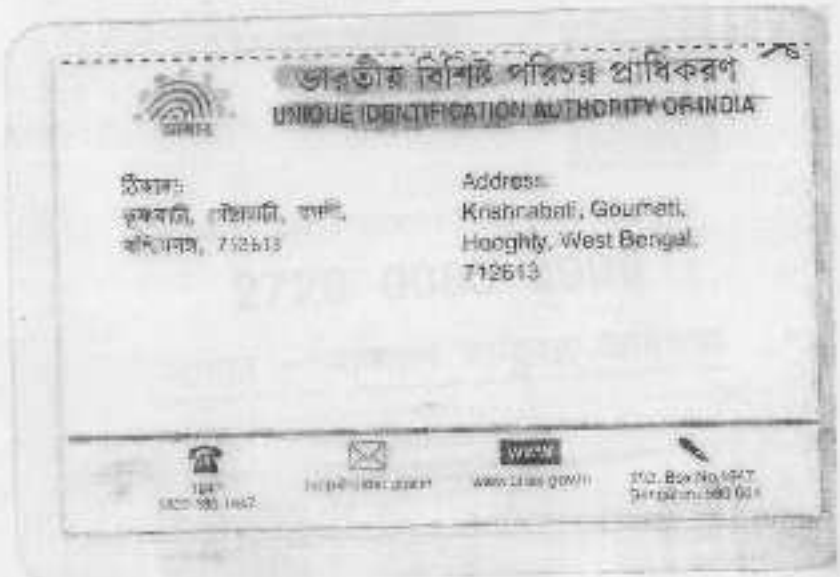
Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

भारत सरकार
GOVERNMENT OF INDIA

Sourav Chakraborty
Father : Suvasis Chakraborty
Year of Birth : 1997
Male

7628 9796 3173

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
কৃষ্ণবাটি, গৌরহাটি, হুগলি,
পশ্চিমবঙ্গ, 712613

Address:
Krishnabati, Gourhati,
Hooghly, West Bengal,
712613

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধকের দপ্তর
বিধাননগর, উত্তর ২৪পরগনা
Bidhannagar, North 24 Pgs.

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/19659/00236

To

প্রতিমা মন্ডল

PRATIMA MONDAL

SALUA mondal para

Rajarhat

Rajarhat Gopalpur

Rajarhat North 24 Parganas

West Bengal /700136

MK5260784171F1

আপনার আধার সংখ্যা / Your Aadhaar No. :

2729 0083 8996

আধার – সাধারণ মানুষের অধিকার

Government of India

প্রতিমা মন্ডল

PRATIMA MONDAL

পিতা : ভোলা নাথ দাস

পিতার নাম : BHOLA NATH DAS

জন্মতারিখ / DOB : 01/01/1953

মহিলা / Female

2729 0083 8996

আধার – সাধারণ মানুষের অধিকার

Of the Additional District Sub Registrar

Barasat, North 24 Pgs.

AADHAAR

তথ্য

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

INFORMATION

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

- আধার দ্বারা দেশে বৈধ।
- 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.

আধার

ঠিকানা:
[illegible] মন্ডল পাড়া, রাজারহাট, রাজারহাট গোপালপুর, উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ, 700136

Address:
S/o, U/A mondal para, Rajarhat, Rajarhat Gopalpur, North 24 Parganas, West Bengal, 700136

2729 0083 8996

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির নম্বর / Enrolment No. : 1111/46891/01840

To
RUPA DAS
PARTHANAGARI
R GOPALPUR
LALKUTHI PARTHANAGARI
Rajarhat
Rajarhat Gopalpur,North 24 Parganas
West Bengal - 700136

KL9113894 19FT

9113894

আপনার আধার সংখ্যা / Your Aadhaar No. :

2721 7355 1615

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

RUPA DAS

Husband : Ashok Das

Female

2721 7355 1615

আধার – সাধারণ মানুষের অধিকার

Seal of the Additional District Sub Registrar * North 24 Pgs * Bidhannagar

তথ্য

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

INFORMATION

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

- আধার সারা দেশে বৈধ।
- 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.

আধার

Unique Identification Authority of India

Address: PARTHANAGARI R GOPALPUR, LALKUTHI PARTHANAGARI, Rajarhat Rajarhat Gopalpur, North 24 Parganas, West Bengal, 700136

2721 7355 1615

1947

1

আধার

ভারত সরকার
Unique Identification Authority of India
Government of India

নথিভুক্তির আই ডি / Enrollment No.: 1111/19659/00265

To
বিশ্বনাথ মন্ডল
BISWANATH MONDAL
SALUA MONDAL PARA
Rajarhat
Rajarhat Gopalpur
Rajarhat North 24 Parganas
West Bengal 700136

M/N5260764416FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

2797 5166 9341

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

বিশ্বনাথ মন্ডল
BISWANATH MONDAL
পিতা : অনিল মন্ডল
Father : ANIL MONDAL
জন্মতারিখ / DOB : 28/02/1992
পুরুষ / Male

2797 5166 9341

আধার – সাধারণ মানুষের অধিকার

AADHAAR

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.

আধার
Unique Identification Authority of India

ঠিকানা:
সালুয়া মন্ডল পাড়া, রাজারহাট, রাজারহাট গোপালপুর, উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ, 700136

Address:
SALUA MONDAL PARA
Rajarhat Rajarhat Gopalpur
North 24 Parganas, West Bengal
700136

2797 5166 9341

Seal of the Additional District Sub Registrar, Barasat, North 24 Pgs.

Mintunjoy Mondal

Father : KANAI MONDAL

4137 8645 4667

আধার – সাধারণ মানুষের অধিকার

Unique Identification Authority of India

Address: BALUA MONDAL PARA, Rajarhat, Rajarhat Gopalpur, North 24 Parganas, West Bengal, 700136

4137 8645 4667

Seal of the Additional District Sub Registrar, North 24 Pgs.

भारत सरकार
GOVERNMENT OF INDIA

সৌরভ চক্রবর্তী
Sourav Chakraborty
পিতা : সুভাষিস চক্রবর্তী
Father : Suvasis Chakraborty
জন্ম সাল / Year of Birth : 1997
পুরুষ / Male

7628 9796 3173

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
কৃষ্ণবাটি, গৌরহাটী, হুগলী,
পশ্চিমবঙ্গ, 712613

Address:
Krishnabati, Gourhati,
Hooghly, West Bengal,
712613

1947
1800 180 1947
www.uidai.gov.in
P.O. Box No. 1947
Bengaluru-560 001

Seal of the Additional District Sub Registrar
North 24 Pgs.

Major Information of the Deed

Deed No :	I-1504-01797/2020	Date of Registration	09/11/2020
Query No / Year	1504-2001358776/2020	Office where deed is registered	
Query Date	15/10/2020 8:57:20 AM	1504-2001358776/2020	
Applicant Name, Address & Other Details	Subit Majumdar Alipore Judge Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8389040143, 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 : 17,50,000/-]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 2,60,78,183/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,121/- (Article:48(g))		Rs. 17,521/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road(salua-gopalpur), Mouza: Salua, , Ward No: 5 Jl No: 3, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-382 (RS :-)		Bastu	Bastu	13.66 Dec	1/-	2,60,78,183/-	Width of Approach Road: 22 Ft.,
	Grand Total :				13.66Dec	1 /-	260,78,183 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Pratima Mondal Wife of Mr Anil Mondal Executed by: Self, Date of Execution: 06/11/2020 , Admitted by: Self, Date of Admission: 06/11/2020 ,Place : Office	 06/11/2020	 LTI 06/11/2020	Pratima Mondal 06/11/2020
	Salua, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CHxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/11/2020 , Admitted by: Self, Date of Admission: 06/11/2020 ,Place : Office			

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
Bidhannagar, North 24 Pgs.

	Name	Photo	Finger Print	Signature
	Mr Biswanath Mondal (Presentant) Son of Late Anil Mondal Executed by: Self, Date of Execution: 06/11/2020 , Admitted by: Self, Date of Admission: 06/11/2020 ,Place : Office	 06/11/2020	 LTI 06/11/2020	Biswanath Mondal 06/11/2020
	Salua, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ALxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/11/2020 , Admitted by: Self, Date of Admission: 06/11/2020 ,Place : Office			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Smt Rupa Das Wife of Mr Ashok Das Executed by: Self, Date of Execution: 06/11/2020 , Admitted by: Self, Date of Admission: 06/11/2020 ,Place : Office	 06/11/2020	 LTI 06/11/2020	Rupa Das 06/11/2020
	Salua, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CYxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/11/2020 , Admitted by: Self, Date of Admission: 06/11/2020 ,Place : Office			
4	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Mritunjoy Mondal Son of Late Kanailal Mondal Executed by: Self, Date of Execution: 06/11/2020 , Admitted by: Self, Date of Admission: 06/11/2020 ,Place : Office	 06/11/2020	 LTI 06/11/2020	Mritunjoy Mondal 06/11/2020
	Salua, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BRxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/11/2020 , Admitted by: Self, Date of Admission: 06/11/2020 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**TIRATH PROJECTS PRIVATE LIMITED** 73, Block - C, Bangur Avenue, P.O:- MADHYAMGRAM, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700129 , PAN No.:: AAxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
বিধাননগর, উত্তর ২৪পরগনা
Bidhannagar, North 24 Pgs.

Representative Details :

No	Name,Address,Photo,Finger print and Signature
1	**Mr Yogesh Rohra** Son of Late Tirtha Das Rohra 73, Bangur Avenue Block C, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8D, Aadhaar No: 82xxxxxxxx6812 Status : Representative, Representative of : TIRATH PROJECTS PRIVATE LIMITED (as director)
2	**Mr Sonu Rohra** Son of Mr Harish Kumar Rohra 73, Bangur Avenue Block C, P.O:- Bangur Avenue, P.S:- Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIxxxxxx4C, Aadhaar No: 70xxxxxxxx0159 Status : Representative, Representative of : TIRATH PROJECTS PRIVATE LIMITED (as director)
3	**Mr NILESH Rohra** Son of Mr Ashok Kumar Rohra 73, Bangur Avenue, Block C, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx7P, Aadhaar No: 83xxxxxxxx2695 Status : Representative, Representative of : TIRATH PROJECTS PRIVATE LIMITED (as director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sourav Chakraborty Son of Mr Suvasis Chakraborty Arambagh, P.O:- Gourhati, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN - 712613			Sourav Chakraborty
	06/11/2020	06/11/2020	06/11/2020

Identifier Of Smt Pratima Mondal, Mr Biswanath Mondal, Smt Rupa Das, Mr Mritunjoy Mondal, Mr Yogesh Rohra, Mr Sonu Rohra, Mr NILESH Rohra

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Pratima Mondal	TIRATH PROJECTS PRIVATE LIMITED-3.415 Dec
2	Mr Biswanath Mondal	TIRATH PROJECTS PRIVATE LIMITED-3.415 Dec
3	Smt Rupa Das	TIRATH PROJECTS PRIVATE LIMITED-3.415 Dec
4	Mr Mritunjoy Mondal	TIRATH PROJECTS PRIVATE LIMITED-3.415 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road(salua-gopalpur), Mouza: Salua, , Ward No: 5 JL No: 3, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 382		Seller is not the recorded Owner as per Applicant.

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধকের মোহর
বিধাননগর, উত্তর ২৪পরগনা
Bidhannagar, North 24 Pgs.

On 04-11-2020

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 2,60,78,183/-

Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 06-11-2020

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

Presented for registration at 14:56 hrs on 06-11-2020, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr Biswanath Mondal , one of the Executants.

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

Execution is admitted on 06/11/2020 by 1. Smt Pratima Mondal, Wife of Mr Anil Mondal, Salua, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife, 2. Mr Biswanath Mondal, Son of Late Anil Mondal, Salua, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Others, 3. Smt Rupa Das, Wife of Mr Ashok Das, Salua, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Others, 4. Mr Mritunjoy Mondal, Son of Late Kanailal Mondal, Salua, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Others

Indetified by Mr Sourav Chakraborty, , , Son of Mr Suvasis Chakraborty, Arambagh, P.O: Gourhati, Thana: Arambag, , Hooghly, WEST BENGAL, India, PIN - 712613, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,521/- (B = Rs 17,500/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 17,521/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/11/2020 11:53AM with Govt. Ref. No: 192020210130843151 on 06-11-2020, Amount Rs: 17,521/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AUFNXR3 on 06-11-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 40,021/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 1042051, Amount: Rs.100/-, Date of Purchase: 15/02/2020, Vendor name: I Chakraborty
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/11/2020 11:53AM with Govt. Ref. No: 192020210130843151 on 06-11-2020, Amount Rs: 40,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AUFNXR3 on 06-11-2020, Head of Account 0030-02-103-003-02

Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধকের মোহর
Bidhannagar, North 24 Pgs.

11-2020

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

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

Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2020, Page from 81824 to 81871

being No 150401797 for the year 2020.

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

Digitally signed by DEBAJYOTI BANDYOPADHYAY
Date: 2020.11.10 12:05:28 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 2020/11/10 12:05:28 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)