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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AA 515604

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

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19/3/19

**MEMORANDUM OF AGREEMENT- CUM**  
**GENERAL POWER OF ATTORNEY**

THIS MEMORANDUM OF AGREEMENT, Cum GENERAL POWER OF ATTORNEY made on this the 29<sup>th</sup> Day of January 2019 (Two Thousand and Nineteen)

**BETWEEN**

*Madhanta Das*

*Tanuka Das*

*Pradi Ray Das*

*Mangal Das Meogi*

*Thiruli Das*

*Ritika Das*

Shrividhi Construction  
 Partner  
*S. S. Das*

3.15.2019/19

Shrividhi Construction  
 Partner  
*Pradi Ray*

15207

13 DEC 2018

Rs. **100/-** Date.....

Pranab Kumar Nag

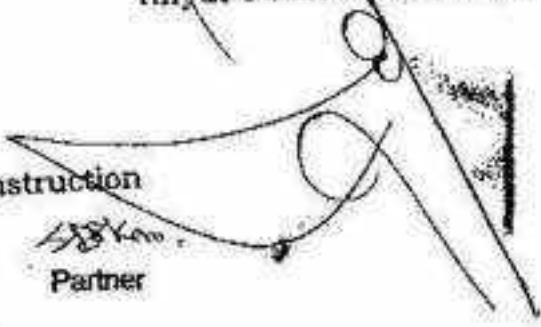
Address: .....

Vendor: .....

Advocate  
City Civil Court, Kol-01  
Enrollment No: F/1953/1981

Alipur Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27

Shrivridhi Construction  
SBKam  
Partner




Shrivridhi Construction  
SBKam  
Partner

~~SBKam~~  
VCT no- 298



VCT no- 299

Mangla Das Meogi

 VCT no 301


Assistant Sub-Registrar-IV  
Alipur, Pgs 24-Pgs

Pinaki Ranjan Das


 VCT no 302

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Madhusmita Das

 VCT no 303

Tanuka Das

 Kalyan Das  
VCT no- 300

**(1) SMT. MANJU DAS NEOGI**, PAN – AYQPD5219C , AADHAAR No. 4394 9408 0051, wife of Late Asim Kumar Das Neogi, by faith-Hindu, by Occupation - Housewife, **(2) SRI PINAKI RANJAN DAS**, PAN - AYQPD5218D, AADHAAR No. 7762 5763 4518, Son of Late Asim Kumar Das Neogi, by Faith - Hindu, by Occupation - Service, both are residing at College para, Chakvabani, Balurghat Dakhin Dinajpur, **(3) SMT. MADHUMITA DAS** PAN - AHLPD7291G, Aadhaar No. 3699 4735 8951, Wife of Sri Suvendu Paul, by Faith - Hindu, By Occupation - Service, presently Residing at Mahinagar, B.T. Park, Dakhin Dinajpur **(4) SMT. TANUKA DAS**, PAN -AIGPD1752J, AADHAAR No. 2786 9498 5490, Wife of Late Asoke Kumar Das, by Faith - Hindu, by Occupation – Housewife, **(5) SRI. RITAM DAS**, PAN - AIGPD1753K, AADHAAR No. 9662 6547 6904, Son of Late Asoke Kumar Das, by faith-Hindu, by Occupation – Service , **(6) SMT. JHIMLI DAS** , PAN – BEMPD4320P, Aadhaar No. 7472 0056 9678, Daughter of Late Asoke Kumar Das, by Faith - Hindu, by Occupation – Housewife, all are residing at 818, Purba Balia Road, Balia Park, Kolkata – 700084, P.S – Narandrapur, P.O. – Garia, District – South 24 Parganas, hereinafter jointly called and referred to as the **OWNERS**, (which expression, unless excluded by or repugnant to the context, shall be deemed to mean and include their respective heirs, legatees, assigns representatives etc.) of the **FIRST PART**,

**AND**

**M/S SHRIVRIDHI CONSTRUCTION**, PAN – ADUFS6925R, Represented by its Partners **(1) MR. SUMAN DEB SARKAR**, PAN - ADSPD9719Q, Aadhaar No. 6849 9449 5961 Son of Late Arun Deb Sarkar, Residing at 44 / C, Nalaj Subhas Road, Kolkata – 700034, P.O: Behala, P.S. – Parnastree , District: South 24 Pargana, **(2) MR. ARUN RAI**, PAN - AMIPR3770J, Aadhaar



UCC No 309

Thionli Das



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No. 9550 6256 6531, Son of Sri Shyam Milan Rai, by Faith - Hindu, by Occupation - Business, Residing at 4D/3A/1, Ground Floor, Dharamtala Road, Post Office - Kasba, Police Station - Kasba, Kolkata - 700039, both by faith Hindu, by occupation - Business, in the District of South 24 Parganas having its registered office at 8/35, Fern Road, Ground Floor, Kolkata - 700019, P.O: Golpark, P.S: Gariahat, District - South 24 Parganas, hereinafter called and referred to as the **DEVELOPER** (which terms or Expression unless excluded by or repugnant to the subject or context shall mean and include their respective legal heirs, successors, inheritors, representative, executors, administrators and assigns of the

**SECOND PART.**

**WHEREAS** one Sri Jibon Kumar Mondal, Son of Late Kali Charan Mondal, was the rightful recorded owner in respect of the land measuring more or less 8 satak lying and situated at Mouza - Balia, Touzi No. 274, R.S No. 30, J.L No. 46, Khatian No. 305, 306, Khanda Khatian No 304, Dag no. 744, 745, and 746, with all easement and quasi - easement rights interalia other properties of.

**AND WHEREAS** said Sri Jibon Kumar Mondal by virtue of a Deed of Conveyance sold, conveyed and transferred all that piece and parcel of land measuring 4 Cottah be the same a little more or less lying and situated at Mouza - Balia, Touzi No. 274, R.S No. 30, J.L No. 46, Khatian No. 305, 306, Khanda Khatian No. 304, Dag No. 744, 745, and 746, P.S. Sonarpur, in the District of 24 Parganas unto and in favour of Sri. Asoke Kumar Das and the said Deed of Conveyance was duly registered at the office of the District Sub - Registrar at Alipore and record in Book no. I, Vol No. 258, pages from 7 to 12, being No. 7516, for the year 1977.



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**AND WHEREAS** by virtue of the said registered Deed of Conveyance the said Sri. Asoke Kumar Das thus became sole, absolute and exclusive owner of the aforesaid land measuring more or less 4 (Four) Cottahs, and mutated his name in the office of B.L. & L.R.O. Sonarpur and also mutated and or recorded his name with the Assessment record of Rajpur - Sonarpur Municipality and since then said property being known and numbered as Premises / Holding No. 818, Purba Balia, Ward No. 1, P.S. Sonarpur, District 24 Parganas (S). Which is more fully described in the **Schedule "I"** hereunder written.

**AND WHEREAS** Said Jibon Kumar Mondal, Son of son of Late Kali Charan Mondal, also was the rightful recorded owner in respect of the land measuring more or less 12 (Twelve) Decimal be the same a little more or less lying and situated at Mouza - Balia, Touzi No. 274, J.L No. 46, R.S No. 30, C.S. Khatian No. 85, R.S. Khatian 301, C.S. Dag no. 665, R.S. Dag no. 747, P.S: Sonarpur, in the District of 24 Parganas (South).

**AND WHEREAS** said Jibon Kumar Mondal, of Balia, by virtue of a Deed of Conveyance sold, conveyed and transferred ALL THAT piece and parcel of land 6 (six) Cottahs be the same a little more or less lying and situated at Mouza - Balia, Touzi no. 274, R.S No. 30, J.L No. 46, C.S. Khatian no. 85, R.S. Khatian 301, C.S. Dag no. 665, R.S. Dag no. 747, P.S Sonarpur, in the District of 24 Parganas (South) unto and in favour of Kalpana Das Neogi and the said Deed of Conveyance was duly Registered at the office of the District Sub-Registrar at Allipore and Recorded in Book No. 1, Volume No. 245, Pages from 49 to 52, Being No. 7365, for the year 1977.

**AND WHEREAS** the said Kalpana Das Neogi, a Hindu and a spinster died intestate on 22<sup>nd</sup> September 1998 leaving behind her three brothers



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namely Sri Ashis Kumar Das Neogi, Sri Ashim Kumar Das Neogi and Sri Asoke Kumar Das as her successors-in-interest, heirs, legatees etc and upon the demise of the said Kalpana Das Neogi, all her right, title and interest in her said property as per the provision of law of Hindu succession automatically devolved upon her said three brothers in equal share and each of them thus acquired 1/3<sup>rd</sup> undivided share in the said properties.

**AND WHEREAS** Said Ashis Kumar Das Neogi i.e the eldest brother of Kalpana Das Neogi since deceased, died intestate on 08<sup>th</sup> January 2008 leaving behind his wife Smt. Dipali Das Neogi and two married daughters namely Smt. Sumita Biswas, wife of Sri Sujit Biswas and Smt. Paramita Sarkar wife of Sri Priyolosh Sarkar as his successors-in-interest, heirs, legatees etc and upon the demise of the said Ashis Kumar Das Neogi, all his right, title and interest in respect of his undivided 1/3<sup>rd</sup> share in said property as per the provision of law of Hindu succession automatically devolved upon his said wife and two married daughters in equal share and each of them thus acquired 1/9<sup>th</sup> undivided share in the said properties.

**AND WHEREAS** the said Ashim Kumar Das Neogi i.e the second brother of Kalpana Das Neogi, since deceased, died intestate on 23<sup>rd</sup> September 2008 leaving behind his wife Smt. Manju Das Neogi one son Sri Pinaki Ranjan Das and a married daughter namely Smt. Madhumita Das i.e the owners herein as his successors-in-interest, heirs, legatees etc and upon the demise of the said Ashim Kumar Das Neogi, all his right, title and interest in respect of his undivided 1/3<sup>rd</sup> share in said property as per the provision of law of Hindu succession automatically devolved upon his said wife, said son and said married daughters in equal share and each of them thus acquired 1/9<sup>th</sup> undivided share in the said properties.



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**AND WHEREAS** while seized and possessed of the said properties lying and situated at Mouza Balia as stated above the said Smt. Dipali Das Neogi and two married daughters namely Smt. Sumita Biswas, wife of Sri Sujit Biswas and Smt. Paramita Sarkar wife of Sri Priyotosh Sarkar for valuable consideration, By virtue of Deed of Conveyance, sold transferred, conveyed, assured and assigned unto and in favour Sri Asoke Kumar Das 1 (One) Cottahs of undivided share of land out of their undivided total 2 cottahs of land and sold balance 1 (One) Cottahs of land jointly to Smt. Manju Das Neogi, Sri Pinaki Ranjan Das and Smt. Madhumita Das and the said indenture was registered in the office of A.D.S.R Balurghat and recorded in Book No. 1, CD Volume No. 13 pages from 3976 to 3987, being no 03337, for the year 2010, by the said Deed-of-conveyance.

**AND WHEREAS** by virtue of the said registered Deed of Conveyance and by virtue of inheritance the said Sri. Asoke Kumar Das Smt. Manju Das Neogi, Sri Pinaki Ranjan Das and Smt. Madhumita Das thus became sole, absolute and exclusive owner of the aforesaid land measuring more or less 6 (Six) Cottahs, and mutated his name in the office of B.L. & L.R.O. Sonarpur and also mutated and or recorded their his names with the Assessment record of Rajpur - Sonarpur Municipality and since then said property being known and numbered as Premises / Holding No. 826, Purba Balia, within the local limits of Rajpur - Sonarpur Municipality, Ward No. 1, P.S. Sonarpur, District 24 Parganas (S). Which is more fully described in the **Schedule "I"** hereunder written.

**AND WHEREAS** by virtue of purchase and by inheritance the said Sri Asoke Kumar Das, thus became sole absolute and exclusive owner of ALL THAT piece and parcel of land measuring 7 (Seven) Cottahs more or less with a single storied dwelling house standing thereon lying and



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situated at Mouza – Balia, Touzi no. 274, R.S No. 30, J.L No. 46, Khatian No. 305, Dag No. 746, and portion thereof in Khatian No. 85, C.S. Dag No. 665, R.S. Dag No. 747, more fully describe in the **Schedule "I"** hereunder written and hereinafter referred to as the "said property" and got his name mutated in the records of right of the Municipal Authority.

**AND WHEREAS** by virtue of purchase and by inheritance the said Smt. Manju Das Neogi, Sri Pinaki Ranjan Das and Smt. Madhumita Das thus became joint absolute and exclusive owner of ALL THAT undivided piece and parcel of land measuring 3 (three) cottahs more or less lying and situated at Mouza - Balia, Touzi no. 274, R.S No. 30, J.L No. 46, C.S. Khatian No. 85, R.S. Khatian no. 301, L.R. Khatian no. 908, C.S. Dag no. 665, R.S Dag No. 747, L.R. Dag no. 804, and portion thereof in R.S. Khatian no. 85, C.S. Dag No. 665, R.S Dag No. 747, now known as East Balia Park, Kolkata- 700084, P.S Sonarpur, within the local jurisdiction of Rajpur - Sonarpur Municipality, Ward No. 1, District 24 Parganas South, more fully described in the **Schedule "I"** hereunder written and hereinafter referred to as the "said property".

**AND WHEREAS** while seized and possessed of the share in the said property the said Ashoke Kumar Das, Smt. Manju Das Neogi, Sri Pinaki Ranjan Das and Smt. Madhumita Das for their better benefit and to avoid wastage of land and to make a compact project by constructing multi - storeyed building, the owners herein jointly decided to amalgamate the entire properties in a single land in the manner aforesaid. The said Ashoke Kr Das and legal heirs of deceased Ashim Kumar Das became the joint Owners of the aforesaid joint property jointly got their names mutated and or recorded with the Assessment record of Rajpur - Sonarpur Municipality and since then said property being known and numbered as Premises / Holding No. 818, Purba Balia, Kolkata – 700084.



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at Mouza - Balia, J.L. No - 46, R.S Khatian No - 301, 304, 305, 306, appertaining to L.R Khatian No - 908 and 909, R.S Dag No - 744, 745, 746, 747, appertaining to L.R Dag No - 801, 802, 803, 804, within the local limit of Rajpur - Sonarpur Municipality, Ward No. 1, P.S. Sonarpur, District 24 Parganas (s), and as per physical measurement land area appears more or less 10 Cottahs.

**AND WHEREAS** while seized and possessed of the share in the said property the said Ashoke Kumar Das, a Hindu, died intestate on 15<sup>th</sup> April 2017, leaving behind his wife Smt. Tanuka Das, only son Sri Ritam Das and only daughter Smt. Jhimli Das as his heirs, successors-in-interest, legal representatives and upon the demise of the said Ashoke Kumar Das all his right, title and interest in said property, as per the provision as envisaged in the law of Hindu Succession, automatically devolved upon his wife Smt. Tanuka Das, only Son Sri. Ritam Das and only Daughter Smt. Jhimli Das, who thus became joint owners in respect of the property of Ashoke Kumar Das, since deceased, each thereby acquiring undivided  $1/3^{\text{rd}}$  share .

**AND WHEREAS** in the manner aforesaid said (1) SMT. MANJU DAS NEOGI, (2) SRI PINAKI RANJAN DAS, (3) SMT. MADHUMITA DAS (4) SMT. TANUKA DAS, (5) SRI. RITAM DAS, and (6) SMT. JHIMLI DAS, became the right full absolute joint owners of the aforesaid property and have been possessing and enjoying the same by mutating their names in the office of B.L. & L.R.O. and also recorded their names in the Assessment record of Rajpur - Sonarpur Municipality by paying rates and taxes to the appropriate authority concerned.

**AND WHEREAS** the present Owners have agreed to develop the aforesaid joint property by constructing a new building thereon and to avoid any future misunderstanding and legal disputes the parties hereto



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have agreed to enter into this Memorandum of Agreement Cum General Power of Attorney.

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

**ARTICLE - I - DEFINITIONS**

a. Owners and Developer shall include their respective transferees / nominees.

b. Premises shall mean **ALL THAT** piece and parcel of the land measuring an area 10 (Ten) Cottahs be the same a little more or less along with Structure standing thereon measuring an area 2000 Sq. Ft. lying and situated at Mouza - Balia, J.L No - 46, R.S Khatian No - 301, 304, 305, 306, appertaining to L.R Khatian No - 908 and 909, R.S Dag No - 744, 745, 746, 747, appertaining to L.R Dag No - 801, 802, 803, 804, within the local limits of Rajpur - Sonarpur Municipality, Ward No. 1, Premises / Holding No. 818, Purba Balia, Kolkata - 700084, P.S. Narandrapur, District 24 Parganas (5).

c. Owners shall mean and include **(1) SMT. MANJU DAS NEOGI, (2) SRI PINAKI RANJAN DAS, (3) SMT. MADHUMITA DAS (4) SMT. TANUKA DAS, (5) SRI. RITAM DAS, and (6) SMT. JHIMLI DAS, and their, successors, representative and assigns.**

d. Developer shall mean and include **M/S SHRIVRIDHI CONSTRUCTION** PAN - ADUFS6925R shall have its registered office at 8/35, Fern Road, Kolkata - 700019, P.O - Golpark P.S: Gariahat, West Bengal Represented by its Partners **(1) MR. SUMAN DEB SARKAR**, PAN - ADSPD9719Q, Aadhaar No. 6849 9449 5961, (2) **MR. ARUN RAI**, PAN -



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AMIPR3770J, Aadhaar No. 9550 6256 6531, and its Successors – in – Office, representatives and assigns.

e. New Building shall mean and include commercial and / or residential building or buildings to be constructed on the said premises in accordance with the plan sanctioned by the Appropriate Authority and with necessary open spaces intended for the enjoyment by the occupants of the buildings.

f. The Landowner is liable to mutated the property in the record of B.L. & L.R.O. Sonarpur, and also in the Assessment Record of Rajpur – Sonarpur Municipality, furthermore the Landowners shall clear all previous and current Rates and Taxes from the competent authority, presently the land is recorded as Danga Land, it has to be converted into Bastu.

g. Tax responsibility schedule is On and from the date of allocation, the rates in respect of the New Buildings (including both owners' allocation and developer's allocation) shall be payable by the respective transferees thereof and in case of unsold areas which remain joint between the owners and the developer the same shall be shared by the parties in 55 : 45 ratio. In case of unsold areas of the new building that are allotted, divided and/or distributed amongst the owners and the developer, the rates shall be payable from the possession date by the owners and the developer relating to the respective units allotted to them.

h. Common facilities and amenities shall include corridors, Roof, Drainage and sewerage line and connection all plumbing installation, meter, pump, Care Taker Room if any, Stairways, Passage-ways, Lift,



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overhead water tank, etc. and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and / or management of the buildings and / or the common facilities or any of them thereon as the case may be. There of and the terraces of the buildings shall be enjoyed jointly and undividedly by the Owners and the Developer and their respective nominees and all such common areas to be included as saleable area in respect of flats, and spaces in proposed new building at the said premises.

i. Owners' Allocation shall mean 45% constructed area out of the total sanction area together with undivided proportionate share of land along with common service area in the proposed new building will be treated as Owners' Allocation, and in addition to that Developer shall pay at the time of execution of Registered Development Agreement and vesting General Power of Attorney in favour of the Developer the Developer shall pay the refundable advance of Rs. 35,00,000/- (Rupees Thirty Five Lakh Only) to the Landowners and after getting the sanction building plan from the Competent authority the Developer shall pay another refundable advance of Rs. 15,00,000/- (Rupees Fifteen Lakh Only) to the Landowners. Be it clearly mentioned here that the aforesaid Refundable advance sum of Rs. 50,00,000/- (Rupees Fifty Lakh Only) will be refunded by the owners to the developer immediately upon completion of construction of the building.

j. Refund of security Deposit: Entire amount of the refundable security deposit shall be refunded by the owners to the developer immediately upon completion of construction of the building as certified by the Architect or at the time of receiving any such demand notice issued by the developer whichever is earlier. In case of default in any such payment, the developer shall retain 2 (Two)



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dwelling unit from the area allocated to the Landlord/(s) measuring approximately 1724.137 Sq. Ft. until refund of such refundable security deposit the above said 2 (two) dwelling unit and /or the area measuring approximately 1724.137 Sq. shall be charge in favour of the Developer, instead of landowners. To execute such work if any excess area is found from the owner's allocation in that event the developer herein shall pay the landlord the price of such excess area as per prevailing Market rate.

k. Developer's Allocation shall mean the remaining 55% constructed area consisting of flats and spaces after allocation to the Owners in the new building together with undivided proportionate share of land along with undivided interest in the common service area at the said premises.

l. Architect shall mean any qualified person who will act as an Architect of the said building for designing and planning of the new building at the said premises.

m. Building Plan would mean such plan or plans for the construction of the new building or buildings duly sanctioned by the appropriate authority and shall include any amendments thereto and / or modifications thereof duly sanctioned by the appropriate authority and shall include any amendments thereto and / or modifications thereof duly sanctioned by the appropriate authority.

o. Transfer with the grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multi- storied building to the purchaser thereof and will include the meaning of the said terms and defined in Income Tax Act, 1961.



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p. Transferee shall mean a person or persons, firm or association of persons to whom any space in the building or buildings has been transferred.

**ARTICLE II – TITLE AND INDEMNITIES**

a. The Owners hereby declare that the Owners have marketable title to the said premises and the Owners have good right and title to the said premises and the Owners have good right and title to enter into this agreement with the Developer and the Owners hereby declare that the said premises is free from all liens, charges, mortgage or encumbrances whatsoever.

b. The Owners are in physical possession of the premises free from all and any manner of dispendense, charges, liens, attachments, claims, encumbrances or mortgages.

c. The Owners hereby also undertake that the Developer shall be entitled to construct and complete the building on the said premises and to retain and enjoy the Developer's Allocation therein without any interruption or interference from the Owners or any person or persons lawfully claiming through or under the Owners as long as the Developer fulfils its part of this present and the Owners undertake to indemnify and keep the Developer indemnified against all loss and damages and costs, charges and expenses incurred as a result of any breach of this understanding.

d. The Developer undertakes to construct the buildings in accordance with the Sanctioned Plan and undertakes to pay any or all damages, penalties and / or compounding fees payable to the authority or authorities concerned relative to any deviation without making the Owners in any way liable for that.



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e. The Developer shall act independently in constructing the buildings and undertakes to keep the Owners indemnified from and against all Third Party claims or compensation and actions arising out of any act or omission of the Developer or any accident in or relative to the construction of the building.

#### **ARTICLE -III- EXPLOITATION RIGHTS**

a. Immediately after the execution of this Agreement, the Developer shall be entitled to deal with the said land the terms and conditions herein contained and also in accordance with the Powers and Authorities conferred on the Developer by the Owners. In accordance with the General Power of Attorney for the purpose of development and construction of the Buildings contemplated in these presents with Powers to enter into Agreement for Sale, lease or let out the various portions of the Developer's Allocation with any intending Purchaser / Purchasers and to receive earnest money and or any part payment and entire sale proceeds in respect of thereof.

b. Demolition of existing structures of the said premises shall be the responsibility of the Developer who shall be entitled to the salvage materials. The cost, charges and expenses for such demolition and removal of debris and site clearance will be paid, met and borne by the Developer and one shifting by arranging an alternative accommodation including rents, charges, and shifting should have to be provided to the landowners at the cost of the Developer.

#### **ARTICLE - IV - BUILDING**



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- a. The Developer shall have exclusive right at its own costs to construct the building in the said premises in accordance with the Sanctioned Plan without any hindrance or obstruction from the Owners or any person claiming through them as long as the Developer fulfils the terms and conditions of this present. The type of construction, specification of materials to be used and the detailed design of the buildings shall be as per the choice of the Developer with the knowledge of the owners and the detailed design of the buildings shall be as per the choice of the Developer and the Developer shall ensure that the buildings conform to Class - I standard buildings specifications. In any excess copy of sanctioned building plan is available that should be handed over to the landowners.
- b. the Developer shall install and provide in the building at its own costs pump and Overhead water reservoir, and other facilities and amenities as are normally contained in multi - storied building in the area, to make the same totally and absolutely habitable.
- c. The Developer hereby undertakes to construct the building diligently and expeditiously and handover the Owner's Allocation to the Owners within 30 (Thirty month) from the date of sanction of the building Plan / and or obtaining vacant possession of the said premises whichever is later unless prevented by circumstances beyond its control failing which to complete the project within the stipulated time in that event the developer shall pay Rs. 25,000/- (Rupees Twenty Five Thousand Only) per month till completion.

#### **ARTICLE - V- CONSIDERATION & SPACE ALLOCATION**

In consideration of the Owners having agreed to grant an exclusive right to the Developer to commercially exploit the said premises the Owners shall be entitled to 45% constructed area out of the total sanction area together with undivided proportionate share of land

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along with common service area in the proposed new building will be treated as Owners' Allocation, and in addition the Developer shall pay refundable advance of a sum of Rs. 50,00,000/- (Rupees Fifty Lakh Only) to the Owners. Be it clearly mentioned here that the aforesaid refundable advance of Rs. 50,00,000/- (Rupees Fifty Lakh Only) will be refunded by the owners to the developer immediately upon completion of construction of the building . and the remaining 55% constructed area consisting of flats and spaces after allocation to the Owners in the new building together with undivided proportionate share of land along with undivided interest in the common service area at the said premises shall be treated as Developer's Allocation.

a. That immediately after obtaining sanction building plan from the authority the parties hereto shall demarcate their respective allocation by mutual consent but in doing so the parties shall take in to consideration the location, advantage and market value so that the demarcation shall be done in proportion to 45% : 55% but in doing so if any party obtain any excess area over and above their allocation in that event the recipient of the additional area shall pay the prevailing market price to the other.

b. The developer and the Owners and their respective nominees shall use the roof undividedly and commonly. The Owners shall be entitled to transfer or dispose of the owners' Allocation in the building without in any disturbance from the developer with the exclusive right to enter into agreement for sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Developer or any person or persons lawfully claiming through the Developer, who shall not in any way interfere with or disturb the quiet and peaceful possession of the Owner's Allocation.



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c. The entire building shall be of uniform construction with the standard first class building materials and if at any time the Owners shall require the Developer to provide any other kind of materials or additional facilities in the owner's allocation, all extra costs, charges and expenses incurred by the Developer therefore, shall be borne and paid by the Owners.

d. The Developer shall use standard quality of materials for the construction of the entire building.

e. The Developer shall be exclusively entitled to the Developer's Allocation in the said buildings with the exclusive right to deal with, enter into agreements for sale and transfer the same without any right, claim, demand, interest whatsoever of the Owners and the Owners or any person or persons lawfully claiming through them shall not disturb the quiet and peaceful possession and enjoyment of the Developer's Allocation.

#### **ARTICLE VI – COMMON FACILITIES**

a. All rates and taxes and outgoing if any in respect of the said premises shall be borne and paid in the manner following :-

i) By the Owners up to the commencement of execution of the project.

ii) During the execution of this project 100% by the developer. --



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- iii) After the completion date proportionately by the Owners and or the purchaser of the Owners' allocation and balanced by the developer and or by the purchaser of the developer's allocation.
- b. As soon as the Owners' allocation in the new building is complete in habitable condition the Developer shall give written notice to the Owners to take possession of the Owners' Allocation in the said building and from the date of service of such notice and at all times thereafter, the Owners shall be exclusively responsible for payment of all municipal and property taxes, rates, duties, dues and other statutory outgoings and imposition whatsoever (hereinafter for the sake of brevity collectively referred as "the said Rates") payable in respect of the said Owners' allocation. Similarly as and from the said date, the Developer or its nominee or nominees shall be exclusively responsible for payment of all the said rates payable in respect of the Developer's Allocation. The said rates are to be apportioned pro rata with reference to the saleable space in the building if they are levied on the building as a whole. The certificate of the Architect in respect of the said building as to its completion in terms hereof and the quality of the materials used therein shall be final and binding on the parties.
- c. As and from the date of service of the notice of possession the Owners and the Developer shall also be responsible to pay and bear and shall pay the proportionate share in terms and on the same basis hereinabove the service charges for the common facilities in the building payable with respect to their respective allocation, the said charges to include premium for the insurance of the buildings, water, charges for maintenance shall be fixed on actual basis.



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d. fire and scavenging charges and taxes, light, sanitation, maintenance, operation and repair and removal charges for bill collection and management of the common facilities, renovation, replacement, repair and the maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical equipment, switch, transformers, generators, pumps, motors and other electrical and mechanical installations appliances and equipments, stairways, corridors, halls passage ways, pathways and other common facilities whatsoever including creation of the sinking fund, certificates of the Architect in respect of the said building as to its completion in terms hereof and the quality shall be final and binding on the parties.

#### **ARTICLE VII – MISCELLANEOUS**

a. The Owners and the developer have entered into this Agreement purely on a principal to principal basis and nothing stated herein shall be deemed or construed as a partnership between the Developer and the Owners nor shall the Developer and the Owners in any manner constitute an Association of Persons. The parties hereto entered into this agreement for their separate mutual benefits and interest. That the Developer shall not assign this project to any third party in any manner.

b. It is understood that from time to time to enable the construction of the building by the Developer various acts, deeds, matters, and things not herein specifically referred to may be required to be done by the developer for which the Developer may require the authority of the Owners and various applications and other documents may be required legally to be signed or made by the Owners relating to which



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no specific provisions has been made herein. The Owners hereby authorizes the Developer to do all such acts, being required by the developer in this behalf to execute any such additional power or powers of Attorney and / or their authorization or authorizations as may be legally required by the Developer for the Purpose as also undertake to sign and execute all such additional applications and other documents as may be required for the purpose which will be expressly stated, herein, shall not in any way prejudice the interests of the owners detailed hereinbefore.

c. The Developer shall be entitled to frame a scheme for the management and administration of the said buildings and / or common parts thereof. The Developer hereby says and confirm that it would hand over the Owners' portion to the satisfaction to the Owners within the stipulated time as mentioned herein above. Be it specifically mentioned here that the developer shall issue written notice to the Owners inviting the Owners to take possession and upon expiry of Fifteen days from the date of receiving the notice thereof if the Owners Willfully fail or neglect to take possession upon expiry of notice period then it will be treated and or deemed that possession of their allocation has been duly handed over to the Owners.

d. Any notice required to be given by the Developer shall without prejudice to any other mode of services available be deemed to have served on the Owners if delivered by hand against receipt thereof or sent by prepaid registered post in last known address above and shall likewise be deemed to have been served on the developer if delivered by hand against receipt thereof or sent by prepaid registered post to office of the Developer, at the address given hereinabove.



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e. Share of land attributable thereto of which the Owners or their duly authorized Attorney shall sell, convey and transfer the undivided proportionate share of land attributable to the structural area of Developers' allocation either to the developer or to its nominee or nominees being the intending purchaser or purchasers of flats / spaces without taking any further consent save and except the Owners area either from the Developer or from its nominee or nominees.

f. The Owners shall hand over all original title deeds, link deeds and other documents relating to the land to the Developer for the purpose of bank approval and after formation of Owners Association the Developer shall hand over all such originals directly to the President and or Secretary of Flat Owner's Association to be formed by the Developer.

g. That Pranab Kumar Nag, Advocate, City Civil Court, Kolkata - 700001 has drafted and drawn this document and shall draft all documents related to the project concerning the Owners and developer and those for selling portions of the developer's Allocation. The Owners' may have the documents for selling portion of the Owners' allocation by the same advocate or through such other lawyers as deem fit but in such a manner so that or such documents are in accordance with those of the Developer's Allocation both of which shall be subject to the same restrictions as are applicable to Ownership building, intended for common benefits of all occupiers.

#### **ARTICLE - VIII- MUTUAL OBLIGATIONS**

a. If the Developer wants to amalgamate the subject property of the present Owners with any adjacent property / properties of other



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owners in such event the Owners herein shall not make any objections and or create any hindrance and in such case of amalgamation if the Developer will get any additional area in that event the present owners shall not be entitled to claim any such additional area from the Developer.

b. The Owners shall hand over all original title deeds, link deeds and other documents relating to the land to the Developer for the purpose of bank approval and after formation of Owners Association the Developer shall hand over all such originals directly to the President and or Secretary of Flat Owner's Association to be formed by the Developer .

c. The name of new building shall be decided by the developer and the same shall be branded and marketed as the  
"....."

d. The Developer undertakes that it will complete the building within the time stipulated hereinabove except the circumstances beyond its control.

e. The Owners convent with the Developer that in case the project is neglected, delayed or otherwise fails due to breach of contract and / or default on the part of the Owners, then in that event, the Developer shall be entitled to compensation for all expenses incurred by it at the same time Developer fails to hand over Flats / Space or Unit within the stipulated period in that event, the owner shall also be entitled to compensation on account of liquidate damage for delay in handing over the possession. Such damages shall be determined through mutual discussion by both the parties save & except the situation beyond control.



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f. The Owners undertakes not to transfer, mortgage, charge or lease in any way or encumbered the said land or property which is subject matter of this Agreement in any manner whatsoever during the subsistence of this Agreement but the Developer shall have the right and liberty to mortgage and or create charges in respect of Developer's share of allocation together with undivided proportionate share of land along with undivided common service area before any nationalized bank or private bank with out any written consent of the owners but in such cases the Owners shall not be financially liable or responsible and to that affect the Developer as constituted attorney of the Owners shall sign all necessary papers and documents as would be necessary for sanction of loan in respect of Developer's allocation.

g. In case of breach of any of the provisions herein, the party in breach shall be liable to pay such damages.

h. The parties hereto shall not use or permit to use their respective allocation in the new building or buildings or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the new building or buildings save and except for residential purpose only.

i. Neither party shall 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 and/or permission from appropriate authorities.

j. The parties shall abide by all laws, Bye-laws, Rules and Regulations of the Government, Local Bodies statutory authorities as the case may be



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and shall attend to answer and be responsible for any deviation violation and / or breach of any of the said laws, Bye laws, Rules and Regulations.

k. The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the new building or buildings in good working condition and repair and in particular so as not to cause any damage to the new building or buildings or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach.

l. No goods or other items / materials shall be kept by the Owners or by the Developer for display or otherwise in the corridors or other places of the common use in the new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new building or buildings and in case any such hindrance is caused the Developer or the Executor, as the case may be shall be entitled to remove the same at the risk and cost of the other.

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

n. The Owners shall permit the Developer and its servants and agents with or without workmen and others at all reasonable times, to enter into and upon the Owners allocation and every part thereof for



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the purpose of maintenance or repairing any part of the new building and / or for the purpose of repairing maintaining re – building cleaning

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

p. As and from the date of completion of the new building or buildings, the Developer and / or its transferees and the Owners and/or his transferees shall each be liable to pay and bear proportionate charges on account of Wealth Tax, Service Tax and other taxes payable in respect of their allocation

q. The Developer will arrange the meter for common use. The landowners will install meter/meters at their own costs in their respective allocation.

r. All disputes between the Parties relating to this Agreement or its interpretation shall be first referred to Malay Saha, Advocate, Alipore Court, Kolkata – 700027 and Shibapriya MaJumder Advocate, Alipore Court.. as mutually agreed by the parties hereto. In case no agreement can be reached the matter in dispute shall be referred to the Tribunal consist of three arbitrators one each to be appointed by the parties and the third to be appointed by the two arbitrators so appointed.

s. The Tribunal shall proceed summarily and not give any reason for its Award and may give interim Award and / or direction. The tribunal may avoid such rules, procedures and / or evidences which can be lawfully avoided by the mutual consent of or directions of the parties, such consent or direct will be deemed to have been hereby given. The



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language of the Tribunal shall be English and its proceedings will be held in Kolkata unless otherwise agreed. The award of the Tribunal shall be final and binding upon the parties.

#### ARTICLE IX – TIME FOR COMPLETION

Under all circumstances and notwithstanding anything mentioned before or after, the Developer has assured to complete construction of the proposed building within 30 months as stated herein above, subject however to standard international force majeure conditions which is beyond the control of the parties.

#### ARTICLE X – FORCE MAJEURE

- a. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent of the performance of the relative obligations prevented by the existence of the Force Majeure and shall be suspended from the obligation during the duration of force Majeure.
- b. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest civil commotion, strike, Political Hazard, and/ or any other act or commission beyond the reasonable control of the parties.

#### SCHEDULE – I

ALL THAT piece and parcel of the amalgamated bastu land measuring an area 10 (Ten) Cottahs be the same a little more or less along with residential tin shed Structure standing thereon with cemented floor measuring an area 2000 Sq. Ft. lying and situated at Mouza – Balia, J.L. No – 46, R.S Khatian No – 301, 304, 305, 306, appertaining to L.R Khatian No – 908 and 909, R.S Dag No – 744.

*[Handwritten signature]*



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745, 746, 747, appertaining to L.R Dag No – 801, Land Area 3 Katha 7 Chatak 1 Sq.Ft. L.R Dag No – 802, Land Area 4 Chatak 20 Sq.Ft, L.R Dag No – 803, Land Area 4 Chatak 24 Sq.Ft, L.R Dag No – 804, Land Area 6 Katha, within the local limits of Rajpur – Sonarpur Municipality, Ward No. 1, Premises / Holding No. 818, Purba Balia, Kolkata – 700084, P.S. Sonarpur, District 24 Parganas (S), which is more fully delineated in the site sketch map or plan depicted with RED border line attached hereto and butted and bounded as follows:-

- ON THE NORTH: 16 Feet Wide Municipal Road
- ON THE SOUTH: Dag No 764
- ON THE EAST: Municipal Road, Near Balia Garia Road
- ON THE WEST: House of Mr. Sarkar

**SCHEDULE – II**

Details of fixtures, fittings, standard materials etc. to be provided in the Owner's Allocation:-

1. Entire flooring of the flat will be Tiles
2. Toilet – Tiles , Wall – Tiles up to 6' ft. will be provided.
3. In the Kitchen one cooking platform of Black Stone and Floor Tiles, wall dado of glazed tiles up to 24" height over the platform and one steel sink will be provided and one Tap for sink purpose.
4. Doors: Doors shall be flush doors with commercial ply.
5. Windows: Anodize Aluminum window with grills will be provided including fixing of glass.
6. Interior walls will be finished with plaster of paris.
7. In the toilet, one western commode with cistern shall be provided. In addition to this one wash basin with 1 Tap connection and one shower shall be provided.

*[Handwritten signature]*



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8. Concealed wiring with points as under:
- a) Bed Room: 2 Light points, 1 Fan point, 1 plug point (5 Amp.) one AC point.
  - b) Toilet: 1 Light Point, 1 Plug Point (15 Amp.)
  - c) Kitchen: 1 Light point, 2 Plug points, (one 5 Amp. + One 15 Amp.)
  - d) Drawing and Dining: 2 Light Points, 2 Fan Point, 2 Plug Points. (5 Amp., 15 Amp.)
  - e) Balcony: 1 light Point .
  - f) Calling Bell connection in each flat beside the Door Frame.
  - g) Special fittings as per Owner's choice will be provided at extra cost.

**SCHEDULE - III**  
**(Owners' Allocation)**

Owners' Allocation shall mean 45% constructed area out of the total sanction area consisting of Flats, Car parking spaces and other spaces together with undivided proportionate share of the land along with common service area in the proposed new building.

**SCHEDULE - IV**  
**(Developer's Allocation)**

Developer's Allocation shall mean the remaining 55% constructed area consisting of Flats, Car parking spaces and other spaces after allocation to the Owners in the new building together with undivided proportionate share of land along with undivided interest in the common service area at the said premises.



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**POWER OF ATTORNEY**

**KNOWN ALL MEN** by these present, We, (1) **SMT. MANJU DAS NEOGI** Wife of Ashim Kumar Das Neogi (2) **SRI PINAKI RANJAN DAS** Son of Ashim Kumar Das Neogi, (3) **SMT. MADHUMITA DAS** Daughter of Ashim Kumar Das Neogi and Wife of Subhendu Paul, (4) **SMT. TANUKA DAS** Wife of Ashok Kumar Das, (5) **SRI. RITAM DAS**, Son of Ashok Kumar Das, and (6) **SMT. JHIMLI DAS**, Daughter of Ashok Kumar Das, hereinafter called and referred to as the **OWNERS / EXECUTANTS**, send greetings:

**WHEREAS** we the Executants namely (1) **SMT. MANJU DAS NEOGI** (2) **SRI PINAKI RANJAN DAS** (3) **SMT. MADHUMITA DAS** (4) **SMT. TANUKA DAS** (5) **SRI. RITAM DAS**, and (6) **SMT. JHIMLI DAS**, herein are the joint owners of **ALL THAT** piece and parcel of the land measuring an area 10 (Ten) Cottahs be the same a little more or less along with Structure standing thereon measuring an area 2000 Sq. Ft. lying and situated at Mouza - Balia, J.L No - 46, R.S Khatian No - 301, 304, 305, 306, appertaining to L.R Khatian No - 908 and 909, R.S Dag No - 744, 745, 746, 747, appertaining to L.R Dag No - 801, 802, 803, 804, within the local jurisdiction of Rajpur - Sonarpur Municipality, Ward No. 1, Premises / Holding No. 818, Purba Balia, Kolkata - 700084, P.S. Narandrapur, District 24 Parganas (S).

**AND WHEREAS** we the Owners / Executants have entered in to this Registered Memorandum of Agreement with **M/S SHRIVRIDHI CONSTRUCTION**, PAN - ADUFS6925R a Partnership Firm being represented by it's Partners (1) **MR. SUMAN DEB SARKAR**, PAN - ADSPD9719Q, Aadhaar No. 6849 9449 5961, (2) **MR. ARUN RAI**, PAN -



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AMIPR3770J, having it's Registered office at 8/35, Fern Road, Ground Floor, Kolkata - 700019. P.O - Golpark P.S: Gariahat being the Developer to develop our aforesaid joint property by constructing a new building thereon and therefore we are committed to execute a general power of attorney in favour of the said company or it delegated person or persons to look after the day to day affairs, management of the subject property and as such we feel it necessary and urgent to appoint attorneys in our names and on our behalf and as such we the Owners/Executants, do hereby nominate constitute and appoint our well wisher **(1) MR. SUMAN DEB SARKAR**, son of Late Arun Deb Sarkar, Residing at 44/C, Netaji Subhas Road, P.S. - Parnasree, Kolkata - 700034 **(2) MR. ARUN RAI**, Son of Sri Shyam Milan Rai, by Faith - Hindu, by Occupation - Business, Residing at 4D/3A/1, Ground Floor, Dharamtala Road, Post Office - Kasba, Police Station - Kasba, Kolkata - 700039, both by faith Hindu, by occupation - Business, as **Delegates** of **M/S SHRIVRIDHI CONSTRUCTION**, as our True and lawful **Attorneys** for us in our names and on our behalf to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things jointly and or severally :-

1. To enter, possess, look after, manage control, and supervise our joint property more fully mentioned in the schedule hereunder written.
2. To give notice or notices to any tenant or tenants and other occupiers of the land or building standing thereon in our property, to quit and vacate for any purposes whatsoever and to avail of and enforce all remedies which are open to us in respect thereof and to exercise all rights already vested to us in our names and on our behalf.
3. To make, sign, and verify all applications or objections before appropriate authorities for all and any license, permission or consent,



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etc., to amalgamate the said property with any adjacent land, required by law in connection with the management of our aforesaid property.

4. To appoint and dismiss staff and workers and to settle their remuneration and others and to dismiss or suspend them.
5. To effect mutation or separation, and/or amalgamation in the department of revenue, Rajpur – Sonarpur Municipality and to sign all applications and objections in our names and on our behalf.
6. To appear for and represent us before the B.L. & L.R.O., D.L & L.R.O., Collectorate, Sub – Divisional Officer, Rajpur – Sonarpur Municipality, Housing Board, all courts, any Magistrate, Judge, Munsif, W.B.S.E.B. Pollution Control Board, West Bengal Fire Service, before any police station, and all Government offices, Commissioners of any Division in all matters and relating to our property or its affairs, represent us before all concerned authorities for all purpose as the Owners of the said premises and in connection with all matters relating thereto and for that purpose to sign, and execute all necessary papers and documents in our names and on our behalf.
7. To compromise, compound or withdraw cases, or be non-suited to refer to arbitration all disputes and differences if it is all required.
8. To sign, verify and file application for execution of decrees or orders of any court in our names and on our behalf.
9. To withdraw and receive documents or money from any court, offices or opposite party, either in execution of decrees or otherwise.



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and to do all the acts that may be necessary in connection with any of such cases.

10. To enter into any agreement for sale with any intending purchaser/purchasers for sale of undivided proportionate share of land attributable to flats and car parking spaces of the Developer's share of Allocation or any further additional area part and portion thereof, and to receive earnest money, any part payment including the entire sale proceeds from the intending purchaser or purchasers and to give valid receipt and discharge for the same and to deposit all such amount in company's bank account against proper receipt at the risk and responsibility of the attorneys as agreed upon set forth in the said Memorandum of Agreement executed on even date.

11. To sign and execute any such Agreements, Deeds of Conveyance any Declaration and to admit execution and present all such agreements, Deeds and documents before the concerned Registration Offices and to that effect to sign and execute all necessary papers, Agreements, Deeds and documents for complete Registration in our names and on our behalf.

12. To prepare and submit building plan, any modification/revised building plan before the appropriate authority for sanction of the same and for that purpose to appear and to apply for obtaining sanction, permission, clearance and service connections before the appropriate Authorities, both sanitary and water and drainage and water connection and also before, Rajpur - Sonarpur Municipality, W.B.S.E.B and any local and statutory and all government offices and apply for obtaining permit, license, permanent and temporary supply and service as may be required in our aforesaid property and for that purpose to



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deposit all fees required there for and to receive all such sanction plan, modification plan from the authority concerned and to that effect to sign in forms, applications, petitions and documents in our names and on our behalf.

13. That by virtue of this Power of Attorney our said appointed Attorneys shall have the absolute right and liberty to issue no objection certificate on our behalf to any intending Purchaser / s for mortgaged of our undivided share in the aforesaid property or any part and portion thereof before any Nationalized Bank, or Private Bank or any Financial Institutions and to sell the aforesaid property or any part thereof at any price or consideration as our said ATTORNEYS think fit and better.

14. Be it expressly stated that this power of attorney shall not be revoked and or shall remain valid till the entire flat/s and or car parking spaces of developer's allocation on the new building at the said premises will be sold out by the Developer provided the Developer shall comply the terms and conditions of registered agreement executed on even date. AND We, do hereby ratify and confirm and agree all act or acts, deed or deeds of our said Attorneys, which they shall jointly and or severally lawfully, do execute or perform or cause to be done, executed and / or performed in terms of this Power of Attorney, which we could do ourselves if we were personally present.

**IN WITNESS WHERE OF** the parties hereto have set and subscribed their respective hand seal the day, month and year first above written.

SIGNED SEALED AND DELIVERED  
IN THE PRESENCE OF:



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WITNESS:

01. Ashis Dey  
424 V. I. P. Nagar,  
KOL-100

Mangla Das Neogi  
P. naki Ranggun Doh.  
Madhumita Das  
Tanuka Das  
Ritam Das

Thiruli Deb

SIGNATURE OF THE OWNERS

02. Aloke Paiswas  
Advocate  
Alipore police court  
KOL-27

Shrividhi Construction

Pran Rai

Partner

SIGNATURE OF THE DEVELOPER

Drafted and prepared from the office of:

Pranab K. Nag  
Pranab Kumar Nag  
Advocate  
City Civil Court, Kolkata-700001  
Enrolment No: WB/1953/1981.



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Money Receipt

Received a sum of Rs. 35,00,000/- ( Rupees Thirty Five Lakh Only) being the refundable advance of and from within named Developer in the manner as follows:-

MEMO:

By way of NEFT: Rs. 11,00,000/-  
Cheque No: 866731  
UTR No: UTBIN19028348675  
U.B.I, Lake Road Branch,  
Date: 28-01-19,

By way of Cheque: Rs. 10,00,000/-  
Cheque No. 866732  
U.B.I, Lake Road Branch,  
Date: 29-01-2019

By way of Cheque: Rs. 10,00,000/-  
Cheque No. 866733  
U.B.I, Lake Road Branch,  
Date: 29-01-2019

By way of Cheque: Rs. 4,00,000/-  
Cheque No, 866734  
U.B.I, Lake Road Branch,  
Date: 29-01-2019

Rupees Thirty Five Lakh Only.

Total: 35,00,000/-

*Ritam Das*

WITNESSES:

1. Ashis Dey  
424 V. i. P Nagar  
Kolkata

*Tanika Das*

*Manju Das Neogi*  
*Pinaki Rajan Das*  
*Mahumita Das*

SIGNATURE OF THE OWNERS

2. Aloke Paisley  
Advocate



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Right Hand					

Name ARUN RAI

Signature Arun Rai



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Right Hand					

Name SUMAN DEB SARKAR

Signature S Sarkar



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Right Hand					

Name MANJU DAS NEOGI

Signature Manju Das Neogi



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Right Hand					

Name PINAKI RANJAN DAS












Signature Pinaki Ranjan Das



District Sub-Registrar-IV  
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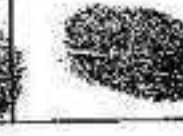



29 JAN 2019



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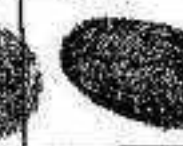



Name MADHUMITA DAS

Signature Madhumita Das

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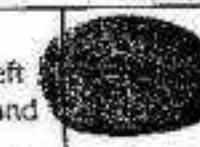




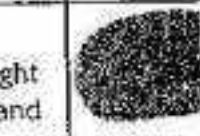
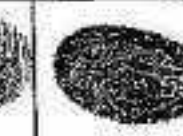



Name TANUKA DAS

Signature Tanuka Das

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	Right Hand					

Name RITAM DAS

Signature Ritam Das

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	Left Hand					
	Right Hand					

Name JHIMLI DAS

Signature Jhimli Das



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Government of West Bengal

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






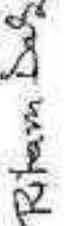






Signature / LTI Sheet of Query No/Year 16040000156781/2019

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Maju Das Alias Manju Das Neogi College Para, Chakvabani, P.O.- Balurghat, P.S.- Balurghat, District:- Dakshin Dinajpur, West Bengal, India, PIN - 733103	Land Lord			<i>Maju Das Neogi</i>
2	Shri Pinaki Ranjan Das College Para, Chakvabani, P.O.- Balurghat, P.S.- Balurghat, District:- Dakshin Dinajpur, West Bengal, India, PIN - 733103	Land Lord			<i>Pinaki Ranjan Das</i>
3	Smt Machumita Das Mahinagar, B.T. Park, P.O.- Balurghat, P.S.- Balurghat, District:- Dakshin Dinajpur, West Bengal, India, PIN - 733103	Land Lord			<i>Machumita Das</i>



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt Tanuka Das 818, Purba Balia Road, Balia Park, P.O.- Garia, P.S.- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Land Lord			
5	Mr Ritam Das 818, Purba Balia Road, Balia Park, P.O.- Garia, P.S.- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Land Lord			
6	Smt Jhimli Das 818, Purba Balia Road, Balia Park, P.O.- Garia, P.S.- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Land Lord			
7	Mr Suman Deb Sarkar 44 / C, Netaji Subhas Road, P.O.- Behala, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Representative of Developer (SHRIVR) DHI CONSTRUCTION			



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr Rajesh Kumar Jha 55, 1st Floor, N.D.B. Road, Madhya Dakshin Laskar Para, P.O:- Kasba, P.S:- Kasba, District:-South 24- Parganas, West Bengal, India, PIN - 700039	Represent ative of Developer [SHRIVRI DHE CONSTR UCTION]			
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr Alok Biswas Son of Mr. Atul Chandra Biswas Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Smt Moju Das, Shri Pinali Ranjan Das, Smt Madhumita Das, Smt Tanuka Das, Mr Ritam Das, Smt Jhumi Das, Mr Suman Deb Sarkar, Mr Rajesh Kumar Jha			<i>Alok Biswas</i> <i>A.B.S</i> <i>29.1.19</i>

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





SITE PLAN OF LAND OF R.S. PLOT NO. 744 (P) 745(P) & 746(P) & 747(P)  
MOUZA- BALIA, J.L. NO. 46, P. S. - SONARPUR. 24-PGS.(SOUTH)

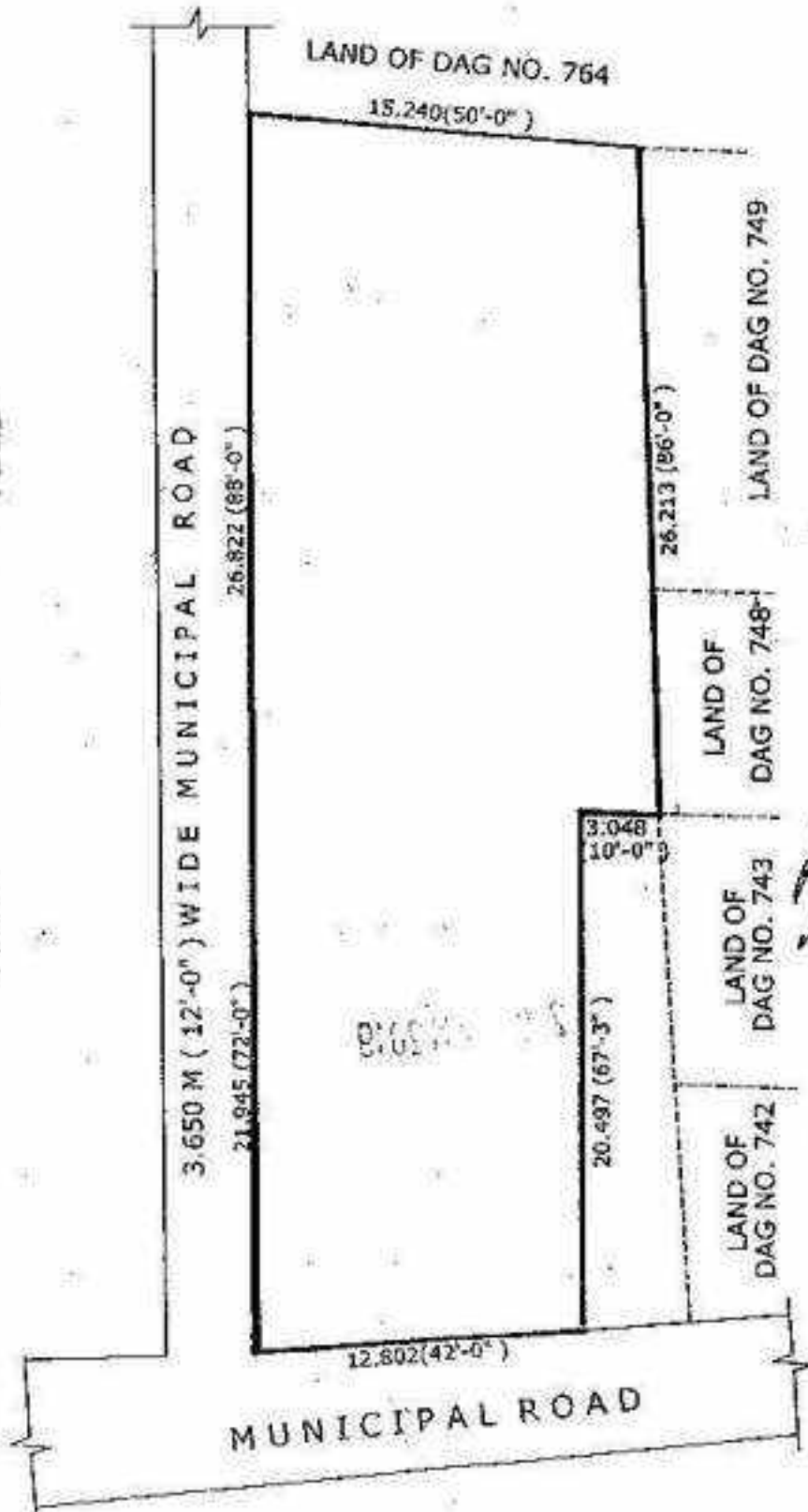
AREA OF LAND :- 10 COT. - 00 CH. - 0 SFT.

BOUNDARY DEMARCATED BY RED BORDER LINE

SCALE - :1:300

Shrividhi Construction  
*Pran Rai*  
Partner

Shrividhi Construction  
*S.S. Kori*  
Partner



*Mangaldas Mehta  
Pinali Ranjan Das  
Madhumata Das*

*Ritam Das  
Jhimli Das  
Tanuka Das*

SIGNATURE OF VENDOR



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

28 JAN 2019



**Government of West Bengal  
Directorate of Registration & Stamp Revenue**

**e-Assessment Slip**

	1604-0000156781/2019	29/01/2019 3:18:02 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
<b>Applicant Name, Address &amp; Other Details</b>	Aloke Biswas Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748987252, Status : Advocate		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 35,00,000/-]		
Rs. 5/-	Rs. 1,25,00,006/-		
Rs. 20,071/- (Article:48(g))	Rs. 35,060/- (Article:E, E, E, B, M(b), H)		
	Rs. 100/-		
<b>Remarks</b>	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assessment slip. (Urban area)		

**Land Details :**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Balia Garia Road, Mouza: Balia, Ward No: 1, Holding No:818 Pin Code : 700084

Sl. No.	LR Number	LR Number	Proposed	Actual	Area	Rate	Amount	Remarks
L1	LR-801	LR-908	Bastu	Bastu	3 Katha 7 Chatak 1 Sq Ft	1/-	37,82,780/-	Width of Approach Road: 16 Ft.,
L2	LR-802	LR-909	Bastu	Bastu	4 Chatak 20 Sq Ft	1/-	3,05,556/-	Width of Approach Road: 16 Ft.,
	<b>TOTAL :</b>				6.1325Dec	2/-	40,88,338/-	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Balia Garia Road, Mouza: Balia, Holding No:818 Pin Code : 700084

Sl. No.	LR Number	LR Number	Proposed	Actual	Area	Rate	Amount	Remarks
L3	LR-803	LR-908	Bastu	Bastu	4 Chatak 24 Sq Ft	1/-	3,11,667/-	Width of Approach Road: 16 Ft.,
L4	LR-804	LR-909	Bastu	Bastu	6 Katha	1/-	66,00,903/-	Width of Approach Road: 16 Ft.,
	<b>TOTAL :</b>				10.3675Dec	2/-	69,11,870/-	
<b>Grand Total :</b>					16.5Dec	4/-	110,00,006/-	



Query No: 1604-0-000156781 of 2019, Printed On: Mar 15 2019 5:07PM, Generated from Registration office



**Structure Details :**

Sl No	Structure Details	Area (sq ft)	Setoff (ft)	Value (INR)	Other Details
S1	On Land L1, L2	2000 Sq Ft.	1/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>2000 sq ft</b>	<b>1/-</b>	<b>15,00,000 /-</b>	

**Land Lord Details :**

Sl No	Details	Category	Remarks
1	Smt Maju Das, (Alias: Manju Das Neogi) Wife of Late Asim Kumar Das College Para, Chakvabani, P.O:- Balurghat, P.S:- Balurghat, District:-Dakshin Dinajpur, West Bengal, India, PIN - 733103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AYQPD5219C, Status :individual, Executed by: Self To be Admitted by: Self, Date of Execution: 29/01/2019	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 29/01/2019
2	Shri Pinaki Ranjan Das Son of Late Asim Kumar Das College Para, Chakvabani, P.O:- Balurghat, P.S:- Balurghat, District:-Dakshin Dinajpur, West Bengal, India, PIN - 733103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AYQPD5218D, Status :individual, Executed by: Self To be Admitted by: Self, Date of Execution: 29/01/2019	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 29/01/2019
3	Smt Madhumita Das Wife of Shri Suvendu Paul Mahinagar, B.T. Park, P.O:- Balurghat, P.S:- Balurghat, District:-Dakshin Dinajpur, West Bengal, India, PIN - 733103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AHLPD7291G, Status :individual, Executed by: Self To be Admitted by: Self, Date of Execution: 29/01/2019	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 29/01/2019
4	Smt Tanuka Das Wife of Late Asoke Kumar Das 818, Purba Balia Road, Balia Park, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AIGPD1752J, Status :individual, Executed by: Self To be Admitted by: Self, Date of Execution: 29/01/2019	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 29/01/2019
5	Mr Ritam Das Son of Late Asoke Kumar Das 818, Purba Balia Road, Balia Park, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AIGPD1753K, Status :individual, Executed by: Self To be Admitted by: Self, Date of Execution: 29/01/2019	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 29/01/2019





6	<p>Smt Jhimli Das          Daughter of Late Asoke Kumar Das 818, Purba Balia Road, Balia Park, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084          Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BEMPD4320P, Status :Individual, Executed by: Self          To be Admitted by: Self, Date of Execution: 29/01/2019</p>	Individual	<p>Executed by: Self          To be Admitted by: Self, Date of Execution: 29/01/2019</p>
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**Developer Details :**

SHRIVRIDHI CONSTRUCTION			
1	<p>SHRIVRIDHI CONSTRUCTION          8/35, Fern Road, P.O:- Golpark, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019          PAN No.:: ADUFS6925R, Status :Organization, Executed by: Representative</p>	Organization	Executed by: Representative

**Representative Details :**

SHRIVRIDHI CONSTRUCTION			
1	<p>Mr Suman Deb Sarkar (Presentant )          Son of Late Arun Deb Sarkar 44 / C, Netaji Subhas Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034          Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADSPD9719Q</p>	SHRIVRIDHI CONSTRUCTION (as Partner)	
2	<p>Mr ARUN RAI          Son of Mr SHYAM MILAN RAI 4D/3A/1 DHARMATALA RD, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039          Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMIPR3770J</p>	SHRIVRIDHI CONSTRUCTION (as Partner)	

**Identifier Details :**

Mr Ajoke Biswas		
<p>Son of Mr Atul Chandra Biswas          Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt Maju Das, Shri Pinaki Ranjan Das, Smt Madhumita Das, Smt Tanuka Das, Mr Ritam Das, Smt Jhimli Das, Mr Suman Deb Sarkar, Mr ARUN RAI</p>		







Transfer of property for		
Sl.No	From	To. with area (Name-Area)
1	Smt Maju Das	SHRIVRIDHI CONSTRUCTION-0.6875 Dec
2	Shri Pinaki Ranjan Das	SHRIVRIDHI CONSTRUCTION-0.6875 Dec
3	Smt Madhumita Das	SHRIVRIDHI CONSTRUCTION-0.6875 Dec
4	Smt Tanuka Das	SHRIVRIDHI CONSTRUCTION-0.6875 Dec
5	Mr Ritam Das	SHRIVRIDHI CONSTRUCTION-0.6875 Dec
6	Smt Jhimli Das	SHRIVRIDHI CONSTRUCTION-0.6875 Dec
Sl.No	From	To. with area (Name-Area)
1	Smt Maju Das	SHRIVRIDHI CONSTRUCTION-0.6875 Dec
2	Shri Pinaki Ranjan Das	SHRIVRIDHI CONSTRUCTION-0.6875 Dec
3	Smt Madhumita Das	SHRIVRIDHI CONSTRUCTION-0.6875 Dec
4	Smt Tanuka Das	SHRIVRIDHI CONSTRUCTION-0.6875 Dec
5	Mr Ritam Das	SHRIVRIDHI CONSTRUCTION-0.6875 Dec
6	Smt Jhimli Das	SHRIVRIDHI CONSTRUCTION-0.6875 Dec
Sl.No	From	To. with area (Name-Area)
1	Smt Maju Das	SHRIVRIDHI CONSTRUCTION-0.6875 Dec
2	Shri Pinaki Ranjan Das	SHRIVRIDHI CONSTRUCTION-0.6875 Dec
3	Smt Madhumita Das	SHRIVRIDHI CONSTRUCTION-0.6875 Dec
4	Smt Tanuka Das	SHRIVRIDHI CONSTRUCTION-0.6875 Dec
5	Mr Ritam Das	SHRIVRIDHI CONSTRUCTION-0.6875 Dec
6	Smt Jhimli Das	SHRIVRIDHI CONSTRUCTION-0.6875 Dec
Sl.No	From	To. with area (Name-Area)
1	Smt Maju Das	SHRIVRIDHI CONSTRUCTION-333.33333300 Sq Ft
2	Shri Pinaki Ranjan Das	SHRIVRIDHI CONSTRUCTION-333.33333300 Sq Ft
3	Smt Madhumita Das	SHRIVRIDHI CONSTRUCTION-333.33333300 Sq Ft
4	Smt Tanuka Das	SHRIVRIDHI CONSTRUCTION-333.33333300 Sq Ft
5	Mr Ritam Das	SHRIVRIDHI CONSTRUCTION-333.33333300 Sq Ft
6	Smt Jhimli Das	SHRIVRIDHI CONSTRUCTION-333.33333300 Sq Ft





**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 28/02/2019) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 14/03/2019) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that sellers/transferees are not recorded owners/tenants. Please get their names mutated at concerned Block Land & Land Reforms Office at ( SONARPUR ) immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: [banglarbhumii.gov.in](http://banglarbhumii.gov.in).





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

1729/19

GRN: 19-201819-033596822-1      Payment Mode: Online Payment  
 GRN Date: 29/01/2019 15:33:25      Bank: HDFC Bank  
 BRN: 704144558      BRN Date: 29/01/2019 15:36:12

DEPOSITOR'S DETAILS

Id No. : 16040000156781/3/2019  
(Query No./Query Year)

Name : ADONIS PROJECTS PVT LTD  
 Contact No. :      Mobile No. +91 8013886722  
 E-mail :  
 Address : 835 FERNWOOD ROAD KOLKATA 700019  
 Applicant Name : Mr Alok Das  
 Office Name :  
 Office Address :  
 Status of Depositor : Others  
 Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement



ITEMS

1	16040000156781/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	19971
2	16040000156781/3/2019	Property Registration- Registration Fees	0030-03-104-001-18	35000

**Total**      55031

In Words :      Rupees Fifty Five Thousand Thirty One only



### Major Information of the Deed

Deed No	I-1604-01729/2019	Date of Registration	19/03/2019
Sub-Deed No	1604-0000156781/2019	Office	As per deed registered
Date of Sale	29/01/2019 3:18:02 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Aloke Biswas Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748887252, Status : Advocate		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 35,00,000/-]		
Rs. 5/-	Rs. 1,25,00,006/-		
Rs. 20,071/- (Article:48(g))	Rs. 35,060/- (Article:E, 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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Balia Gara Road, Mouza: Balia, Ward No: 1, Holding No:818 Pin Code : 700084

Sl. No.	LR Number	Shanar Number	Shanar	Area	Rate	Value	Remarks
L1	LR-801	LR-908	Bastu	Bastu	3 Katha 7 Chatak 1 Sq Ft	1/-	37,82,780/- Width of Approach Road: 16 Ft.,
L2	LR-802	LR-909	Bastu	Bastu	4 Chatak 20 Sq Ft	1/-	3,05,556/- Width of Approach Road: 16 Ft.,
		<b>TOTAL :</b>			<b>6.1325Dec</b>	<b>2/-</b>	<b>40,88,336/-</b>

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Balia Gara Road, Mouza: Balia, Holding No:818 Pin Code : 700084

Sl. No.	LR Number	Shanar Number	Shanar	Area	Rate	Value	Remarks
L3	LR-803	LR-908	Bastu	Bastu	4 Chatak 24 Sq Ft	1/-	3,11,667/- Width of Approach Road: 16 Ft.,
L4	LR-804	LR-909	Bastu	Bastu	6 Katha	1/-	66,00,003/- Width of Approach Road: 16 Ft.,
		<b>TOTAL :</b>			<b>10.3675Dec</b>	<b>2/-</b>	<b>69,11,670/-</b>
	<b>Grand Total :</b>				<b>16.5Dec</b>	<b>4/-</b>	<b>110,00,006/-</b>

Major Information of the Deed :- I-1604-01729/2019-19/03/2019





**Structure Details :**

Sch No.	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market Value	Other Details
S1	On Land L1, L2	2000 Sq Ft.	1/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>2000 sq ft</b>	<b>1/-</b>	<b>15,00,000 /-</b>	

**Land Lord Details :**

No.	Name of the Party, P.O., P.S., District and Signature
1	<b>Smt Maju Das, (Alias: Manju Das Neogi)</b> Wife of Late Asim Kumar Das College Para, Chakvabani, P.O:- Balurghat, P.S:- Balurghat, District:-Dakshin Dinajpur, West Bengal, India, PIN - 733103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AYQPD5219C, Status :Individual, Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Pvt. Residence
2	<b>Shri Pinaki Ranjan Das</b> Son of Late Asim Kumar Das College Para, Chakvabani, P.O:- Balurghat, P.S:- Balurghat, District:-Dakshin Dinajpur, West Bengal, India, PIN - 733103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AYQPD5218D, Status :Individual, Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Pvt. Residence
3	<b>Smt Madhumita Das</b> Wife of Shri Suwendu Paul Mahinagar, B.T. Park, P.O:- Balurghat, P.S:- Balurghat, District:-Dakshin Dinajpur, West Bengal, India, PIN - 733103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AHLPD7291G, Status :Individual, Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Pvt. Residence
4	<b>Smt Tanuka Das</b> Wife of Late Asoke Kumar Das 818, Purba Balia Road, Balia Park, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AIGPD1752J, Status :Individual, Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Pvt. Residence
5	<b>Mr Ritam Das</b> Son of Late Asoke Kumar Das 818, Purba Balia Road, Balia Park, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AIGPD1753K, Status :Individual, Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Pvt. Residence
6	<b>Smt Jhimli Das</b> Daughter of Late Asoke Kumar Das 818, Purba Balia Road, Balia Park, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BEMPD4320P, Status :Individual, Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Pvt. Residence




Major Information of the Deed :- I-1604-01729/2019-19/03/2019



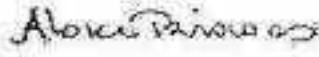
**Developer Details :**

Sl. No.	Name	Address	Photo	Fingerprint	Signature
1	<b>SHRIVRIDHI CONSTRUCTION</b> 8/35, Fern Road, P.O:- Golpark, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: ADUFS6925R, Status :Organization, Executed by: Representative				

**Representative Details :**

Sl. No.	Name	Address	Photo	Fingerprint	Signature
1	<b>Mr Suman Deb Sarkar (Presentant)</b> Son of Late Arun Deb Sarkar 44 / C, Netaji Subhas Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADSPD9719Q Status : Representative, Representative of : SHRIVRIDHI CONSTRUCTION (as Partner)				
2	<b>Mr ARUN RAI</b> Son of Mr SHYAM MILAN RAI Date of Execution - 29/01/2019, , Admitted by: Self, Date of Admission: 04/02/2019, Place of Admission of Execution: Office				
			Feb 4 2019 2:26PM	L11 04/02/2019	04/02/2019
	4D/3A/1 DHARMATALA RD, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMIPR3770J Status : Representative, Representative of : SHRIVRIDHI CONSTRUCTION (as Partner)				

**Identifier Details :**

<b>Mr Alope Biswas</b> Son of Mr Atul Chandra Biswas Allpore Police Court, P.O:- Allpore, P.S:- Allpore, District:- South 24-Parganas, West Bengal, India, PIN - 700027			
			04/02/2019
Identifier Of Smt Maju Das, Shri Pinaki Ranjan Das, Smt Madhumita Das, Smt Tanuka Das, Mr Ritam Das, Smt Jhimli Das, Mr Suman Deb Sarkar, Mr ARUN RAI			

Major Information of the Deed :- I-1604-01729/2019-19/03/2019



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Maju Das	SHRIVRIDHI CONSTRUCTION-0.945694 Dec
2	Shri Pinaki Ranjan Das	SHRIVRIDHI CONSTRUCTION-0.945694 Dec
3	Smt Madhumita Das	SHRIVRIDHI CONSTRUCTION-0.945694 Dec
4	Smt Tanuka Das	SHRIVRIDHI CONSTRUCTION-0.945694 Dec
5	Mr Ritam Das	SHRIVRIDHI CONSTRUCTION-0.945694 Dec
6	Smt Jhimli Das	SHRIVRIDHI CONSTRUCTION-0.945694 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt Maju Das	SHRIVRIDHI CONSTRUCTION-0.0763889 Dec
2	Shri Pinaki Ranjan Das	SHRIVRIDHI CONSTRUCTION-0.0763889 Dec
3	Smt Madhumita Das	SHRIVRIDHI CONSTRUCTION-0.0763889 Dec
4	Smt Tanuka Das	SHRIVRIDHI CONSTRUCTION-0.0763889 Dec
5	Mr Ritam Das	SHRIVRIDHI CONSTRUCTION-0.0763889 Dec
6	Smt Jhimli Das	SHRIVRIDHI CONSTRUCTION-0.0763889 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Smt Maju Das	SHRIVRIDHI CONSTRUCTION-0.0779167 Dec
2	Shri Pinaki Ranjan Das	SHRIVRIDHI CONSTRUCTION-0.0779167 Dec
3	Smt Madhumita Das	SHRIVRIDHI CONSTRUCTION-0.0779167 Dec
4	Smt Tanuka Das	SHRIVRIDHI CONSTRUCTION-0.0779167 Dec
5	Mr Ritam Das	SHRIVRIDHI CONSTRUCTION-0.0779167 Dec
6	Smt Jhimli Das	SHRIVRIDHI CONSTRUCTION-0.0779167 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Smt Maju Das	SHRIVRIDHI CONSTRUCTION-1.65 Dec
2	Shri Pinaki Ranjan Das	SHRIVRIDHI CONSTRUCTION-1.65 Dec
3	Smt Madhumita Das	SHRIVRIDHI CONSTRUCTION-1.65 Dec
4	Smt Tanuka Das	SHRIVRIDHI CONSTRUCTION-1.65 Dec
5	Mr Ritam Das	SHRIVRIDHI CONSTRUCTION-1.65 Dec
6	Smt Jhimli Das	SHRIVRIDHI CONSTRUCTION-1.65 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Smt Maju Das	SHRIVRIDHI CONSTRUCTION-333.33333300 Sq Ft
2	Shri Pinaki Ranjan Das	SHRIVRIDHI CONSTRUCTION-333.33333300 Sq Ft
3	Smt Madhumita Das	SHRIVRIDHI CONSTRUCTION-333.33333300 Sq Ft
4	Smt Tanuka Das	SHRIVRIDHI CONSTRUCTION-333.33333300 Sq Ft
5	Mr Ritam Das	SHRIVRIDHI CONSTRUCTION-333.33333300 Sq Ft
6	Smt Jhimli Das	SHRIVRIDHI CONSTRUCTION-333.33333300 Sq Ft

**Endorsement For Deed Number : I - 160401729 / 2019**

Major Information of the Deed :- I-1604-01729/2019-19/03/2019



On 29-01-2019

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

Presented for registration at 18:15 hrs on 29-01-2019, at the Private residence by Mr Suman Deb Sarkar ,

Certification of Market Value(WB PUV Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,25,00,006/-

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

Execution is admitted on 29/01/2019 by 1. Smt Maju Das, Alias Manju Das Neogi, Wife of Late Asim Kumar Das, College Para, Chakvabani, P.O: Balurghat, Thana: Balurghat, , Dakshin Dinajpur, WEST BENGAL, India, PIN - 733103, by caste Hindu, by Profession House wife, 2. Shri Pinaki Ranjan Das, Son of Late Asim Kumar Das, College Para, Chakvabani, P.O: Balurghat, Thana: Balurghat, , Dakshin Dinajpur, WEST BENGAL, India, PIN - 733103, by caste Hindu, by Profession Service, 3. Smt Madhumita Das, Wife of Shri Suwendu Paul, Mahinagar, B.T. Park, P.O: Balurghat, Thana: Balurghat, , Dakshin Dinajpur, WEST BENGAL, India, PIN - 733103, by caste Hindu, by Profession House wife, 4. Smt Tanuka Das, Wife of Late Asoke Kumar Das, 818, Purba Balia Road, Balia Park, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 5. Mr Ritam Das, Son of Late Asoke Kumar Das, 818, Purba Balia Road, Balia Park, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 6. Smt Jhimli Das, Daughter of Late Asoke Kumar Das, 818, Purba Balia Road, Balia Park, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr Aloke Biswas, , Son of Mr Atul Chandra Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-01-2019 by Mr Suman Deb Sarkar, Partner, SHRIVRIDHI CONSTRUCTION (Partnership Firm), 8/35, Fern Road, P.O:- Golpark, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr Aloke Biswas, , Son of Mr Atul Chandra Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

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

Execution is admitted on 04-02-2019 by Mr ARUN RAI, Partner, SHRIVRIDHI CONSTRUCTION (Partnership Firm), 8/35, Fern Road, P.O:- Golpark, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr Aloke Biswas, , Son of Mr Atul Chandra Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Major Information of the Deed :- I-1604-01729/2019-19/03/2019





On 19-03-2019

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 35,060/- ( B = Rs 35,000/- , E = Rs 28/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 35,060/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/01/2019 3:36PM with Govt. Ref. No: 192018190335968221 on 29-01-2019, Amount Rs: 35,060/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 704144558 on 29-01-2019, Head of Account 0030-03-104-001-18

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,071/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 19,971/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 15207, Amount: Rs.100/-, Date of Purchase: 13/12/2018, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/01/2019 3:36PM with Govt. Ref. No: 192018190335968221 on 29-01-2019, Amount Rs: 19,971/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 704144558 on 29-01-2019, Head of Account 0030-02-103-003-02



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

Major information of the Deed :- 1-1604-01729/2019-19/03/2019

Major information of the Deed :- I-1604-01729/2019-19/03/2019



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2019, Page from 53290 to 53352

being No 160401729 for the year 2019.



Digitally signed by PRADIPTA KISHORE  
GUHA

Date: 2019.03.20 16:47:17 +05:30

Reason: Digital Signing of Deed.

*Pradipta*

(Pradipta Kishore Guha) 20/03/2019 16:47:13

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)