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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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26/12/16  
 Stamp 5000/-  
 R.N. 429443/16

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

*R. Chakrabarty*  
 District Sub-Registrar-II  
 Alipore, South 24 Parganas

26 DEC 2016

**JOINT-VENTURE AGREEMENT**

**THIS AGREEMENT** is made on the 26<sup>th</sup> day of December,

2016 (Two Thousand and Sixteen) **B E T W E E N**

23 NOV 2016

9172

No.....Rs. 5000/-Date.....

Name:.....Ganapati construction.

Address:.....18, vidya sagar sarani.

Vendor:.....Subhankar Seal. (Natum pally).

Alipur Collectorate. 24 Parg. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

P.S. Haridarpur. Kot-8.

9172 = 5000 X 1 = 5000/-



Barun Das  
S/O Late Manmohan Das  
51, Natun Pally  
Seal Para Kot-8  
PO: Barisha,  
OCOP - Business

District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

: 2 :

1. **SRI BACHHU DEY**, son of Late Nani Gopal Dey, residing at 13/C, Barobagan Road, P.S. Thakurpukur now Haridebpur, Kolkata - 700063, 2. **SMT. KRISHNA DEY**, having her PAN - CATPD1270L, 3. **SMT. TUKU DEY**, having his PAN - AXLPD1287C, both are daughters of Late Nani Gopal Dey, both are residing at 5, Natun Pally, Police Station - Thakurpukur now Haridebpur, Kolkata - 700008, and 4. **SMT. BABLI GHOSH**, wife of Sri Debesh Ghosh and daughter of Late Nani Gopal Dey, residing at 38/31, Bhuban Mohan Roy Road, P.S. Thakurpukur now Haridebpur, Kolkata - 700008, all by Faith - Hindu, by Nationality - Indian, by Occupation - Business, Household duties and Housewife respectively, hereinafter jointly called and referred to as the **LAND OWNERS** (which terms or expression shall unless repugnant to the context shall deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**AND**

**M/S. GANAPATI CONSTRUCTION**, a Proprietorship Firm, having its office at 18, Vidya Sagar Sarani (Natun Pally), P.O.



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

Barisha, P.S. Thakurpukur now Haridevpur, Kolkata - 700008, being represented by its Proprietor namely **SRI GOVIND KUMAR GUPTA** son of Sri Hukum Chand Gupta, having his PAN - ADZPG7353A, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 24/6/4, Banamali Banerjee Road, P.O. Barisha, P.S. Thakurpukur now Haridebpur, Kolkata - 700082, hereinafter known and called as the **DEVELOPER** (which terms of expression shall unless repugnant to the context shall deemed to mean and include it's successors-in-interest and assigns) of the **OTHER PART.**

**WHEREAS** One Saila Sardar, Motilal Sardar and Krishna Sardar, jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less an area of 1 Acres 03 Decimals, lying and situated at Mouza- Purba Barisha, J.L. No.23, R.S. No. 43, Paragana - Khaspur, District Collectorate Touzi Nos. 1-6, 8-10, 12-16, comprised in R.S.Khatian No. 506, appertaining to R.S. Dag No. 967, under Police Station - Behala thereafter



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

Thakurpukur at present Haridebpur, within the limits of Ward No. 123 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. Office at Behala, D.S.R. - II at Alipore, by way of inheritance from their demise father, with the provision of the Hindu Succession Act., 1956, then in force.

**AND WHEREAS** after demise of the their father the said Saila Sardar, Motilal Sardar and Krishna Sardar while jointly seized and possessed of the said landed property to avoid future disturbances, annoyances and hindrances they jointly metes and bounds their said landed property by way of Partition and in the basis of the said Partition the said Saila Sardar and his younger brother namely Sri Krishna Sardar jointly entitled a part portion of the said landed property without any lets or hindrances, free from all encumbrances.

**AND WHEREAS** the said Saila Sardar and his younger brother namely Sri Krishna Sardar while jointly seized and possessed of the part portion of the said landed property sold,



District Sub-Register-II  
Aitpore, South 24 Parganas

26 DEC 2016



: 5 :

transferred, conveyed, assigned and assured unto and in favour of Sri Dhananjoy Naskar of Purba Barisha, by virtue of a registered Deed of Sale, executed on 02/07/1952 at a valuable consideration, mentioned therein and on the same date the said Sri Dhananjoy Naskar entered into an agreement with Saila Sardar, under certain terms and conditions, mentioned therein, in respect of the said landed property at or for a sum of Rs.125 and to that effect some times later the said Saila Sardar further return back the entire costs of land amount of Rs.125/- unto and in favour of Sri Dhananjoy Naskar and the said Saila Sardar after got the physical possession of the aforesaid landed property and seized and possessed of the aforesaid landed property without any lets or hindrances free from all encumbrances.

**AND WHEREAS** the said Saila Sardar while seized and possessed of the aforesaid 1 Acres 03 Decimals of land physically sold, transferred, conveyed, assigned and assured **ALL THAT** piece and parcel of land measuring more or less an



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

area of 19 Decimals out of 1 Acres 03 Decimals, lying and situated at Mouza - Purba Barisha, J.L. No.23, R.S. No. 43, Paragana - Khaspur, District Collectorate Touzi Nos. 1-6, 8-10, 12-16, comprised in R.S.Khatian No. 506, appertaining to R.S. Dag No. 967, under Police Station - Behala thereafter Thakurpukur at present Haridebpur, within the limits of Ward No. 123 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. Office at Behala, D.S.R. - II at Alipore, unto and in favour of Gour Chandra Kar, by virtue of a registered Deed of Sale, duly registered in the office of Sub-Registrar Behala, recorded in Book No.I, Volume No. 25, Pages from 66 to 68, Being No. 1647 for the year 1955.

**AND WHEREAS** after purchasing the said landed property the said Gour Chandra Kar while seized and possessed of the said landed property along with other landed properties which was owned by him, duly recorded his name in the records of the Revisional Settlement and finally, fully and absolutely published his name in the records of rights under Revisional Settlement as a recorded owner.



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

AND WHEREAS thereafter the said Gour Chandra Kar while seized and possessed of the said landed property died intestate leaving behind him, Sri Bhim Chandra Kar, Madan Mohan Kar, Smt. Koushallya Kar and Smt. Deb Rani Samanta, as his only surviving legal heirs or heiress to inherit the said landed property with the provision of the Hindu Succession Act., 1956, then in force.

AND WHEREAS after demise of the said Gour Chandra Kar his surviving legal heirs or heiress namely Sri Bhim Chandra Kar, Madan Mohan Kar, Smt. Koushallya Kar and Smt. Deb Rani Samanta while jointly seized and possessed of the said landed property they jointly metes and bounds their said landed property by virtue of a registered Deed of Partition, duly registered in the office of Sub-Registrar at Behala, recorded in Book No.1, Volume No. 29, Pages from 15 to 22, Being No. 1370 for the year 1976 and in the basis of the said Deed of Partition the said Bhim Chandra Kar, son of Late Gour Chandra Kar of Gopal Colony, Purba Barisha, P.S. Thakurpukur now



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

Haridebpur, Kolkata - 700008, in the District South 24 Parganas being allotted **ALL THAT** piece and parcel of land measuring more or less an area of 12 Cottahs 02 Chittaks 22 Sq.ft. corresponding to 20 Decimals, lying and situated at Mouza - Purba Barisha, J.L. No.23, R.S. No. 43, Paragana - Khaspur, District Collectorate Touzi Nos. 1-6, 8-10, 12-16, comprised in R.S.Khatian No. 506, appertaining to R.S. Dag No. 967, under Police Station - Behala thereafter Thakurpukur at present Haridebpur, within the limits of Ward No. 123 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. Office at Behala, D.S.R. - II at Alipore.

**AND WHEREAS** the said Bhim Chandra Kar, son of Late Gour Chandra Kar of Gopal Colony, Purba Barisha, P.S. Thakurpukur now Haridebpur, Kolkata - 700008, in the District South 24 Parganas while seized and possessed of the said landed property sold, transferred, conveyed, assigned and assured **ALL THAT** piece and parcel of land measuring more or less an area of 2 Cottah 00 Chittak 00 Sq.ft. out of 12 Cottahs



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District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016



02 Chittaks 22 Sq.ft. corresponding to 20 Decimals, lying and situated at Mouza - Purba Barisha, J.L. No.23, R.S. No. 43, Paragana - Khaspur, District Collectorate Touzi Nos. 1-6, 8-10, 12-16, comprised in R.S.Khatian No. 506, appertaining to R.S. Dag No. 967, under Police Station - Behala thereafter Thakurpukur at present Haridebpur, within the limits of Ward No. 123 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. Office at Behala, D.S.R. - II at Alipore, unto and in favour of 1. Monmatha Dey, since deceased, 2. Bacchu Dey, both sons of Late Nani Gopal Dey, both of 5, Natun Pally, P.S. Thakurpukur now Haridebpur, Kolkata - 700008, District South 24 Parganas, by virtue of a registered Bengali Deed of Sale, duly registered in the office of District Sub-Registrar - II at Alipore, recorded in Book No.I, Volume No. 108, Pages from 243 to 255, Being No. 3933 for the year 1997.

**AND WHEREAS** since after purchasing the said 1. Monmatha Dey, since deceased, 2. Bacchu Dey, both sons of



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District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

Late Nani Gopal Dey, both of 5, Natun Pally, P.S. Thakurpukur now Haridebpur, Kolkata - 700008, District South 24 Parganas while jointly seized and possessed of the said landed property duly mutated their names in the records of the Kolkata Municipal Corporation and property known and numbered as **KMC Premises No. 295, Vidya Sagar Sarani, P.S. Thakurpukur now Haridebpur, Kolkata - 700008** and they have/had been paying corporation taxes in their names in the records of **KMC Assessee No. 41-123-18-0292-0** under KMC Ward No. 123.

**AND WHEREAS** thereafter the said Monmatha Dey died intestate on 01.06.2006 as a bachelor leaving behind him, **1. SRI BACHHU DEY, 2. SMT. KRISHNA DEY, 3. SMT. TUKU DEY, and 4. SMT. BABLI GHOSH**, as his only surviving legal heirs or heiress to inherit the said landed property with the provision of the Hindu Succession Act., 1956, then in force. Be it mentioned that parents of the present owners are predeceased before died aforesaid Monmatha Dey.



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

**AND WHEREAS** after demise of the said Monmatha Dey his surviving legal heirs or heiress namely 1. **SMT. KRISHNA DEY**, 2. **SMT. TUKU DEY**, and 3. **SMT. BABLI GHOSH**, along with 4. **SRI BACHHU DEY**, became the absolute lawful joint owners of **ALL THAT** piece and parcel of bastu land measuring more or less an area of **2 Cottah 00 Chittak 00 Sq.ft.**, lying and situated at **Mouza - Purba Barisha, J.L. No.23, R.S. No. 43, Paragana - Khaspur, District Collectorate Touzi Nos. 1-6, 8-10, 12-16, comprised in R.S.Khatian No. 506, appertaining to R.S. Dag No. 967, under Police Station - Behala thereafter Thakurpukur at present Haridebpur, within the limits of Ward No. 123 vide KMC Assessee No. 41-123-18-0292-0, of the Kolkata Municipal Corporation, being KMC Premises No. 295, Vidya Sagar Sarani, P.S. Thakurpukur now Haridebpur, Kolkata - 700008** in the District South 24 Parganas, A.D.S.R. Office at Behala, D.S.R. - II at Alipore, and accordingly the Present Owners herein duly constructed brick built tile shed structure having an area more or less 200 Sq.ft. over the said



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

landed property at their own costs, expenses and efforts, free from all encumbrances.

**AND WHEREAS** with a view to develop the land, as described in the Schedule below and to erect multistoried building over the same in terms of the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation, the land Owners herein have invited the developer to undertake the charge of such constructional and/or development works of the schedule property at its costs, expenses and efforts.

**AND WHEREAS** the Developer herein, who has earned sufficient goodwill in the business of land promotion and development, being agreed with the said proposal of the land Owners and agreed to develop the Schedule property and to erect building thereon in terms of the sanctioned building plan at its own costs, expenses and efforts and in pursuance to the above, the Parties herein have entered into this Agreement in between them on the following terms and conditions :-



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016



: 13 :

**NOW THIS AGREEMENT WITNESSES :**

**ARTICLE : 1.**

**DEFINITIONS** - for proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times shall always mean and include.

**SAID PROPERTY** - shall always mean and include ALL THAT piece and parcel of **Bastu land** measuring more or less an area **2 Cottah 00 Chittak 00 Sq.ft.**, TOGETHER WITH brick built kuntcha **tile shed** structure, having an area more or less 200Sq.ft. standing thereon, lying and situated at **Mouza - Purba Barisha, J.L. No.23, R.S. No. 43, Paragana - Khaspur, District** Collectorate Touzi Nos. 1-6, 8-10, 12-16, **comprised in R.S.Khatian No. 506, appertaining to R.S. Dag No. 967, under Police Station - Behala thereafter Thakurpukur at present Haridebpur, within the limits of Ward No. 123 vide KMC Assessee No. 41-123-18-0292-0, of the Kolkata Municipal Corporation, being KMC Premises No. 295, Vidya Sagar Sarani, P.S. Thakurpukur now Haridebpur, Kolkata - 700008**



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

: 14 :

in the District South 24 Parganas, **A.D.S.R. Office at Behala, D.S.R. - II at Alipore**, as morefully and particularly described in the Schedule hereunder written.

**PROPOSED BUILDING MEANS** - the proposed multi (G+III) storeyed building to be constructed upon the said property.

**FLAT/APARTMENT MEANS** : The unit of a self contained accommodation of the said Building for residential purpose having one or more rooms along with Kitchen, exclusive user of bath and privy with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption from others, along with free access and right to ingress and egress to and from the main entrance and public road.

**PLAN OR MAP SHALL MEAN** : The building plan duly sanctioned by the Kolkata Municipal Corporation in respect of the proposed building/buildings and shall include all such modification or alternation as may be made by the developer from time to time when required.



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

: 15 :

**OWNERS MEANS :** 1. **SRI BACHHU DEY**, son of Late Nani Gopal Dey, residing at 13/C, Barobagan Road, P.S. Thakurpukur now Haridebpur, Kolkata - 700063, 2. **SMT. KRISHNA DEY**, 3. **SMT. TUKU DEY**, both are daughters of Late Nani Gopal Dey, both are residing at 5, Natun Pally, Police Station - Thakurpukur now Haridebpur, Kolkata - 700008, and 4. **SMT. BABLI GHOSH**, wife of Sri Debesh Ghosh and daughter of Late Nani Gopal Dey, residing at 38/31, Bhuban Mohan Roy Road, P.S. Thakurpukur now Haridebpur, Kolkata - 700008, all by Faith - Hindu, by Nationality - Indian, by Occupation - Business, Household duties and Housewife respectively.

**DEVELOPER MEANS :** **SRI GOVIND KUMAR GUPTA** son of Sri Hukum Chand Gupta, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 24/6/4, Banamali Banerjee Road, P.S. Thakurpukur now Haridebpur, Kolkata - 700082.

**ARCHITECT -** shall mean any qualified person or persons or firm or firms or LBS appointed or nominated by the Developer



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

as the Architect of the building/buildings to be constructed upon the said property.

**SPECIFICATIONS AND AMENITIES** - materials and specifications as recommended by the Architect for the construction of the building and amenities means - All fittings as described in the annexure and will be provided by the developer in those flats under Reserve portion.

**COMMON/SERVICE AREA SHALL MEAN :**

- i) Staircase on all floors.
- ii) Staircase landing on all floors.
- iii) Common passage and lobbies on the ground floor.
- iv) Water pumps, water tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
- v) Common electrical wiring, fittings and fixtures, generators (excluding those as are specifically installed for any particular unit)
- vi) Drainage and sewers.



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016



: 17 :

- vii) Boundary walls and main gates.
- viii) Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or around the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and/or terrace and covered and uncovered spaces and areas.
- ix) Roof on the top floor.

**OWNERS' ALLOCATION :-** Owners shall get Two Flats out of which One Flat on the Second Floor, having an area more or less 700 Sq.ft. super built-up (25%) area and another one Flat on the Ground Floor, having an area more or less 400 Sq.ft. super built-up (25%) area of the proposed G+III storied building as per sanction plan to be sanctioned by the Kolkata Municipal Corporation.

The Developer shall pay sum of Rs.1,001/- (Rupees One Thousand and One) Only each towards non adjustable amount in favour of the Land Owners herein.

**TAX LIABILITIES :** the Owners shall not be liable to any kind of the tax liability in respect of selling the flats and Spaces under the Developer's Allocation including any thing in relation with the sale of those.



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

**INSPECTION OF THE CONSTRUCTION :** The Owners shall have the right and liberty to inspect the construction work of the project building at any time or stage of the construction. If any inferior quality of the building materials is detected by the Owners, the same shall be replaced by the standard good quality materials by the Developer.

**DELIVERY OF THE PHOTO COPY :** the Developer shall deliver Xerox copy of the Regd: Sale deeds in respect of the Developer's allocated flats to the Owners at the time of registration of the said deeds.

**RESERVED PORTION SHALL MEAN :** Owner's Allocation.

**DEVELOPER'S ALLOCATION :** shall mean the remaining flats in the different floors together with the Car Parking Space/ Spaces in the ground floor of the proposed G+III storied building as per sanction plan to be sanctioned by the Kolkata Municipal Corporation out side the owners' allocation.

**INTENDING BUYERS SHALL MEAN :** all the persons firm, organizations who is/are interested to purchase any flat/flats,



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

and any other space of the said building particularly from the Developer's Allocation.

**UNAVOIDABLE CIRCUMSTANCES SHALL MEAN :** Unnatural calamities, earthquakes, civil disorder, political unrest by which the construction work of the proposed building can be disturbed, stopped or suspended for a considerable time.

**ARTICLE : II**

**DEVELOPER'S OBLIGATIONS :** That it is agreed by and between the Parties herein that the Developer shall be entitled to construct a building upon the said property by its own fund and resources or by any other funds procured by taking advance from the intending buyers, who is willing to purchaser any flats in the said building the developer fulfill the following obligations towards the Land Owners.

- a) That the Developer will construct the proposed building upon the said property strictly as per the Building Plan duly sanctioned by the Kolkata Municipal Corporation.



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District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

- b) That the Developer shall have to maintain the proper sizes/ specification as per the Building Plan in respect of the Owners' Allocation.
- c) That the Developer shall have to appoint a professional civil Engineer or LBS or firm as Architect to supervise the construction of the building/buildings.
- d) That the entire cost and expenses for the construction of the building will be borne by the Developer and the Developer shall not claim or demand in any part of the said expenses from the Land Owners.
- e) That after completion of the proposed building as also after availing the completion certificate from the KMC the Developer shall deliver the flats under the Owner's Allocation to the Owners with their satisfaction and it is mandatory to the Developer he shall obtaining the complete certificate from the KMC and developer the Owners allocation together with proportionate interest of the land and similarly shall put any body else into the possession of



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016



the Developer's Allocation or any part thereof. It is to be categorically mentioned that the Land Owners shall bear no expenses in the matter of construction of the building and shall have no liability in any manner whatsoever in the matter of constructional work of the said building as well as development works of the said land as described in the schedule below and even towards realisation of the completion certificate and/or regularisation of any addition, alteration and/or deviation towards the work of construction of the proposed building.

- f) That after giving lawful physical possession of the flats under the Owners' Allocation in favour of the land Owners the developer shall have the right to sale the other flats of the proposed building and in the ground floor of the said building in the favour of the buyer or buyers or put any body into the possession of the Developer's Allocation or any part thereof and to fix-up consideration value for the same in favour of such buyers and to enter into agreement



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

for sale with such buyers, to receive part price or full consideration money from such buyers under the terms and conditions as the developer shall think fit and proper and on receipt of the full payment for the concerned flat/flats from the purchaser/purchasers, the Developer shall execute Deed of Sale in favour of the purchaser transferring the flat/flats, in his favour or in his/her/their/it's favour and in such Deed the Developer shall join as a confirming party.

- g) That the Developer shall start the constructional works of the building and sanction of building plan by the Kolkata Municipal Corporation authority and shall complete the same in terms of the sanctioned building plan to be sanctioned by Kolkata Municipal Corporation within next **18 months** and to hand over lawful physical possession of the flats under Owner's Allocation in favour of the Land Owners within the said period of **18 months** without any more delay in any manner whatsoever. It is to be noted herein that the time as mentioned in this paragraph shall be the essence of this contract.



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

- h) That the Developer shall have no right or shall not be entitled to sell, transfer, and/or encumber the flats under the Owner's Allocation.
- i) That the Developer shall act as an independent contractor in constructing the building and under take to keep the Land Owners indemnified from time to time against all 3rd party claims and actions arising out of any act of omission or accident, such as loss of life of labourers, mistries and allied natures or things or relating to the construction of the building.
- j) That Developer shall be responsible to fulfil all the abovementioned obligations towards the Land Owners, failing which the Land Owners shall have every option to claim and/or cancel, rescind, the present Agreement.
- K) That the Developer if and when the circumstances demand shall install separate electric meter in the name of the respective purchaser/s at the proposed building for the flats under the Developer's Allocation at the cost of them. But



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

in case of the meter installation charges and security deposit if any for the Land Owners' Allocation is required, the same will be borne by the Developer.

- l) That the Land Owners shall not be liable with regard to the nature of construction of the proposed building and also for any financial transaction with the Third Parties.
- m) That in case of any delay towards the delivery of possession in respect of the Land Owners' Allocation for any unavoidable circumstances the same may be considered.
- n) That with the execution of the instant Development Agreement the Land Owners agree to execute a Registered General Power of Attorney in favour of the Developer appointing the Developer as their lawful Constituted Attorney empowering and entrusting him with or entrusting upon him all the rights, liberties and authorities in respect of the Schedule property (together with the right of selling of the flats and/or any other spaces of the proposed construction except Owner's Allocation) so that the Developer shall carry on the proposed Development and/



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District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016



or constructional work of the Schedule property peacefully and smoothly.

- o) That Developer may be right to amalgamate the adjacent plots of the Land Owners herein into a single plot of land at his own costs, expenses and efforts and to that effect Land Owners shall have no right to raise any objection in that matter in future any manner whatsoever.

### **ARTICLE - III**

#### **RIGHTS AND PRIVILEGES OF THE DEVELOPER.**

- a) That save and except those portion which shall be kept reserved for the Land Owners, the Developer shall be entitled to sell and/or transfer all the flats of the said building to any intending buyer/buyers in such a price and in such terms and conditions as determined by the Developer.
- b) That the Developer shall be entitled to receive the entire consideration money in respect of the Developer's Allocation only from the intending buyers against issuing proper receipt thereof.
- c) That the Land Owners shall have no right and /or liberty to interfere in those transaction made between the



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District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

Developer and the intending buyer/buyers in any manner whatsoever and further the Land Owners shall not be entitled to claim the profit of the said venture or part thereof on the contrary the Developer shall have no right, interest, ownership, possession whatsoever over the flats under the Owners' Allocation.

- d) That the Developer shall have every right to disclaim and /or relinquish any claim from the intending buyer and/or shall be entitled to settle any matter with any intending buyer in respect of payment of consideration or in any issue, in any term as the Developer may think fit and proper.
- e) That the Developer shall be entitled to execute all or any sort of Agreement with any intending flat or space buyer/buyers and shall be entitled to execute all or any type of Deed of Transfer in favour of the intending buyer in respect of the flat/space of the building under the Developer's allocation only, after handing over the possession to the



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

Land Owners and further shall be entitled to be present before the Registration Office or Officers for the registration of all those Deeds or Documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of the Land Owners and for that purpose the Land Owners will execute a General Power of Attorney in favour of the Developer to do all such acts and deeds required for the proposed construction and registration of the Deed of Transfer in respect of the Developer's Allocation only along with the proportionate share and interest in respect of the land within the Premises against the under marketed impartible proportionate share of the entire land under the Schedule hereunder in favour of the flat buyers and the land Owners (except anything against the interest of the Land Owners) will ratify and confirm all those acts and deeds and also those execution and registration of Deeds and Documents in favour of the intending buyers. That it is expressively mentioned here that the Developer shall have to give possession of the flats under the Owner's Allocation immediate after completion of the building



District Sub-Register-1]  
Alipore, South 24 Parganas

26 DEC 2016

before giving possession of any flats in favour of any purchaser or purchasers who intend to purchase flats under Developers' Allocation.

- f) That during the period of construction of the proposed building the Developer shall be in absolute possession of the said property and the Land Owners shall not be entitled to disturb the possession of the Developer in any manner whatsoever.
- g) That the Developer after completion of the building will handover the possession certificate in respect of the share of the Land Owners excluding super built-up measurement and will also remain bound to handover the completion certificate in respect of the building to the Land Owners.
- h) That Developer shall have right to involve any person or persons in that project as a Partner in terms of this Agreement and to that effect Owners shall not clam, demand any time in future any manner whatsoever.
- i) That Developer shall have right to amalgamate the said schedule mentioned property into any adjacent and/or contiguous land in any time in terms of this Agreement and to that effect Owners shall raise on objection any time in future any manner whatsoever.



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District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016



**ARTICLE - IV**  
**LAND OWNERS OBLIGATIONS AND PRIVILEGES :**

- a) That the Land Owners do hereby declare that they have absolute right, title and interest upon the said landed property and do hereby further declare that the said property morefully described in the schedule below is free from all encumbrances, disputes, litigations and in the mean time they have not received any notice and notices to the effect that the said land is affected by any scheme of the Government of West Bengal or of Kolkata Municipal Corporation and/or any other statutory body at the time of signing of this Agreement. So, being satisfied about the marketable title of the said property and the same is being free from all encumbrances, the Developer herein has entered into this Agreement.
- b) That the Land Owners shall at the time of execution of this presents deliver all the original documents regarding the title of the land. Other papers and documents against proper receipts/certified copies from the developer.



—

District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

- c) That the Landowner shall not be entitled in any way to interfere with the management of the construction of the proposed building and in the matter of transfer of the flats or spaces of the building (out of the Developer's Allocation Only) to the intending buyers. But shall have absolute right & authorities to inspect the main structural part of the building as well as in respect of the Land Owners' Allocation from time to time and also get it checked by any Engineer or specialized person and any defect or deviation as may be found would be removed by the Developer.
- d) That the Land Owners shall not be required to share or pay any portion of costs for construction of the proposed building including the cost of construction of the Land owner's allocation which will be solely borne by the Developer.
- e) That in the event, if a Co-operative Society and/or Association be formed, the Land Owners shall become the members of the said Society and/or Association as the case



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

may be and shall be liable to pay and bear proportionate maintenance charges, as well as services charges and Municipal taxes in respect of their allocation and for maintenance of the common areas, facilities etc.

- f) The Land Owners shall have the right to sell/transfer, the flats and spaces under their allocation to any third party at their own discretion. The Developer shall have no interference to that effect in any manner whatsoever.
- g) That Land Owners herein will bear all costs and expenses of mutation in respect of schedule mentioned landed property in the records of B.L. and L.R.O. as well as KMC.
- h) That Land Owners herein shall bound to amalgamate their schedule mentioned landed property with adjacent contiguous land owners and accordingly they have put their respective signatures in the said deeds as and when require the same and to that Land Owners shall not raise no objection in future any manner whatsoever.

**ARTICLE - V  
CANCELLATION AND ARBITRATION**

- a) All communication in the form of letter, notice, correspondence from/to either of the parties will be made to the address written in the 1<sup>st</sup> page of this present and will be communicate by postal service or personal peon services and letter, notice served upon either of the parties to other.



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

- b) The court within the District South 24 Parganas shall have the jurisdiction to entertain and try in accordance with the law, suit and proceedings arising out of this Agreement.
- c) Both the parties do hereby undertake to co-operate with each other in all respect to materials the said development project within the stipulated time of **18 months** from the obtaining sanction building plan duly sanctioned by the Kolkata Municipal Corporation, failing which the agreement will be cancelled subject to any reasonable unavoidable circumstances as stated above.

**DETAILS OF WORKS AND STANDARD OF MATERIALS :**

- 01. Earth cutting and Base casting = As per sanctioned plan.
- 02. Brick Works = 1<sup>st</sup>. class picket with 6:1 mortar.
- 03. R.C.C. Works = As per sanctioned plan. (structural Drawings)
- 04. Doors= Frame 4"x3" Sal wood, and Palla commercial flash door.
- 05. Windows = Sliding Windows with Grill.
- 06. Grill = 18/5 mm steel with simple design.
- 07. Plaster = ½" thick Sand Cement plaster inside and out side walls, ceiling, chaja etc. of the building.
- 09. Plaster of Paris =All rooms inside.



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016



10. Colors = Outside, Windows, and Gills.
11. Electric Works = Concealed wiring with Anchor Switches and Wire with normal and necessary points. in One Flat, Cable line, Exhaust.
12. Plumbing Works = Concealed wiring with fittings with normal and necessary points.
13. Toilet = Glaze Tiles fittings up to 5'-0" high, 1 No. of White Commode/ pan, Ceramic tiles upto 750 mm from Kitchen top level, 2 Nos, of Tab, 1 No. of shower, Extra charges for hot water line and Geezer line.
14. Septic Tank, Water Reservoir, Water Tank and Stair Head Room = As per sanctioned plan.
15. No. Electric connection charges of every flat will pay by the developer except owner's allocation flat.
16. Passage Area Pavement with grey net cement finished.
17. All floor, stair and landings will be finish by marble and/or Tiles.



Handwritten signature or mark.

District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of **Bastu land** measuring more or less an area **2 Cottah 00 Chittak 00 Sq.ft.**, **TOGETHER WITH** brick built kuntcha **tile shed** structure, having an area more or less 200Sq.ft. standing thereon, lying and situated at **Mouza - Purba Barisha, J.L. No.23, R.S. No. 43, Paragana - Khaspur, District Collectorate Touzi Nos. 1-6, 8-10, 12-16, comprised in R.S.Khatian No. 506, appertaining to R.S. Dag No. 967, under Police Station - Behala thereafter Thakurpukur at present Haridebpur, within the limits of Ward No. 123 vide KMC Assessee No. 41-123-18-0292-0, of the Kolkata Municipal Corporation, being KMC Premises No. 295, Vidya Sagar Sarani, P.S. Thakurpukur now Haridebpur, Kolkata - 700008 in the District South 24 Parganas, A.D.S.R. Office at Behala, D.S.R. - II at Alipore TOGETHER WITH** right to take electric, tap water, gas, telephone connections over the Road/Common passage adjacent to the said plot of land as well as said land together with all right of easements thereto and the same is butted and bounded as follows :-



—

District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

: 35 :

- On the North** : Land of Sri Jayanta Majumdar.  
**On the South** : Land of Bhaskar Dey.  
**On the East** : 10 ft. wide common passage.  
**On the West** : Land and House of Smt. Gita Chatterjee.

**IN WITNESS WHEREOF** the parties herein have set and subscribed their respective hands on the day, month and year first above written.

**WITNESSES:**

- 1) Mamata Dey: *Bachhu Dey*  
W/o Bachhu Dey  
C/12 Vidya Sagar Sarani  
Kat-63: *KRISHNADEY*
- 2) Shaktim Ghosh  
S/o Debesh Ghosh *ayubhan Dey*  
38/31 Bhuvan Mohan  
By Road *Bachhu Ghosh*  
Kat-700008. **SIGNATURE OF LAND OWNERS**

Drafted by me :

*Uttam Halder*  
W.B. 937/07

**Advocate;**

Alipore Police Court,  
Kolkata - 700 027.  
Computerised Printed by :  
*Kuntal Mukherjee*  
Kuntal Mukherjee

**GANPATI CONSTRUCTION**

*[Signature]* *[Signature]*  
Proprietor

**SIGNATURE OF DEVELOPER**



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016

**MEMO OF THE CONSIDERATION**

**RECEIVED** sum of Rs.1,001/- (Rupees One Thousand and One) Only by 1. **SRI BACHHU DEY**, 2. **SMT. KRISHNA DEY**, 3. **SMT. TUKU DEY**, and 4. **SMT. BABLI GHOSH.** in terms of this agreement in presence of the following witnesses and in the following manners :-

- :: **MEMO** :: -

By way of Cash

Rs.1,001/-

**Total Rs.1,001/-**

**(Rupees One Thousand and One Only)**

**WITNESSES:**

1) Mamata Dey  
W/o Bachhu Dey  
C/12 Vidya Sagar Sarani  
Kolkata - 70003.

2) Shevlin Ghosh  
S/o Debesh Ghosh  
38/31 Bhuvan Mohan  
Roy Road,  
Kolkata - 700008,

*Bachhu Dey*  
KRISHNA DEY  
TUKU DEY

*Babli Ghosh*

**SIGNATURE OF LAND OWNERS**



—

District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016














Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....












Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name .....

Signature *Baldev*










Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name .....

Signature *KRISHNA DEY*

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name .....

Signature *Gulau Dey*



District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016












Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....












Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

	left hand					
	right hand					

Name .....

Signature *B. Babuichan*

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

	left hand					
	right hand					

Name GOVIND KUMAR GUPTA

Signature *Govind K. Gupta*

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



*[Handwritten signature]*

District Sub-Register-II  
Alipore, South 24 Parganas

26 DEC 2016



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/18/112/597628

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name	Bachchu Dey
নির্বাচকের নাম	বাহু দে
Father's Name	Nanigopal
পিতার নাম	ননীগোপাল
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2000	32
১.১.২০০০-এ বয়স	৩২

Address  
5/Ga Nutan Palli 124, Thakurpukur 700008

ঠিকানা  
৫/গ নুতন পল্লী ১২৪ ঠাকুরপুকুর দক্ষিণ ২৪ পরগণা  
৭০০০০৮

Facsimile Signature  
Electoral Registration Officer

নির্বাচক নিবন্ধন আধিকারিক

For 112-Behala East  
Assembly Constituency

১১২-বেহালা পূর্ব  
বিধানসভা নির্বাচন ক্ষেত্র

Place  
স্থান দক্ষিণ ২৪ পরগণা

Date 11.08.2000  
তারিখ ১১.০৮.২০০০





TRUE COPY

Form 60

(See third proviso to of rule 114B)

Form of Declaration to be filled by a person who does not have either permanent account number or general Index Register Number and who makes payment in cash in respect of transaction specified in clauses (a) to (h) of rule 114B.

1. Full name and address of the declarant Bachhu dey  
13/c Barabagan Road, P.S. Thakurpura Kat-63.
2. Particular of transaction. § Saint Venne Agreement
3. Amount of the transaction. 1001/-
4. Are you assessed to tax ?
5. If yes, Yes/No.
  - i) Details of Ward/Circle/Range where the last return of Income was filed?
  - ii) Reasons for not having permanent account number/General Index Register Number.
6. Details of the document being produced in support of address in column (1)  
voter, ID

Verification

1. Bachhu dey do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the 26 day of dec 20 16.

Date 26/12/16

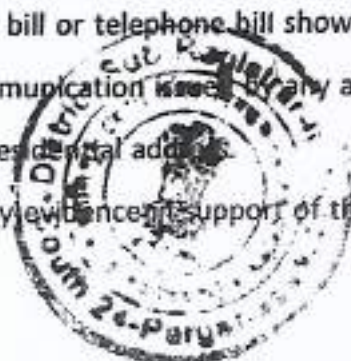
Place Kat

Bachhu dey

Signature of the declarant

Instructions : Documents which can be produced in support of the address are :

- a) Ration Card
- b) Passport
- c) Driving Licence
- d) Identity Card issued by any institution.
- e) Copy of the electricity bill or telephone bill showing residential address.
- f) Any document or communication issued by any authority of Central Government or local bodies showing residential address.
- g) Any other documentary evidence in support of the address given in the declaration.







आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KRISHNA DEY  
NANI GOPAL DEY  
13/02/1964

Family / Joint Account Number  
GATI'D1270L

Signature



*In case this card is lost / found, kindly inform / return to:*  
Income Tax PAN Services Unit, UTTISI  
Plot No. A, Sector 11, CHD B, Japur,  
New Mumbai - 400 614.  
इस कार्ड के खोने/पैने का सूचना सूचित करें/वापस करें।  
आयकर सेवा इकाई, उत्तिसी  
प्लॉट नं. A, सेक्टर 11, चिड B, जपुर,  
नयी मुंबई - 400 614

KRIS







**ELECTION COMMISSION OF INDIA**

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/18/112 / 597021

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name	Krishna Dey
নির্বাচকের নাম	কৃষ্ণা দে
Father's Name	Nanigopal
পিতার নাম	ননিগোপাল
Sex	F
লিঙ্গ	স্ত্রী
Age as on 1.1.2000	38
১.১.২০০০-এ বয়স	৩৮

**Address**

S/Ga Nutan Palli 124 Thakurpukur 700003

**ঠিকানা**

এ/গ নূতন পল্লী ১২৪ ঠাকুরপুকুর দক্ষিণ ২৪ পরগণা  
৭০০০০৩

Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন আধিকারিক

For 112-Behala East

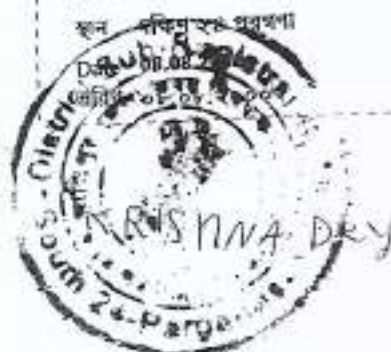
Assembly Constituency

১১২-বেহালা পূর্ব

বিধানসভা নির্বাচন ক্ষেত্র

**Place**

স্থান ঠাকুরপুকুর ২৪ পরগণা





आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

TUKU DEY  
 NANIGOPAL DEY  
 02811/1971  
 Permanent Account Number  
 AXLPD1287C  
 Signature





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

३६. यदि ये कार्ड खोया या पाया जाय तो कृपया सूचना देना/वापस कर देना।  
 आयकर सेवा इकाई, UTISE,  
 फ्लैट नं. ३, सेक्टर ११, सीडीबी बेलपुर,  
 नवी मुंबई - ४०० ६१४।

Tuku Dey







ELECTION COMMISSION OF INDIA.

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 18 / 112 / 597501

পরিচয় পত্র



Elector's Name  
নির্বাচকের নাম

Dey Tuku  
ডে টুকু

Father/Mother/  
Husband's Name  
পিতা/মাতা/স্বামীর নাম

Nanigopal  
নানীগোপাল

Sex  
লিঙ্গ

F  
স্বতী

Age as on 1.1.1995  
১.১.১৯৯৫-এর বয়স

21  
২১

Address

5/Ga Nutan Pally, C.M.C.-124, Behala,  
S. 24-Pgs.

ঠিকানা

৫/গ নুতন পরী, সি.এম.সি.-১২৪, বেহালা,  
সং ২৪ পরবর্গ I

Facsimile Signature  
Electoral Registration Officer  
নির্বাচন-নিবন্ধন অফিসার

For 112 - BEHALA EAST

Assembly Constituency

১১২ - বেহালা পূর্ব

বিধানসভা নির্বাচন কেন্দ্র

Place

ALIPORE

স্থান

আলিপুর

Date

25.08.95

তারিখ

২৫.০৮.১৯৯৫









ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/18/112/597022



নির্বাচকের নাম : বাবলী ঘোষ  
Elector's Name : Babali Ghosh  
স্বামীর নাম : দেবেশ ঘোষ  
Husband's Name : Debes Ghosh  
লিঙ্গ/Sex : স্ত্রী/F  
জন্ম তারিখ  
Date of Birth : XX/XX/1973

WB/18/112/597022

বিত্ত:  
38/31, ডাবন মেদন স্ট্রট চান্দা/দাবা অঞ্চল, কোলকাতা  
নির্বাচন বিভাগ কার্যালয়, হরিদেবপুর, কোলকাতা- 700008

Address:  
38/31, DHUBAN MOHAN ROY ROAD(JALA  
ANCHAL), KOLKATA MUNICIPAL  
CORPORATION, HARIDDEVPUR, KOLKATA-  
700008

Date: 05/12/2016  
153-নংদেব পূর্ব নির্বাচন অঞ্চল নির্বাচন নিয়ন্ত্রক  
অফিসারের স্বাক্ষর  
Facsimile Signature of the Electoral  
Registration Officer for  
153-Bahala Purba Constituency

বিঃদ্রঃ - নির্বাচন 153-নংদেব পূর্ব নির্বাচন অঞ্চল নির্বাচন নিয়ন্ত্রক  
অফিসারের স্বাক্ষর  
Facsimile Signature of the Electoral  
Registration Officer for  
153-Bahala Purba Constituency  
In case of change in address mention the Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

Babali Ghosh  
24-PA



TRUE COPY

Form 60

(See third proviso to of rule 114B)

Form of Declaration to be filled by a person who does not have either permanent account number or general Index Register Number and who makes payment in cash in respect of transaction specified in clauses (a) to (h) of rule 114B.

1. Full name and address of the declarant Babli Ghosh
2. Particular of transaction. Joint Value Agreement
3. Amount of the transaction. 100/-
4. Are you assessed to tax ?
5. If yes, Yes/No.
  - i) Details of Ward/Circle/Range where the last return of Income was filed?
  - ii) Reasons for not having permanent account number/General Index Register Number.
6. Details of the document being produced in support of address in column (1)  
voter ID Card.

Verification

1. Babli Ghosh do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the 28 day of Dec 20 16.

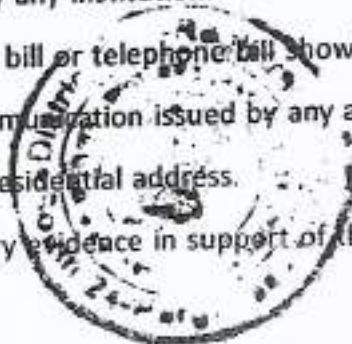
Date 28/12/16

Place Kolkata.

Babli Ghosh  
Signature of the declarant

Instructions : Documents which can be produced in support of the address are :

- a) Ration Card
- b) Passport
- c) Driving Licence
- d) Identity Card issued by any institution.
- e) Copy of the electricity bill or telephone bill showing residential address.
- f) Any document or communication issued by any authority of Central Government or local bodies showing residential address.
- g) Any other documentary evidence in support of the address given in the declaration.







ভারতের নির্বাচন কমিশন  
শক্তিপত্র পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

TFE1326354



নির্বাচকের নাম : গোবিন্দ কুমার গুপ্ত

Elector's Name : Govind Kumar Gupta

পিতার নাম : হুম্বু চাঁদ গুপ্ত

Father's Name : Humam Chand Gupta

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : 20/12/1977  
Date of Birth

TFE1326354

ঠিকানা:  
275B বিদ্যাসাগর সারানী কোলকাতা সিটি কর্পোরেশন  
ঠাকুরপুকুর দক্ষিণ 24 পরগণা 700008

Address:  
275B VIDYASAGAR SARANI KOLKATA  
MUNICIPAL CORPORA THAKURPUKUR  
SOUTH 24 PARGANAS 700008

*Govind*

Date: 18/03/2009  
153-বেহলা পুরা নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক  
অফিসারের স্বাক্ষরিত স্বাক্ষরিত  
Facsimile Signature of the Electoral  
Registration Officer for  
153-Behala Pura Constituency

বিধান পরিবর্তন করে নতুন ঠিকানা উল্লেখ করা নাম  
কেন্দ্র ৯-এরই ক্ষেত্রে নতুন ঠিকানা পরিবর্তন করে  
করা নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক অফিসারের  
In case of change in address mention this Card No.  
in the relevant form for including your name in the  
roll at the changed address and attach the card  
with serial number.



*Govind*



स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

ADZPG7353A



नाम / NAME

GOVIND KUMAR GUPTA

पिता का नाम / FATHER'S NAME

HUKUM CHAND GUPTA

जन्म तिथि / DATE OF BIRTH

16-02-1977

हस्ताक्षर / SIGNATURE

Govind kumar Gupta

*[Handwritten Signature]*

असल संकेत, प.सं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिर जाने पर कृपया जारी-कर्ता को सूचित / वापस कर दें  
संयुक्त आयकर अधिकारी (प्रशासक एवं तकनीकी),  
पी-7,  
चौरी चौक,  
कलकत्ता - 700 069.

In case this card is lost/ found, kindly inform/return to  
the issuing authority:  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.









Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

2/12/2016

Query No / Year	1602-1000429443/2016	Office where deed will be registered
Query Date	21/12/2016 9:57:40 AM	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	UTTAM HALDER Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433497640, 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 : 1,001/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 16,59,998/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,021/- (Article:48(g))	Rs. 70/- (Article:E, E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vidyasagar Sarani, Road Zone : (Premises Not located on J L Sarani (Ward 123,124) - ) , , Premises No. 295, Ward No: 123

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Katha	1/-	15,99,998/-	Width of Approach Road: 10 Ft.,
Grand Total :					3.3Dec	1/-	15,99,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1/-	60,000 /-	

KRISHNA Dey  
Juku Dey  
Baburaj Moh  
Baller M



GANPATI CONSTRUCTION  
[Signature]

Proprietor



**Land Lord Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Shri BACHHU DEY Son of Late NANI GOPAL DEY13/C, BAROBAGAN, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
2	Smt KRISHNA DEY Daughter of Late NANI GOPAL DEY5, NATUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
3	Smt TUKU DEY Daughter of Late NANI GOPAL DEY5, NATUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
4	Smt BABLI GHOSH Wife of Shri DEBESH GHOSH38/31, BHUBAN MOHAN ROY ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self

**Developer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	M/S GANAPATI CONSTRUCTION 18, VIDYA SAGAR SARANI, NATUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Shri GOVIND KUMAR GUPTA Son of Shri HUKUM CHAND GUPTA24/6/4, BANAMALI BANERJEE ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADZPG7353A,	M/S GANAPATI CONSTRUCTION (as PROPRIETOR)

**Identifier Details :**

Name & address
BARUN DAS Son of Late MANMOHAN DAS 51, NATUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Shri BACHHU DEY, Smt KRISHNA DEY, Smt BABLI GHOSH, Shri GOVIND KUMAR GUPTA





## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri BACHHU DEY	M/S GANAPATI CONSTRUCTION-0.825 Dec
2	Smt KRISHNA DEY	M/S GANAPATI CONSTRUCTION-0.825 Dec
3	Smt TUKU DEY	M/S GANAPATI CONSTRUCTION-0.825 Dec
4	Smt BABLI GHOSH	M/S GANAPATI CONSTRUCTION-0.825 Dec

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri BACHHU DEY	M/S GANAPATI CONSTRUCTION-50 Sq Ft
2	Smt KRISHNA DEY	M/S GANAPATI CONSTRUCTION-50 Sq Ft
3	Smt TUKU DEY	M/S GANAPATI CONSTRUCTION-50 Sq Ft
4	Smt BABLI GHOSH	M/S GANAPATI CONSTRUCTION-50 Sq Ft

## Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 03/02/2017 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.50,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 1st September 2016.
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.





### Major Information of the Deed

Deed No :	I-1602-12031/2016	Date of Registration	26/12/2016
Query No / Year	1602-1000429443/2016	Office where deed is registered	
Query Date	21/12/2016 9:57:40 AM	D.S.R. - I SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	UTTAM HALDER Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433497640, 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 : 1,001/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 16,59,998/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 70/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vidyasagar Sarani, Road Zone : (Premises Not located on J L Sarani (Ward 123,124) - ) , , Premises No. 295, Ward No: 123

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Katha	1/-	15,99,998/-	Width of Approach Road: 10 Ft,
<b>Grand Total :</b>					<b>3.3Dec</b>	<b>1/-</b>	<b>15,99,998 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>1/-</b>	<b>60,000 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Shri BACHHU DEY</b> Son of Late NANI GOPAL DEY Executed by: Self, Date of Execution: 26/12/2016 , Admitted by: Self, Date of Admission: 26/12/2016 ,Place : Office			
		26/12/2016	26/12/2016	26/12/2016






13/C, BAROBAGAN, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual

2	Name	Photo	Fingerprint	Signature
	<b>Smt KRISHNA DEY</b> Daughter of Late NANI GOPAL DEY Executed by: Self, Date of Execution: 26/12/2016 , Admitted by: Self, Date of Admission: 26/12/2016 ,Place : Office			<i>KRISHNA DEY</i>
		26/12/2016	LTI 26/12/2016	26/12/2016

5, NATUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Status :Individual

3	Name	Photo	Fingerprint	Signature
	<b>Smt TUKU DEY</b> Daughter of Late NANI GOPAL DEY Executed by: Self, Date of Execution: 26/12/2016 , Admitted by: Self, Date of Admission: 26/12/2016 ,Place : Office			<i>Tuku DEY</i>
		26/12/2016	LTI 26/12/2016	26/12/2016

5, NATUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Status :Individual

4	Name	Photo	Fingerprint	Signature
	<b>Smt BABLI GHOSH</b> Wife of Shri DEBESH GHOSH Executed by: Self, Date of Execution: 26/12/2016 , Admitted by: Self, Date of Admission: 26/12/2016 ,Place : Office			<i>Babli Ghosh</i>
		26/12/2016	LTI 26/12/2016	26/12/2016

38/31, BHUBAN MOHAN ROY ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status :Individual




**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M/S GANAPATI CONSTRUCTION</b> 18, VIDYA SAGAR SARANI, NATUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Status :Organization






**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri GOVIND KUMAR GUPTA</b> Son of Shri HUKUM CHAND GUPTA Date of Execution - 26/12/2016, , Admitted by: Self, Date of Admission: 26/12/2016, Place of Admission of Execution: Office	 26/12/2016	 LTI 26/12/2016	 26/12/2016
24/6/4, BANAMALI BANERJEE ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADZPG7353A, Status : Representative, Representative of : M/S GANAPATI CONSTRUCTION (as PROPRIETOR)				

**Identifier Details :**

Name & address	
BARUN DAS Son of Late MANMOHAN DAS 51, NATUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri BACHHU DEY, Smt KRISHNA DEY, Smt TUKU DEY, Smt BABLI GHOSH, Shri GOVIND KUMAR GUPTA	26/12/2016
	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri BACHHU DEY	M/S GANAPATI CONSTRUCTION-0.825 Dec
2	Smt KRISHNA DEY	M/S GANAPATI CONSTRUCTION-0.825 Dec
3	Smt TUKU DEY	M/S GANAPATI CONSTRUCTION-0.825 Dec
4	Smt BABLI GHOSH	M/S GANAPATI CONSTRUCTION-0.825 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri BACHHU DEY	M/S GANAPATI CONSTRUCTION-50 Sq Ft
2	Smt KRISHNA DEY	M/S GANAPATI CONSTRUCTION-50 Sq Ft
3	Smt TUKU DEY	M/S GANAPATI CONSTRUCTION-50 Sq Ft
4	Smt BABLI GHOSH	M/S GANAPATI CONSTRUCTION-50 Sq Ft





Endorsement For Deed Number : I - 160212031 / 2016

On 21-12-2016

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 16,59,998/-

*Rina Chaudhury*

Rina Chaudhury  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 26-12-2016

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

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

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

Presented for registration at 13:00 hrs on 26-12-2016, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Shri BACHHU DEY , one of the Executants.

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

Execution is admitted on 26/12/2016 by 1. Shri BACHHU DEY, Son of Late NANI GOPAL DEY, 13/C, BAROBAGAN, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Business, 2. Smt KRISHNA DEY, Daughter of Late NANI GOPAL DEY, 5, NATUN PALLY, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others, 3. Smt TUKU DEY, Daughter of Late NANI GOPAL DEY, 5, NATUN PALLY, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others, 4. Smt BABLI GHOSH, Wife of Shri DEBESH GHOSH, 38/31, BHUBAN MOHAN ROY ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Identified by BARUN DAS, , Son of Late MANMOHAN DAS, 51, NATUN PALLY, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Business

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

Execution is admitted on 26-12-2016 by Shri GOVIND KUMAR GUPTA, PROPRIETOR, M/S GANAPATI CONSTRUCTION, 18, VIDYA SAGAR SARANI, NATUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008

Identified by BARUN DAS, , Son of Late MANMOHAN DAS, 51, NATUN PALLY, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 70/- ( B = Rs 17/- ,E = Rs 21/- ,H = Rs 28/- ,M (b) = Rs 4/- ) and Registration Fees paid by Cash Rs 70/-





**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Draft Rs 21/-, by Stamp Rs 5,000/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 9172, Amount: Rs.5,000/-, Date of Purchase: 23/11/2016, Vendor name: Subhankar Das

**Description of Draft**

1. Draft(8554) No: 000443621757, Date: 26/12/2016, Amount: Rs.21/-, Bank: STATE BANK OF INDIA (SBI), ALIPORE COURT TREASRY BR

*Rina Chaudhury*

**Rina Chaudhury  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal**







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2016, Page from 349646 to 349702  
being No 160212031 for the year 2016.



Digitally signed by RINA CHAUDHURY  
Date: 2016.12.27 11:28:27 +05:30  
Reason: Digital Signing of Deed.

*R Chaudhury*

(Rina Chaudhury) 27/12/2016 11:28:26  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

