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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V 681615

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

Addl. Dist. Sub-Registrar
Uttara, South 24 Parganas

26 FEB 2016


Srujan Kumar


Ananta Kumar

**JOINT VENTURE AGREEMENT FOR
DEVELOPMENT**

THIS JOINT VENTURE AGREEMENT FOR DEVELOPMENT
 is made on 26th day of Feb, in the year of Christ Two Thousand
 Sixteen. (2016 A.D.) **BETWEEN** (1) **SRI KANTI SARKAR**, (PAN:
BMGPS0373H), son of Kanaklat Sarkar, since deceased & Dharendra

Srujan Kumar



2



Kumar Sarkar, since deceased, by faith – Hindu, by occupation – Retire of 30 Deshbandhu Road, Post Office – Baghajatin, Police Station – Jadavpur at present Patuli, Kolkata – 700 086, (2) SMT. KRISHNA SARKAR, (PAN:ALEPS6721M), daughter of Late Kanaklata Sarkar & Dharendra Kumar Sarkar, since deceased, by faith – Hindu, by occupation – Retire of 30 Deshbandhu Road, Post Office – Baghajatin, Police Station – Jadavpur at present Patuli, Kolkata – 700 086 & (3) SRI ARINDAM SARKAR, (PAN:AISTS6295F), (grand son of Dharendra Kr. Sarkar, since deceased & Kanaklata Sarkar, since deceased), son of Late Ajit Kr. Sarkar, by faith – Hindu, by occupation – Service, (4) SMT. ABANTIKA CHOWDHURY, (PAN:BCFPC1896N), (grand daughter of Late Dharendra Kr. Sarkar & Late Kanaklata Sarkar), daughter of Late Ajit Kr. Sarkar, by faith – Hindu, by occupation - Housewife &. (5) SMT. PADMINI SARKAR, (PAN:EMNPS0002P), (grand daughter-in-law of Dharendra Kr. Sarkar, since deceased & Kanaklata Sarkar, since deceased), by faith - Hindu, by occupation - Housewife, (3 to 5) 30 Deshbandhu Road, Post Office – Baghajatin, Police Station – Jadavpur at present Patuli, Kolkata – 700 086, hereunder called and referred to as the “LANDOWNERS” (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include their heirs and / or successors and / or executors and / or administrators and / or legal representatives and / or assigns etc.) of the FIRST PART.

Arindam Sarkar

(625000)
8-175
for Power Tax
Krishna
Sarkar



AND

SRI SWARUP BARDHAN, (PAN:APHPBI264R), son of Sri Swapan Bardhan, by faith – Hindu, by occupation – Business, residing at 84B, Baghajatin Place, Police Station – Jadavpur at present Patuli, Kolkata – 700 086, hereinafter called and / or referred to as the DEVELOPER / CONTRACTOR (which expression shall unless excluded by or repugnant or contrary to the context hereof be deemed to mean and include his heirs and or successors-in-interest and / or executors and / or nominee and / or nominees and / or administrators and or legal representatives and / or assigns etc.) of the SECOND PART.

ALL THAT piece and parcel or homestead land area measuring more or less 5 Kathas 4 Chhataks 15 sq.ft. in the Additional District Sub-Registration Office at Alipore, Pargana – Khaspur, R.S. No.-21¹/₂, Touzi No.151, J.L.No.30, Mouza – Chakmasar, Khatin No.2, Dag No.14, within the Ward No.101 of the Kolkata Municipal Corporation, District – South 24 Parganas, being Premises 30, Deshabandhu Road (mailing address 10, Deshbandhu Road), Post Office – Baghajatin, Police Station – Jadavpur at Patuli, Kolkata – 700 086.

WHEREAS Smt. Kanaklata Sarkar, since deceased, wife of Dr. Dharendra Kr. Sarkar of 168, Bapujinagar, P.S. - Sadar Tollygunge, Kolkata - 700 032, purchased a plot of land area measuring more or less 5 Kathas 4 Chhataks 15 sq.ft. from Sri Ram Chandra Chakraborty,



son of Sri Ramesh Chandra Chakraborty of 19, Bhabananda Road, P.S. - Sadar Tollygunge, Kalikata and one Bikray Kobala in Bengali language registered & recorded in the Office of the Sub-Registrar, Alipore, District 24 Parganas, dated 25-04-1955, Vide Book No.I, Deed No.3234.

AND WHEREAS said Dharendra Kumar Sarkar, died on 23-10-1981.

AND WHEREAS said Kanaklata Sarkar died on 20-01-1996 leaving behind her only legal heirs & successors as follows :-

- | | | |
|-----------------------|---|----------------------|
| (1) Kanti Sarkar | - | Son |
| (2) Krishna Sarkar | - | Daughter (unmarried) |
| (3) Ajit Kumar Sarkar | - | Son |

AND WHEREAS abovementioned Ajit Kumar Sarkar died on leaving behind his only legal heirs and successors as follows :-

- | | | |
|------------------------|---|--------------------|
| (1) Padmini Sarkar | - | Wife |
| (2) Arindam Sarkar | - | Son |
| (3) Abantika Chowdhury | - | Daughter (married) |

AND WHEREAS abovementioned Kanti Sarkar, Krishna Sarkar (unmarried), Padmini Sarkar, Arindam Sarkar, Abantika Chowdhury are joint owners of abovementioned homestead land area measuring more or less 5 Kathas 4 Chhataks 15 sq.ft. alongwith structure which is introduced as K.M.C. Premises No.30, Deshbandhu

Road (mailing / postal address being 10, Deshbandhu Road), Police Station - Jadavpur at present Patuli, Kolkata - 700 086 under K.M.C. Ward No.102.

AND WHEREAS said kanti Sarkar received a gift of undivided 1/3rd share of total land area measuring more or less 5 Khata 4 Chhataks 15 sq.ft. alongwith pucca structure from Krishna Sarkar, daughter of Late Dharendra Kumar Sarkar, Smt. Padmini Sarkar, widow of Late Ajit Kumar Sarkar, Sri Arindam Sarkar, son of Late Ajit Kumar Sarkar & Smt. Abantika Chowdhury (daughter of Late Ajit Kumar Sarkar), wife of Surojit Chowdhury and one Deed of Gift in English language registered and recorded in the office of the Addl. District Sub-Registrar, Alipore, South 24 Parganas, dated 07-10-2015, Vide Book No.I, Volume Nos. 1605-2015, Pages from 111448 to 111490, Being No.160507976 for the year of 2015.

AND WHEREAS Smt. Krishna Sarkar, unmarried daughter of Smt. Kanaklata Sarkar, since deceased & Dharendra Kumar Sarkar, since deceased, received undivided 1/3rd of total land area measuring more or less 5 Khatas 4 Chhataks 15 sq.ft. alongwith structure by the way of inherit of her mother.

AND WHEREAS said Kanti Sarkar of his land & his sister Krishna Sarkar, unmarried, of her land jointly mutated in the record of Kolkata Municipal Corporation & introduce as K.M.C. Premises No.30, Deshbandhu Road (mailing / postal address being 10,



Deshbandhu Road), P.S. - Jadavpur at present Patuli, Kolkata - 700 086 under K.M.C. Ward No.102.

AND WHEREAS abovementioned Kanaklata Sarkar, since deceased, gifted undivided 1/3rd share of total land area measuring more or less 5 Kathas 4 Chhataks 15 sq.ft. alongwith pucca structure, garaz, Maznine room, staircase of roof of the entire roof more or less 1600 sq.ft. to Dr. Ajit Kr. Sarkar, son of Late Dharendra Kumar Sarkar of 10, Deshbandhu Road, P.S. - Jadavpur, Kolkata - 700 086 and one Deed of Gift in English language registered & recorded in the Office of the Addl. Registrar of Assurance, Calcutta - I, dated 03-01-1996, Vide Book No.I, Deed No.....

AND WHEREAS abovementioned Dr. Ajit Kumar Sarkar mutated his namel in the record of the Kolkata Municipal Corporation & introduce as K.M.C. Premises No.30, Deshbandhu Road (mailing / postal address being 10, Deshbandhu Road), Kolkata - 700 086 under K.M.C. Ward No.102.

AND WHEREAS abovementioned Dr. Ajit Kumar Sarkar died on 11-12-2010 leaving behind his only legal heirs and successors as follows :-

- | | | |
|-----------------------------|---|--------------------|
| (1) Smt. Padmini Sarkar | - | Widow |
| (2) Sri Arindam Sarkar | - | Son |
| (3) Smt. Abantika Chowdhury | - | Daughter (married) |

AND WHEREAS abovementioned Sri Kanti Sarkar, Smt. Krishna Sarkar, Smt. Padmini Sarkar, Arindam Sarkar, Abantika

Sarkar, amalgamated their total land area 5 Khatas 4 Chhaaks 15 sq.ft. in one plot of land through a "Deed of Exchange for Amalgamation" which was registered and recorded in the Office of the Addl. District Sub-Registrar at Alipore, South 24 Parganas, dated 26.2.16, Vide Book No. ~~434~~ Deed / Being No. ~~434~~ for the year of 2016 and said joint total land introduced as K.M.C. Premises No.30, Deshbandhu Road (mailing address being 10, Deshbandhu Road), P.S. - Patuli, Kolkata - 700 086 under K.M.C. Ward No.102.

Arindam Sarkar

AND WHEREAS at present above mentioned said Sri Kanti Sarkar, Smt. Krishna Sarkar, Smt. Padmini Sarkar, Sri Arindam Sarkar & Smt. Abantika Chowdhury, herein the first party are the joint owners and possession holders of the total land area measuring more or less 5 Kathas 4 Chhataks 15 sq.ft. which is lying and situated at the K.M.C. Premises No.30, Deshabandhu Road, Police Station - Jadavpur at Patuli, Kolkata - 700 086 within the Ward No.102 of the Kolkata Municipal Corporation.

AND WHEREAS the Owners are now seized and possessed and in physical possession of all that homestead land of our physical possession measuring 5 Kathas 4 Chhataks 15 sq.ft. within Pargana - Khaspur, Additional District Sub-Registration Office at Alipore, R.S. No.21¹/₂, Touzi No.151, J.L. No.30, Police Station - Jadavpur at present Patuli, Mouza - Chakmasar, Khatian No.2, Dag No.14, District - South 24 Parganas, being K.M.C. Premises No.30,

Deshabandhu Road, Police Station – Jadavpur at Patuli, Kolkata – 700 086 within the Ward No.102 of the Kolkata Municipal Corporation.

AND WHEREAS the present owners have decided to develop their aforesaid land.

AND WHEREAS the Owners due to some inconveniences and other personal difficulties for want of men and experience and finance expressed their intention of appointing a Developer and the Developer / Builder coming to know of the intention of the Owners have approached him and have agreed to develop the property of the Owner and agreed to construct a multi-storied building as per K.M.C. sanction building plan on the said land on the terms and conditions hereinafter mentioned and the new building is to be constructed at the said premises expecting within 24 (twenty four) months from the date of handover the land along with structure to Developer by the Landowner.

AND WHEREAS it has now been agreed by and between the parties hereto that the Developer shall develop the said property as agreed upon in the manner hereinafter provided.

ARTICLE -1 (DEFINATION)

01. *The said property shall mean all the demarcated piece or parcel of land in physical possession area measuring more or less 5*

Kathas 4 Chhataks 15 sq.ft. within Pargana – Khaspur, Addl. District Sub-Registration Office at Alipore, R.S. No.21¹/₂, Touzi No.151, J.L.No.30, Police Station – Jadavpur at present Patuli, Mouza – Chakmasar, Khatian No.2, Dag No.14, Kolkata – 700 086, District – South 24 Parganas, being K.M.C. Premises No.30, Deshabandhu Road, Police Station – Jadavpur at Patuli, Kolkata – 700 086 within the Ward No.102 of the Kolkata Municipal Corporation of fully described in the Schedule –‘A’ hereunder written.

02. *The Building shall mean multi-storied building to be constructed in the said premises as in accordance with the plan to be prepared by the L.B.S. of the Developer / Builder alongwith sanction by the Kolkata Municipal Corporation.*
03. *The Building Plan shall mean the plan for the construction of the building as per plan and the Developer shall complete the multi-storied building at his own cost within expect 24 (twenty four) months from date of handover the vacate, physical possession of the said land to the Developer by the Landowner.*

THE SCHECULE –‘A’ ABOVE REFERRED TO

(Total Land)

ALL THAT demarcated piece or parcel of land area measuring more or less 5 Kathas 4 Chhataks 15 sq.ft. alongwith existing structures thereon lying and situated within Pargana – Khaspur, Additional District Sub-Registration Office at Alipore, Post Office –



Baghajatin, Police Station – Jadavpur at present Patuli, R.S. Dag No.21¹/₂, Touzi No.151, J.L. No. 30, Mouza – Chakmasar, Khatian No.2, Dag No.14, Kolkata – 700 086, District – South 24 Parganas, being K.M.C. Premises No.30, Deshabandhu Road, Post Office – Baghajatin, Kolkata – 700 086, within the Ward No.101 of the Kolkata Municipal Corporation and it is butted and bounded in the following manner :-

<u>ON THE NORTH</u>	:	By the 10A & 10B, Deshbandhu Road
<u>ON THE EAST</u>	:	By the 12, Deshbandhu Road
<u>ON THE SOUTH</u>	:	By the 12'-0" wide Deshbandhu Road
<u>ON THE WEST</u>	:	By the 8 Deshbandhu Road

SCHEDULE – "B"

(Owner's Allocation)

As per said Joint Venture Agreement for Development Landowner's will get from the Developer / Builder as follows :

01. Landowner No.1, name Kanti Sarkar will get as follows :

- One complete Flat area measuring more or less 1000 sq.ft. (25%) super built up on the Front side (South-East) in the Second Floor.
- Rs.6,50,000/- (Rupees Six Lakhs Fifty Thousand) only which is payable before Vit-puja, by Developer to Landowner No1.
- On shifting for Rs.6,000/- (Rupees Six Thousand) only per month till handover the physical possession of owners allocation to owner No. 1 and



TRAR
38.

(d) Car parking spaces 2 Unit (125 sq.ft. Each).

02. Landowner No.2, name Krishna Sarkar will get as follows :

(a) One complete flat area measuring more or less 1000 sq.ft. (25%) super built up on the back-side (North) in the Third Floor.

(b) Rs.6,50,000/- (Rupees Six Lakhs Fifty Thousand) only which is payable before Vit-puja by Developer to Landowner No.2.

(c) One shifting for Rs.5,000/- (Rupees Five Thousand) only per month till handover the physical possession of owners' allocation to owner No.2.

(d) Car parking space 2 Unit (125 sq.ft. Each).

03. Landowner No.3, name Sri Arindam Sarkar will get as follows :

(a) One complete Flat area measuring more or less 1000 sq.ft. (25%) super built up area on the Front side (South-West) in the Second Floor.

(b) Shifting charges for Rs.7,000/- (Rupees Seven Thousand) only per month till handover the physical possession of owners' allocation to owner No.3.

(c) Car parking spaces one Unit (125 sq.ft.).

04. Landowner No.4, name Sri Smt. Abantika Chowdhury will get as follows :-

(a) One complete Flat area measuring more or less 1000 sq.ft. (25%) super built area on the Front side (South-East) in the Third floor.

TRAR
35.

(b) Car parking spaces one Unit (125 sq.ft.)

05. Landowner No.5, name Smt. Padmini Sarkar is getting $\frac{1}{9}$ th share of total FAR of landowner's allocation & she will stay in Flat of Freedom Societas till her death.

The Developer / Builder shall bear all expenses, costs for construction of the new proposed multi-storied building at the said premises and the said land owner shall have no responsibility thereof.

Besides the costs and expenses as would be borne by the Developer shall also bear the costs and outside the said multi-storied building therein and shall also bear the costs of installations of water connection, drainage connection in the said new building.

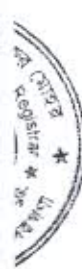
During the period of construction of new multi-storied building till the land owner's allocation is handed over in favour of the landowner, the Developer / Builder shall take all responsibilities of construction and the landowner shall always co-operate to the Developer.

SCHEDULE - "C"

(Developer's Allocation)

ALL FLATS and spaces except owners allocation of the said proposed multi-storied building in the said premises as per sanction building plan alongwith common rights and facilities and also undivided proportionate share of land.

Landowner
Smt. Padmini Sarkar



AR

THE SCHEDULE 'D'

(Common Areas and Facilities Expenditures)

1. *Septic Tank.*
2. *Underground water – reservoir and.*
3. *Entrance & Exit.*
4. *Boundary Walls.*
5. *Open space inside the premises.*
6. *Main R.C.C. Structure.*
7. *Common expenditures in all respect.*

AND

ALL TYPE of maintenance & common cost and expenses will bear and borne by the all Flat owners of the said proposed sanction new straight multi-storied building.



IN WITNESS WHEREOF the parties hereunto set and subscribed their respected hands and seals on the day, month, and year first above written.

SIGNED, SEALED AND DELIVERED BY
THE OWNERS & THE DEVELOPER HEREIN
IN PRESENCE OF THE FOLLOWING WITNESSES :

1) Ratan Das
Alipore Police Court
WS-27

Kartika
Krishna Sarkar
Arundhan Sarkar.
Abantika choudhury.
Padmini Sarkar

SIGNATURE OF THE OWNERS
(FIRST PARTY)

2) Sunil Roy
Alipore Police Court
WS-27

Sunil Roy

SIGNATURE OF THE
DEVELOPER / BUILDER
(SECOND PARTY)

(Read over and explained in Bengali Language & Drafted prepared as per Instruction by the Parties).

Swapan Mr. Karmakar
(Sri Swapan Kumar Karmakar)

Advocate

Alipore Criminal Court
District Bar Association

Kolkata - 700 027

Emst. No. WS/450/84

Computer printed by :











Ashok Kr. Das
Ashok Kr. Das

Alipore Police Court, Kol - 27











SPECIFICATIONS

01. *Construction* : Structure will be of R.C.C. frame work.
02. *Walls* : External Walls 8" thick wall with sand and cement mortar. Internal wall will be 3" thick wall cement mortar.
03. *Flooring* : Floor Marbles of stair-case, stair-rooms, Kitchen.
04. *Skirting* : Same as above in the height of 100 mm.
05. *Dado in Toilet* : Commercial Glazed Tiles upto 6 ft. ht.
06. *Kitchen* : Kitchen will have cooking platform with black stone and glazead tiles upto height 3'-0" in cooking area.
07. *Internal Finish* : Sand, Cement plaster two walls with plaster of parish running on it.
08. *External Finish* : Sand, Cement plaster to external wall and 2 coats of cement base paint over it. Colour Weather Coat.
09. *Sanitary Fitting* : a. Toilet have 1 No. with colour commode.
b. Kitchen will have one Steel body sink and one bib cock.
c. 1 No. wash basin.











10. *Pipe Line* : *All pipe lines will be concealed internally.*
11. *Living /Dining* : a. *1 fan point, 2 light point, 1.15 Amp plug.*
 b. *Kitchen - 1 light point, 1 exhaust point.*
 c. *Toilet / W.C. - 1 light point.*
 d. *Verandha (if any) - 1 light point.*
 e. *Light point in stair case, landings Entry gate.*
12. *Window* : *Chanel Box with grill fittings.*
13. *Door* : *Wooden frame (in better quality) will be 4"x21/2 & other door's frames with flash door & Toilet & W.c. door with P.V.C.)*
14. *International Primer* : *Door frame, with grill will have finished only 2 coats primer (white).*
15. *Water Supply* : *2 Nos. Overhead SINTEX Reservoir on Chila-kotha will be provided for storage and 1 No. U/G Reservoir & supply of Municipal Water.*
16. *Lift* :

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











Name KANTI SARKAR
 Signature Kanti Sarkar

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




Name KRISHNA SARKAR
 Signature Krishna Sarkar

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











Name ARINDAM SARKAR
 Signature Arindam Sarkar

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

Name ABANTIKA SARKAR
 Signature _____

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




Name PADMINI SARKAR
 Signature Padmini Sarkar




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

Name SWARUP BARDHAN
 Signature Swarup Bardhan







Seller, Buyer and Property Details

Land Lord & Developer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mr SWARUP BARDHAN Son of Mr SWAPAN BARDHAN 84B BAGHAJATIN PLACE, P.O:- BAGHAJATIN, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086</p>	 26/02/2016 12:39:10 PM	 LTI 26/02/2016 12:39:20 PM
		 26/02/2016 12:39:33 PM	

Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr KANTI SARKAR Son of Late DHIRENDRA KUMAR SARKAR 30 DESHBANDHU ROAD, P.O:- BAGHAJATIN, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. BMGPS0373H,; Status : Individual; Date of Execution : 26/02/2016; Date of Admission : 26/02/2016; Place of Admission of Execution : Office</p>	 26/02/2016 12:40:47 PM	 LTI 26/02/2016 12:40:58 PM
		 26/02/2016 12:41:09 PM	

Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature		
2	<p>Mrs KRISHNA SARKAR Daugther of Late DHIRENDRA KUMAR SARKAR 30 DESHBANDHU ROAD, P.O:- BAGHAJATIN, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ALEPS6721M,; Status : Individual; Date of Execution : 26/02/2016; Date of Admission : 26/02/2016; Place of Admission of Execution : Office</p>	 26/02/2016 12:42:28 PM	 LTI 26/02/2016 12:42:36 PM
<p style="text-align: center;"><i>Krishna Sarkar</i></p> <p style="text-align: center;">26/02/2016 12:43:05 PM</p>			
3	<p>Mr ARINDAM SARKAR Son of Late AJIT KR SARKAR 30 DESHBANDHU ROAD, P.O:- BAGHAJATIN, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AISTS6295F,; Status : Individual; Date of Execution : 26/02/2016; Date of Admission : 26/02/2016; Place of Admission of Execution : Office</p>	 26/02/2016 12:40:04 PM	 LTI 26/02/2016 12:40:19 PM
<p style="text-align: center;"><i>Arindam Sarkar</i></p> <p style="text-align: center;">26/02/2016 12:40:36 PM</p>			
4	<p>Mrs ABANTIKA CHOWDHURY Daugther of Late AJIT KR SARKAR 30 DESHBANDHU ROAD, P.O:- BAGHAJATIN, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BCFPC1896N,; Status : Individual; Date of Execution : 26/02/2016; Date of Admission : 26/02/2016; Place of Admission of Execution : Office</p>	 26/02/2016 12:41:29 PM	 LTI 26/02/2016 12:41:41 PM
<p style="text-align: center;"><i>Abantika Chowdhury</i></p> <p style="text-align: center;">26/02/2016 12:42:05 PM</p>			

Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature		
5	<p>Mrs PADMINI SARKAR Daugther of Late AJIT KUMAR SARKAR 30 DESHBANDHU ROAD, P.O:- BAGHAJATIN, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. EMNPS0002P,; Status : Individual; Date of Execution : 26/02/2016; Date of Admission : 26/02/2016; Place of Admission of Execution : Office</p>	 <p>26/02/2016 12:43:24 PM</p>	 <p>LTI 26/02/2016 12:43:36 PM</p>
		<p><i>Padmini Sarkar</i> 26/02/2016 12:44:00 PM</p>	

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
00	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
01	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Mr KANTI SARKAR	Mr SWARUP BARDHAN	1.73937	20
	Mrs KRISHNA SARKAR	Mr SWARUP BARDHAN	1.73937	20
	Mr ARINDAM SARKAR	Mr SWARUP BARDHAN	1.73937	20
	Mrs ABANTIKA CHOWDHURY	Mr SWARUP BARDHAN	1.73937	20
	Mrs PADMINI SARKAR	Mr SWARUP BARDHAN	1.73937	20

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
S1	Mr ARINDAM SARKAR	Mr SWARUP BARDHAN	20 Sq Ft	20
	Mr KANTI SARKAR	Mr SWARUP BARDHAN	20 Sq Ft	20
	Mrs ABANTIKA CHOWDHURY	Mr SWARUP BARDHAN	20 Sq Ft	20
	Mrs KRISHNA SARKAR	Mr SWARUP BARDHAN	20 Sq Ft	20
	Mrs PADMINI SARKAR	Mr SWARUP BARDHAN	20 Sq Ft	20

Applicant Details

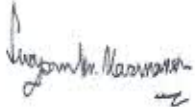
Details of the applicant who has submitted the requisition form	
Applicant's Name	SWAPAN KR KARMAKAR
Address	ALIPORE CRL. COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate

Developer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr SWARUP BARDHAN Son of Mr SWAPAN BARDHAN 84B BAGHAJATIN PLACE, P.O:- BAGHAJATIN, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APHPB1264R.; Status : Individual; Date of Execution : 26/02/2016; Date of Admission : 26/02/2016; Place of Admission of Execution : Office</p>	 26/02/2016 12:39:10 PM	 LTI 26/02/2016 12:39:20 PM
		 26/02/2016 12:39:33 PM	

Identifire Details

Identifier Details

SL No.	Identifier Name & Address	Identifier of	Signature
	<p>Mr SWAPAN KR KARMAKAR Son of Late BIJAY KRISHNA KARMAKAR ALIPORE CRL. COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,</p>	<p>Mr KANTI SARKAR, Mrs KRISHNA SARKAR, Mr ARINDAM SARKAR, Mrs ABANTIKA CHOWDHURY, Mrs PADMINI SARKAR, Mr SWARUP BARDHAN</p>	 26/02/2016 12:44:39 PM

Transacted Property Details

Land Details

sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
1	<p>District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Deshbandhu Road, , Premises No. 30, Ward No: 101</p>		<p>5 Katha 4 Chatak 15 Sq Ft</p>	1/-	37,60,848/-	<p>Proposed Use: Bastu, Width of Approach Road: 12 Ft.,</p>

Office of the A.D.S.R. ALIPORE, District: South 24-Parganas

Endorsement For Deed Number : I - 160501444 / 2016

Query No/Year	16051000083564/2016	Serial no/Year	1605001677 / 2016
Deed No/Year	I - 160501444 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr SWARUP BARDHAN	Presented At	Office
Date of Execution	26-02-2016	Date of Presentation	26-02-2016

Remarks

On 24/02/2016

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 37,90,848/-



(Amitava Chanda)

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

On 26/02/2016

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 11:54 hrs on : 26/02/2016, at the Office of the A.D.S.R. ALIPORE by Mr SWARUP BARDHAN ,Claimant.

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

Execution is admitted on 26/02/2016 by

Mr KANTI SARKAR, Son of Late DHIRENDRA KUMAR SARKAR, 30 DESHBANDHU ROAD, P.O: BAGHAJATIN, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, By caste Hindu, By Profession Retired Person
Indetified by Mr SWAPAN KR KARMAKAR, Son of Late BIJAY KRISHNA KARMAKAR, ALIPORE CRL. COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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 26/02/2016 by

Mrs KRISHNA SARKAR, Daughter of Late DHIRENDRA KUMAR SARKAR, 30 DESHBANDHU ROAD, P.O: BAGHAJATIN, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN -

700086, By caste Hindu, By Profession Retired Person

Indetified by Mr SWAPAN KR KARMAKAR, Son of Late BIJAY KRISHNA KARMAKAR, ALIPORE CRL. COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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 26/02/2016 by

Mr ARINDAM SARKAR, Son of Late AJIT KR SARKAR, 30 DESHBANDHU ROAD, P.O: BAGHAJATIN, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, By caste Hindu, By Profession Service

Indetified by Mr SWAPAN KR KARMAKAR, Son of Late BIJAY KRISHNA KARMAKAR, ALIPORE CRL. COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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 26/02/2016 by

Mrs ABANTIKA CHOWDHURY, Daughter of Late AJIT KR SARKAR, 30 DESHBANDHU ROAD, P.O: BAGHAJATIN, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, By caste Hindu, By Profession House wife

Indetified by Mr SWAPAN KR KARMAKAR, Son of Late BIJAY KRISHNA KARMAKAR, ALIPORE CRL. COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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 26/02/2016 by

Mrs PADMINI SARKAR, Daughter of Late AJIT KUMAR SARKAR, 30 DESHBANDHU ROAD, P.O: BAGHAJATIN, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, By caste Hindu, By Profession House wife

Indetified by Mr SWAPAN KR KARMAKAR, Son of Late BIJAY KRISHNA KARMAKAR, ALIPORE CRL. COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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 26/02/2016 by

Mr SWARUP BARDHAN, Son of Mr SWAPAN BARDHAN, 84B BAGHAJATIN PLACE, P.O: BAGHAJATIN, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, By caste Hindu, By Profession Business

Indetified by Mr SWAPAN KR KARMAKAR, Son of Late BIJAY KRISHNA KARMAKAR, ALIPORE CRL. COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Draft Rs 6,920/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 16923, Purchased on 24/02/2016, Vendor named S Das.

Description of Draft

1. Rs 6,920/- is paid, by the Draft(8554) No: 000427516622, Date: 25/02/2016, Bank: STATE BANK OF INDIA (SBI), BAGHAJATIN STATION ROAD BRANCH.



(Amitava Chanda)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2016, Page from 39102 to 39129

being No 160501444 for the year 2016.



Digitally signed by AMITAVA CHANDA
Date: 2016.03.01 16:15:55 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 01/03/2016 16:15:54
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)