

2698

25/6/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the amount of Rs. 50/- is paid to the Registrar, West Bengal, and the documents are the part of the account.

18/8/20  
31804490

Additional District Sub-Registrar,  
Durgam Churia South 24 Parganas

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on the **4 AUG 2020** 24th day of

**August, 2020** (two thousand twenty) **BETWEEN** (1) **SMT. LAKSHMI NASKAR** (PAN- ALPPN5648B) wife of- Late Dulal Chandra Naskar alias Dulal Naskar, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at- Dhalua, P.O.- Panchpota, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700152, (2) **SMT. RUMA NASKAR** (PAN- ALPPN5649A) daughter of- Late Dulal Chandra Naskar alias Dulal Naskar, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at- Dhalua, P.O.- Panchpota, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700152

969

15-06-2021

তারিখঃ 15-06-2021  
সি/সি  
Dibakar Bhattacharya  
High Court Calcutta

শ্রীমান কুমার সরকার  
সি.এস. জজ (সি.এস. জজ)  
কলকাতা হাইকোর্ট

*[Handwritten signature]*



Identified  
Manas Chakraverty  
S/o. Manik Chakraverty  
Mahapally  
KOL-700152.

Others.

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and (3) **SMT. JHUMA NASKAR alias JHUMA NASKAR (PAWAR)** (PAN-AIUPN5652R) wife of- Sri Manoj Pawar and daughter of- Late Dulal Chandra Naskar alias Dulal Naskar, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at- Dhalua, P.O.- Panchpota, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700152, hereinafter jointly referred to as the **LANDOWNERS** (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their heirs, successors, executors, administrators, legal representatives, assigns) of the **ONE PART**

### **AND**

**S.P. CONSTRUCTION** (PAN NO. ADIFS6473Q) a Partnership Firm having its office at - 610, East Tentulberia, P.O.- Panchpota, P.S.- Sonarpur, Kolkata- 700152 and represented by its Partners namely (1) **SRI SUKANTA KUMAR MONDAL**, (PAN NO. AHBPM1094Q) son of Sri Subir Mondal, (2) **SRI SUBRATA NASKAR** (PAN NO. ACKPN6880H) son of Sri Santosh Naskar, both by faith - Hindu, by occupation- Business, residing at Dhalua, P.S.- Sonarpur, Kolkata- 700152, (3) **SRI PINTU DEBNATH** (PAN NO. AGHPD4819P) son of- Late Anil Debnath, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- L-7, Sreenagar Main Road, P.O.- Panchasayar, Police Station- Panchasayar, Kolkata- 700094 and (4) **SRI PINTU MONDAL** (PAN NO. BWCPM7030B) son of- Sri Kanai Chandra Mondal, by faith- Hindu, by occupation- Business, residing at- Radhanagar, P.S.- Sonarpur, Kolkata- 700150, hereinafter called as the **DEVELOPER** (which terms or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**

### **WHEREAS :-**

- I. The Landowners herein are well seized and possessed and the joint owners of the land measuring about 6.5 decimal, which is



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morefully and particularly described in the First Schedule written hereunder, and which is free from all encumbrances, mortgages, charges, liens, attachments, trust, acquisition, requisition, lispendences whatsoever however;

- II.** The name of one Ramanath Naskar has been published as recorded owner in the Revisional Settlement Record-of-Rights (Parcha) in respect of the land in R.S. Khatian No. 165, Mouza-Dhalua and after the demise of Ramanath Naskar his 4 (four) sons namely Dhananjoy Naskar, Khagen Naskar, Jogendra Nath Naskar, Panchu Gopal Naskar and 2 (two) daughters namely Tulsi Naskar, Moro Naskar - all 6 (six) of them jointly inherited the said lands of Ramanath Naskar, wherein each of them having joint undivided  $1/6^{\text{th}}$  share of the said land of Ramanath Naskar;
- III.** That, after the demise of Khagen Naskar, his wife Samati Naskar, 3 (three) sons namely Palan Naskar, Haran Chandra Naskar, Akshay Naskar and only daughter Chhabi Mondal - all of them jointly inherited his said share of land as mentioned hereinabove;
- IV.** That, after the demise of Jogendra Nath Naskar, his wife Labayamoyee Naskar and 4 (four) sons namely Dulal Chandra Naskar, Shyamal Naskar, Ananda Naskar, Amal Naskar- all of them jointly inherited his said share of land as mentioned hereinabove;
- V.** That, after the demise of Panchu Gopal Naskar, his wife Paribala Naskar, 6 (six) sons namely Bimal Naskar, Nirmal Kumar Naskar, Subal Naskar, Sundar Naskar, Gour Chandra Naskar, Netai Naskar and 3 (three) daughters namely Parul Naskar, Bharati Naskar, Sandhya Mondal - all of them jointly inherited his said share of land as mentioned hereinabove;



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- VI.** That, Dhananjoy Naskar, Tulsi Naskar, Moro Naskar and the legal heirs of Khagen Naskar, Jogendra Nath Naskar and Panchu Gopal Naskar jointly executed a Deed of Partition amongst themselves in respect of the properties of Ramanath Naskar, the said Deed of Partition was registered on 02.02.1989 before A.D.S.R. Sonarpur and being Deed No. 468 for the year 1989;
- VII.** That, the legal heirs of Jogendra Nath Naskar, i.e. Dulal Chandra Naskar alias Dulal Naskar and others as mentioned hereinabove being the "Third Party" of the said Deed of Partition (i.e. Deed No. 468 of 1989) got the ownership of the land as per "Schedule- Gha" of the said Deed of Partition (i.e. Deed No. 468 of 1989) and therein Dulal Chandra Naskar alias Dulal Naskar got the absolute ownership of the land measuring about 6.5 decimal in R.S. Dag No. 358, R.S. Khatian No. 165, Mouza- Dhalua and thereafter Dulal Chandra Naskar alias Dulal Naskar got his name mutated in the L.R. Record-of-Rights (Parcha) in respect of the said land as well as in the Assessment Records of Rajpur Sonarpur Municipality and was enjoying the same;
- VIII.** That, after the demise of Dulal Chandra Naskar alias Dulal Naskar on 12.11.2001, his wife Lakshmi Naskar and 2 (two) daughters namely Ruma Naskar and Jhuma Naskar alias Jhuma Naskar (Pawar) – all three of them being the present Landowners jointly inherited the land measuring about 6.5 decimal in R.S. Dag No. 358, R.S. Khatian No. 165, Mouza- Dhalua and they also got their names mutated in the L.R. Record-of-Rights (Parcha) in respect of the said land as well as in the Assessment Records of Rajpur Sonarpur Municipality;



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- IX. After becoming the joint owners of the said land by virtue of Law of Inheritance the Landowners herein mutated their names before the BL&LRO Sonarpur and L.R. Record-of-Rights (Parcha) has been issued in their respective names and the Landowners also mutated their names in the Assessment Records of Rajpur Sonarpur Municipality;
- X. In order to develop their said land into a multi-storied building the Landowners herein obtained a **sanctioned building plan bearing No. 271/CB/02/32 dated 27.01.2020** from Rajpur Sonarpur Municipality in respect of the First Schedule premises and at present the Landowners herein have been enjoying the joint ownership of the said lands without any interferences from anyone.
- XI. The land which is being described hereinabove within these presents is situated under the Jurisdiction of Rajpur Sonarpur Municipality Ward No. 2, and the Landowners at present have been enjoying the said land as more fully described in the First Schedule hereunder written without any interruption and hindrances and the Landowners are thus in lawful possession of the said entire land and adversely to the interest of any body else and the Landowners have every right to deal with this land with any other person/s;
- XII. The Landowners are very much desirous to construct a building on maximum availability of FAR as per existing rule of Rajpur Sonarpur Municipality on their said First Schedule land and to do and to make construction of a new building/s on their said land, they have no such experience in the matter and so the Landowners approached the parties of Second Part herein to make construction of the new building as per building plan already sanctioned by the Rajpur Sonarpur Municipality at their cost as well as specification annexed in Second Schedule hereto;



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- XIII.** The parties of the Second Part herein have agreed to make the construction of the proposed new building/s in flat systems for residential and other purposes in exchange of getting their cost of construction and their remuneration for supervision of such construction in kind of flats, shop-rooms, car-parking spaces etc. after deducting or giving the Landowners allocation as more fully described and mentioned hereunder written and it is appearing as consideration for the land as described in the First Schedule hereunder written.
- XIV.** The parties of the Second part herein shall get rest of the construction of said proposed building. It has been clearly mentioned and described hereunder that the parties of the Second part shall erect the entire proposed building at their cost and supervision and labour and thereafter they shall deliver the Landowners Allocations as mentioned herein to be erected as per annexed, specification as well as sanctioned building plan already sanctioned by Rajpur Sonarpur Municipality and to meet up such expenses they shall collect the entire money from the sale of their portion to be sold to the interested parties from whom they shall collect entire cost of construction as well as cost of land in connection with the said flats, shop-rooms, car parking spaces etc.
- XV.** The parties of the Second Part has agreed to do this project by constructing a building/s on the said land up to maximum height as per sanctioned building plan already sanctioned by Rajpur Sonarpur Municipality at their cost and also providing for common areas and other facilities/amenities for the purpose of selling of flats/apartments as described hereunder, the parties of the Second Part shall get and enjoy all other flats, shop-rooms, car-parking spaces etc. of the proposed building/s to be constructed excluding



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the portions to be given to Landowners by the Developer on the following terms and conditions hereinafter appearing.

**NOW THIS INDENTURE WITNESSETH** as follows:-

**ARTICLE-I : TITLE, INDEMNITY & DECLARATION**

- (i) The Owners hereby declares that they have good and absolute right and title to the said premises without any claim, right or interest of any person or persons claiming under or in trust for the owner and the owners have a good and marketable title to enter into this Agreement with the Developer and the Owners hereby undertakes to indemnify and keep indemnified the Developer against any and every part of claim action and demand whatsoever.
- (ii) The Developer shall construct and complete the building/s on the said premises in a proper and workman-like manner in terms of the already sanctioned plan and as per Specifications of construction mentioned in the Second Schedule hereunder written.
- (iii) The Owners hereby assures and declares that there is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 on the said premises.
- (iv) The Owners hereby also undertakes that the Developer shall be entitled to construct and complete the building on the said premises as agreed between the parties hereto and to retain the Developer's Allocation therein without any interference from the Owners or any person or persons claiming through or under or in trust for them.
- (v) It is clearly agreed and understood between the Owners and the Developer that entering into this Agreement for development of the building will not be construed any Partnership between the Owners and the Developer and forming of Association of persons involving the said premises and during the period of construction of the building/s, the Developer shall hold the possession of the said premises as licensee and not in any other capacity and the Owners and in the



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absence of the Owners the legal heirs of the Owners hereby jointly and severally declare and undertake that they shall not cancel this Agreement for any reason whatsoever.

#### **ARTICLE- II: DEVELOPMENT RIGHTS**

- (i) The Owners hereby grant exclusive right to the Developer to build upon and commercially use the said premises for construction of building or buildings in accordance with the Sanctioned plan or the revised plan already sanctioned by the appropriate authority with such alterations or modifications as may be thought fit by the Developer with prior intimation to and consent of the Owners.
- (ii) All applications, plans and other papers and documents shall be submitted by the Developer in the name and as Lawful Constituted Attorney of the Owners and the Developer will pay all costs and fees required to be paid or deposited for revised sanction of the plan, if any, for the building/s and/or commercial use of the said premises, the Landowners will execute a registered Power of Attorney in favour of the Developer for smooth running of the constructing work.

#### **ARTICLE-III: COMMENCEMENT**

This Agreement shall be deemed to have come into effect from this day and all acts, deeds and things done by the Developer on the basis of the terms and conditions herein contained are ratified by this Agreement.

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

- (i) The Developer shall at its own costs construct the building on the said premises with 1<sup>st</sup> class building materials.
- (ii) The Developer shall also provide in the building facilities in terms of the sanctioned building plan or under any consequent sanctioned or approval relative to the construction of the building on the said premises.



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- (iii) The building construction will be completed within 24 (twenty four) months from the date of execution of this Agreement, subject to Force-Majure clause. ~~However~~, the Developer deserves the right to get a grace period, if the same is not completed within due period.

Force-Majure clause

#### ARTICLE-V: SPACE ALLOCATION

On the basis of the total area comprised in the said First Schedule land and as per the rules and regulations of the Rajpur Sonarpur Municipality, it has been agreed that the said built up area shall be divided and allocated between the Owners and Developer hereinafter called "The Owners Allocation" and "The Developer's Allocation" wherein the Owners will be entitled to **50% of the total built up area** in respect of flats, shop-rooms and car-parking spaces of the to be constructed building as per the already sanctioned building plan on the First Schedule premises and **rest 50% of the total built up area** in respect of flats, shop-rooms and car-parking spaces of the to be constructed building as per the already sanctioned building plan on the First Schedule premises will be allotted towards Developer's share of allocation.

#### PART-I

#### LANDOWNERS ALLOCATION

**50% of the total built up area** in respect of flats, shop-rooms and car-parking spaces of the to be constructed building as per the already sanctioned building plan on the First Schedule premises will be provided to the Owners. Be it clearly mentioned that the Owners will accept the possession of the Owners Allocation after the completion of work in a habitable condition by the Developer. Immediately after completion of work of the Owners Allocation in a complete habitable condition the Developer will



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inform the same to the Owners by written notice requesting them to take the delivery of possession of the Owners Allocation fixing the date and time.

## **PART-II**

### **DEVELOPER'S ALLOCATION**

**Balance/remaining 50% of the total built up area** in respect of flats, shop-rooms and car-parking spaces of the to be constructed building as per the already sanctioned building plan on the First Schedule premises other than the Owner Allocation.

Be it clearly mentioned that the Landowners and the Developer will execute a Specified Agreement within 10 days from today, whereby the proper demarcation of the Landowners allocation will be done in a reciprocal manner.

The Owners shall be entitled to sell, transfer, let out or enter into any contract for sale or transfer of the Owners Allocation. Similarly the Developer will also be entitled to sell, transfer, let out or enter into any Agreement in respect of the said Developer's Allocation.

No further consent or authority shall be required from the owners to enable the Developer to enter into any Agreement for Sale or transfer and/or letting out and/or to deal with the said Developer's Allocation and the Owners hereby consent to the same.

### **ARTICLE-VI: CONSIDERATION AND PAYMENT**

- (i) All costs, charges and expenses for construction and/or development of the proposed building shall be paid, borne and discharged by the Developer.
- (ii) In consideration of the Owners having agreed to allow the Developer to develop the said premises and to appropriate the Developer's Allocation, the Owners shall not be liable to make any payment on account of the Owners Allocation save and except what are mentioned in Article-IX (i).



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- (iii) In consideration of the Developer bearing all costs, charges and expenses for construction and development of the proposed building on the said premises, the Developer shall not be liable or required to make any payment on account of the land/said premises/Developer's Allocation.

#### **ARTICLE-VII: OWNERS OBLIGATION**

- (i) The Owners shall permit or allow the Developer the right to commercially exploit the said premises by causing building or buildings to be constructed at their own costs at the said premises subject to the terms and conditions herein contained.
- (ii) The Owners shall execute the Deed(s) of Conveyance in respect of the undivided proportionate share in the land attributable to the Developer's Allocation in favour of the Developer or their nominees in such part or parts as the Developer shall require only after payment of the entire Owners Allocation to the Landowners.

#### **ARTICLE- VIII: DEVELOPER'S OBLIGATION**

- (i) The Developer shall carry out the construction work in a proper manner and shall deliver the Landowners their allocations within the time mentioned hereinabove.
- (ii) In case the Developer fails to handover the owners allocation within the stipulated time as mentioned hereinabove, then the Developer will be liable to pay Rs. 400/- only per day to the owners as compensation till the possession is handed over to the owners.

#### **ARTICLE- IX: COMMON FACILITIES**

- (i) The Developer will pay all arrears, rates and taxes in respect of the First Schedule land from the date of execution of this Agreement and the Owners and Developer upon completion of the building shall pay and bear all taxes and other dues and outgoings including the service and



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- maintenance charges (i.e. @ Rs. 1/- per sq. ft. for the flat as well as the shop-room and car-parking space) in respect of their allocations proportionately from the date of taking possession of their allocations in the proposed new building/s.
- (ii) As soon as the building is completed and certified by the Architect to be fit for occupation, the Developer shall give written notice to the Owners requesting them to take possession of the Owners Allocations in the building and on and from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and Land taxes, rates, duties and other public outgoings and maintenance charges whatsoever payable in respect of the Owners Allocation, the rates to be apportioned pro-rata with reference to the saleable space if they are levied on the building as a whole.
- (iii) The Owners and the Developer shall punctually and regularly pay the said rates to the concerned authorities in consultation with each other and each of them shall keep indemnified the other against all actions, claims, demands, costs, charges, expenses, proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the Owners /Developer.
- (iv) The Landowners and Developers shall enjoy the common areas as mentioned in the Third Schedule hereunder and will also have to bear the common expenses as mentioned in the Fourth Schedule hereunder.

#### **ARTICLE- X:- MISCELLANEOUS**

- i) "Force Majeure" shall mean the reasons beyond the Developer's control for giving possession of the Owner allocations to the Owners within the time period mentioned hereinabove, such as storm, tempest, flood, earthquake and other Acts of God or Acts of Government, Statutory Body etc., strike, riot, mob, air-raid, order of injunction or otherwise restraining development or construction at



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the said land by the Court of Law, Tribunal or Statutory Body, scarcity or no availability of building materials equipments or labourers, changes in laws for the time being in force resulting in stoppage of construction at the said land.

- ii) Nothing in these shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof or the building to be built thereon to the Developer or as creating any right, title or interest in respect thereof in the Developer other than an exclusive license to the Developer to commercially exploit the same as per mutually agreed plan or construction in terms hereof.
- iii) All taxes, khajnas and other dues in respect of the said premises for and up to the date of this Agreement shall be payable by the Landowners.
- iv) The parties hereto have agreed to register this instrument as and when required.
- v) The name of the new building will be "**AASHRAY OM SHANTI**".

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of the land measuring about **6.5 decimal** be the same a little more or less in Mouza- Dhalua, J.L. No.- 43, R.S. No.- 235, Touzi No. 340-342, R.S. Khatian No.- 165, L.R. Khatian No. 4005, 4006, 4007, R.S. Dag No. 358 corresponding to L.R. Dag No.- 374, **Holding No. 704, Dhalua Paschim**, under Additional District Sub. Registrar- Garia and Police Station - Narendrapur (previously Sonarpur), under the jurisdiction of Ward No.- 2 of Rajpur Sonarpur Municipality, District- South 24 Parganas and the said land is butted and bounded as follows:-

ON THE NORTH : By Land of Madhusudan Ojha;

ON THE SOUTH : By Land of Ranajit Das & Nani Gopal Ghosh;



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ON THE EAST : By Nabapally Main Road;

ON THE WEST : By Land of Nani Gopal Ghosh & Gita Ghosh;

**SECOND SCHEDULE ABOVE REFERRED TO**

**(Specifications of construction)**

**GENERAL:-**

The Building shall be R.C.C. framed structure as per design of the Architect.

**BRICK WALL:-**

All exterior brick work shall be 8' thick with bricks of approved quality in cement mortar (1:6) all' partition walls shall be 3' thick with bricks of approved quality in cement mortar (1:4).

**FLOOR, SKIRTING & DADO:-**

i) All Rooms and Verandah are laid with vitrified tiles flooring as deemed suitable by the developers with skirting of 4" height. ii) Kitchen will have vitrified tiles finish in floor and dado and Glazed Tally finish upto 2'-0" from cooking top. iii) In toilets flooring made in anti-skirt vitrified tiles and to dado of 6'-0" height glazed tally.

**PLASTER :-**

The outside of the building will have plaster  $3/4^{\text{th}}$  thick average whereas the inside and the ceiling plaster will be  $1/4^{\text{th}}$  thick (average) will be vitrified Tiles and internal wall surface will be plaster of putty.

**DOOR AND WINDOWS:-**

**1. MAIN ENTRANCE DOOR:-** A) Commercial Flush Door, B) Sal Wood door frame as approved by the Architect. C) One 8' long tower bolt from inside (steel), D) One Telescopic peep-hole. E) Electric bell point only, (F) One brass handle from outside.

**2. OTHER DOORS :-** a) Commercial floor as door primer both sides, b) Sal wood frame as per the design of the architect. c) One steel tower bolt 6" long from inside, d) One mortice lock with handle from main door only.



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### **3. WINDOWS :-**

A) Steel windows as per design by our architect, B) All windows shutters will be fully glazed and made of 3MM Thick glass panes. C) The windows of toilets shall have translucent glass.

### **WHITE WASH AND COLOUR WASH:-**

The building shall be painted externally with cement based paints. The inside of the building shall be plaster of putty on surface.

### **TOILETS AND KITCHEN:-**

a) Shower, European commode (two way tab beside commode), tiles with glazed tally upto 3' height from the kitchen top. b) Two tap in common toilet. C) One tap will sink in kitchen, d) One wash basin in dining, all tap will be of Jaguar.

### **STAIRCASE :-**

1) Staircase room will be provided light and ventilation as per design. 2) Space for electricity meters and pump.

### **ROOF:-**

1) Suitable water proofing treatment as decided by the architect, 2) 3'-0" high parapet wall will be provided all round the roof slab. 3) Suitable asbestos cement rain water pipe for proper drainage of water from roof.

### **ELECTRICAL INSTALLATION :-**

1) Suitable electrical connection and one meter from CESE for the entire building. Separate meter for individual flat at Purchasers' cost and persuasion. 2) One light point, one fan point, 15 Amp, & 5 Amp plug point in drawing. 3) One fan point, two light points, one 5 Amp plug point and one plug point of 20 Amp. with MCB for A.C. plug point in bed room. 4) One light point and 15 Amp plug point in bath room. 4) One light point and exhaust fan point each in toilet and kitchen and one 15 Amp plug point in Kitchen and 5) All wiring will be as per existing Indian Electricity regulation.



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**LIFT:-**

Lift/ s of repute make will be provided.

**WATER SUPPLY:-**

1. R.C.C. overhead reservoir will be provided at top as per design. 2. Suitable electric pump will be installed at ground floor to deliver water to overhead reservoir from tubewell or underground reservoir.

**COMPOUND:-**

Compound will be paved wherever required.

**THIRD SCHEDULE ABOVE REFERRED TO**  
**(COMMON AREAS AND INSTALLATIONS)**

1. Paths, passages and driveways in the Building Complex earmarked by the Developer as common for all Unit Holders.
2. Staircase lobby and landings with stair cover on the roof of the new building/s.
3. Water pump with motor and with water distribution pipes save those inside any Unit to the overhead water tank of each building and room if any for installing the water pump and motor.
4. Underground Water Reservoir and Overhead water tanks with distribution pipes therefrom connecting to different units and from the underground water reservoir to the overhead tanks.
5. Electrical wiring and fittings and other accessories for lighting the staircase lobby and landings and other common areas.
6. Electrical installations including transformer and substation (if any) for receiving electricity to supply and distribute amongst the Unit Holders with electrical room.
7. Deep tube-well, if municipal water supply is not available.
8. Water waste and sewerage evacuation pipes from the flats/ units to drains and sewers common to the building.



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9. Drain and Sewerage Pipes from the Building Complex to the municipal duct.
10. Boundary walls and Main gate to the premises and building.

**FOURTH SCHEDULE ABOVE REFERRED TO**

**(COMMON EXPENSES)**

1. All expenses for the maintenance, administration, repairs, replacement and renovation of the main structure and in particular the filter water and rain water pipes of the building water pipes and electric wire under or upon the building enjoyed or used by the Landowners, the Developer and all apartment owner of the building and the main entrance, landing stair case of the building as enjoyed by all the apartment owner with the Landowners and Developer in common as aforesaid and the boundary walls of the building compound etc. The costs of sweepers, electricians etc. for the common areas and facilities.
2. The Municipal taxes as levied or may be levied from time to time in respect of the whole of the building and all replacements improvements or additions or alterations of the common areas and facilities as described in Third Schedule hereinabove and all sums assessed against the apartment owner.
3. Costs of establishment and operations of the Association relating to the common purposes.
4. Litigation expenses incurred for the common purposes ;
5. Office Administrative over head expenses incurred for maintaining the office for common purposes ;



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

**WITNESSES**

1. Manas Chakraborty  
Mahapally, Dhulega,  
KOL - 700152.

रुमा नशकर

Ruma Naskar

Ruma Naskar @ Ruma Naskar Pawa.  
**SIGNATURE OF THE LAND OWNERS**

2. Babun Sardar  
Panchfota, Guvia  
KOL - 152

SP CONSTRUCTION

Subrata Nandan  
Pintu Debnath

SP CONSTRUCTION

Pintu Nandan  
Suman Kumar Mondal

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**SIGNATURE OF THE DEVELOPER**

Drafted by:-

Dibakar Bhattacharjee.  
**Dibakar Bhattacharjee**

Advocate,

High Court, Calcutta.

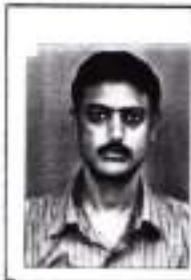
NB-359/2001.



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**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Susanta Kumar Mondal*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



*Sudhansu Kumar*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



*Pintu Debbarma*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



*Pintu Mondal*

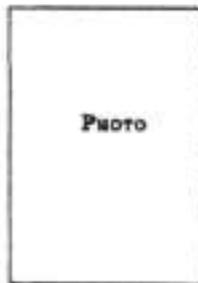
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



Additional District Sub-Registrar,  
Garia South 24 Parganas

24 AUG 2020

**SPECIMEN FORM FOR TEN FINGER PRINTS**



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



Ruma Naskar

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



Ruma Naskar

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



Ruma Naskar

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



Additional District Sub-Registrar,  
Garia South 24 Parganas

24 AUG 2020

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

LAKSHMI NASKAR  
MAHESH CHANDRA NASKAR  
01/01/1964

Permanent Account Number  
ALPPN5648B

Signature



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

यदि कार्ड खो जाये, कृपया तुरंत सूचना देकर वापस करें -  
आयकर पैन सेवाएँ इकाई, सीटी (एसआई)  
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,  
नवी मुंबई - 400 614

लक्ष्मी नस्कर

महेश चंद्र नस्कर



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JHUMA NASKAR  
DULAL CHANDRA NASKAR

30/03/1984

Permanent Account Number

AIUPN5652R

*Jhuma Naskar*  
Signature



*Jhuma Naskar*

*Jhuma Naskar*

*@ Jhuma Naskar Power*

*In case the card is lost / found, kindly inform / return to:*

Income Tax PAN Services Unit, UTI 161,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें।

आयकर पैन सेवा यूनिट, यू टी 161,  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RUMA NASKAR  
DULAL CHANDRA NASKAR  
26/09/1981

Permanent Account Number  
ALPPN5649A

Ruma Naskar  
Signature



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

यदि कार्ड खो जाये, कृपया सूचित करें/वापस करें।  
आयकर पैन सेवा यूनिट, यू टी एस,  
प्लॉट नं. 3, सेक्टर 11, सी बी डी बेलपुर,  
नवी मुंबई - 400 614.

रुमा नस्कार Ruma Naskar  
Ruma Naskar



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADIFS6473Q

नाम/ Name  
S.P. CONSTRUCTION

संस्थापन/गठन की तारीख  
Date of Incorporation / Formation  
01/03/2017

02/12/2018



S P CONSTRUCTION

Luzante Kumar, Alex Sa /  
Partner



PERMANENT ACCOUNT NUMBER

AHBPM1094Q



NAME  
SUKANTA KUMAR MONDAL

FATHER'S NAME  
SUBIR MONDAL

DATE OF BIRTH  
03-12-1971

SIGNATURE

*Sukanta Kumar Mondal*

*[Handwritten Signature]*

COMMISSIONER OF INCOME-TAX, W.B.

*Sukanta Kumar Mondal*





PERMANENT ACCOUNT NUMBER  
ACKPN6880H



NAME  
SUBRATA NASKAR

FATHER'S NAME  
SANTOSH NASKAR

DATE OF BIRTH  
12-08-1973

*Subrata Naskar*

PRINTED SIGNATURE

*Subrata Naskar*

COMMISSIONER OF INCOME TAX, W.B. - 9

*Subrata Naskar*





Anil Debnath



THIRU

FRAN FINCO

MINN E FINCO

RINN FINCO

ITTE E FINCO



आयकर विभाग  
INCOME TAX DEPARTMENT  
PINTU MONDAL  
KANAI MONDAL  
18/04/1989  
Permanent Account Number  
BWCPM70308  
Pintu Mondal  
Signature

भारत सरकार  
GOVT. OF INDIA

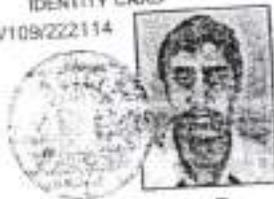


2007/12

Pintu Mondal.



  
 ভারতের নির্বাচন কমিশন  
 पण्डित नरेंद्र  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 WB/23/109/222114



নির্বাচকের নাম : মানস চক্রবর্তী  
 Elector's Name : Mansu Chakrabarti  
 পিতার নাম : মানিক চক্রবর্তী  
 Father's Name : Manik Chakrabarti  
 লিঙ্গ/সঙ্গ : পু/ M  
 জন্ম তারিখ : 0201/1977  
 Place of Birth :

WB/23/109/222114

ঠিকানা:  
 গুপ্তা বাগীচী, হাফুজা টোল, পুন্ড্রাচাঁদপুর, পশ্চিম 24  
 পর্গানা-700152

Address:  
 GHALUYA NABAPALLRAJPUR  
 SONARPUR, SONARPUR, WEST 24  
 PARGANAS-700152

Date: 03/12/2013

151-সোনাপুর উত্তর বিধানসভা কেন্দ্রের  
 নির্বাচন নিয়ন্ত্রক  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 151-Sonarpur Uttar Constituency

In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with name number.

*Mansu Chakrabarti*



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

GRN: 192020210057705151

GRN Date: 11/08/2020 13:24:36

BRN : 2622963484

Payment Mode Online Payment

Bank : IDBI Bank

BRN Date: 11/08/2020 13:26:00

DEPOSITOR'S DETAILS

Id No. : 3000804490/4/2020

[Query No./Query Year]

Name : Pintu Mondal

Contact No. :

Mobile No. : +91 9831609404

E-mail :

Address : radhanagar sonarpur kolkata 150

Applicant Name : Mr Dibakar Bhattacharjee

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	3000804490/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	3000804490/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

7041

In Words : Rupees Seven Thousand Forty One only



## Major Information of the Deed

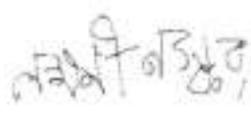
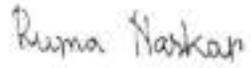
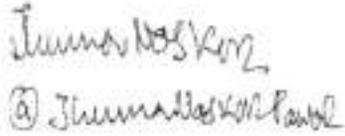
Deed No :	I-1629-02566/2020	Date of Registration	24/08/2020
Query No / Year	1629-3000804490/2020	Office where deed is registered	
Query Date	14/07/2020 2:25:35 PM	1629-3000804490/2020	
Applicant Name, Address & Other Details	Dibakar Bhattacharjee High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831072514, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 30,000/-	Rs. 43,33,329/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,070/- (Article:48(g))	Rs. 21/- (Article E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Nabapally Main Road, Mouza: Dhelua, , Holding No:704 JI No: 43, Pin Code : 700152

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-374 (RS -)	LR-4005	Bastu	Danga	2 Dec	10,000/-	13,33,332/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-374 (RS -)	LR-4006	Bastu	Danga	2 Dec	10,000/-	13,33,332/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-374 (RS -)	LR-4007	Bastu	Danga	2.5 Dec	10,000/-	16,66,665/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					6.5Dec	30,000 /-	43,33,329 /-	
<b>Grand Total :</b>					6.5Dec	30,000 /-	43,33,329 /-	

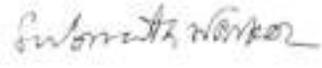
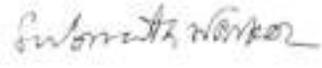
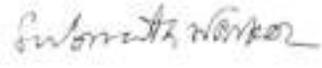
and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs Lakshmi Naskar</b> Wife of Late Dulal Chandra Naskar Alias Dulal Naskar Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Office			
	24/08/2020	LTI 24/08/2020	24/08/2020	
Dhalua Now PS Narendrapur, P.O:- Panchpota, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Office				
2	<b>Name</b> <b>Mrs Ruma Naskar</b> Daughter of Late Dulal Chandra Naskar Alias Dulal Naskar Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Office			
	24/08/2020	LTI 24/08/2020	24/08/2020	
Dhalua Now PS Narendrapur, P.O:- Panchpota, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Office				
3	<b>Name</b> <b>Mrs Jhuma Naskar, (Alias: Mrs Jhuma Naskar Pawar)</b> Wife of Late Manoj Pawar Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Office			
	24/08/2020	LTI 24/08/2020	24/08/2020	
Dhalua Now PS Narendrapur, P.O:- Panchpota, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Office				

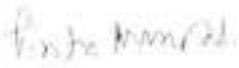
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>S. P. Construction</b>                      610, East Tentulberia, P.O:- Panchpota, P.S - Sonarpur, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700152 , PAN No.: ADxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative</p>

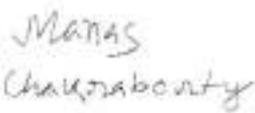
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p><b>Mr Sukanta Kumar Mondal (Presentant)</b>                      Son of Mr Subir Mondal                      Date of Execution - 24/08/2020, , Admitted by: Self, Date of Admission: 24/08/2020, Place of Admission of Execution: Office</p> </td> <td>                       Aug 24 2020 2:01PM                 </td> <td>                       LTI                      24/08/2020                 </td> <td>                       24/08/2020                 </td> </tr> </tbody> </table> <p>Dhalua, P.O:- Dhalua, P.S:- Sonarpur, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx4Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S. P. Construction</p>	Name	Photo	Finger Print	Signature	<p><b>Mr Sukanta Kumar Mondal (Presentant)</b>                      Son of Mr Subir Mondal                      Date of Execution - 24/08/2020, , Admitted by: Self, Date of Admission: 24/08/2020, Place of Admission of Execution: Office</p>	 Aug 24 2020 2:01PM	 LTI 24/08/2020	 24/08/2020
Name	Photo	Finger Print	Signature						
<p><b>Mr Sukanta Kumar Mondal (Presentant)</b>                      Son of Mr Subir Mondal                      Date of Execution - 24/08/2020, , Admitted by: Self, Date of Admission: 24/08/2020, Place of Admission of Execution: Office</p>	 Aug 24 2020 2:01PM	 LTI 24/08/2020	 24/08/2020						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p><b>Mr Subrata Naskar</b>                      Son of Mr Santosh Naskar                      Date of Execution - 24/08/2020, , Admitted by: Self, Date of Admission: 24/08/2020, Place of Admission of Execution: Office</p> </td> <td>                       Aug 24 2020 2:02PM                 </td> <td>                       LTI                      24/08/2020                 </td> <td>                       24/08/2020                 </td> </tr> </tbody> </table> <p>Dhalua, P.O:- Dhalua, P.S:- Sonarpur, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx0H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S. P. Construction (as partner)</p>	Name	Photo	Finger Print	Signature	<p><b>Mr Subrata Naskar</b>                      Son of Mr Santosh Naskar                      Date of Execution - 24/08/2020, , Admitted by: Self, Date of Admission: 24/08/2020, Place of Admission of Execution: Office</p>	 Aug 24 2020 2:02PM	 LTI 24/08/2020	 24/08/2020
Name	Photo	Finger Print	Signature						
<p><b>Mr Subrata Naskar</b>                      Son of Mr Santosh Naskar                      Date of Execution - 24/08/2020, , Admitted by: Self, Date of Admission: 24/08/2020, Place of Admission of Execution: Office</p>	 Aug 24 2020 2:02PM	 LTI 24/08/2020	 24/08/2020						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p><b>Mr Pintu Debnath</b>                      Son of Late Anil Debnath                      Date of Execution - 24/08/2020, , Admitted by: Self, Date of Admission: 24/08/2020, Place of Admission of Execution: Office</p> </td> <td>                       Aug 24 2020 2:04PM                 </td> <td>                       LTI                      24/08/2020                 </td> <td>                       24/08/2020                 </td> </tr> </tbody> </table> <p>L-7, Sreenagar Main Road, P.O:- Panchasayar, P.S:- Sonarpur, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx9P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S. P. Construction (as partner)</p>	Name	Photo	Finger Print	Signature	<p><b>Mr Pintu Debnath</b>                      Son of Late Anil Debnath                      Date of Execution - 24/08/2020, , Admitted by: Self, Date of Admission: 24/08/2020, Place of Admission of Execution: Office</p>	 Aug 24 2020 2:04PM	 LTI 24/08/2020	 24/08/2020
Name	Photo	Finger Print	Signature						
<p><b>Mr Pintu Debnath</b>                      Son of Late Anil Debnath                      Date of Execution - 24/08/2020, , Admitted by: Self, Date of Admission: 24/08/2020, Place of Admission of Execution: Office</p>	 Aug 24 2020 2:04PM	 LTI 24/08/2020	 24/08/2020						



Name	Photo	Finger Print	Signature
<b>Mr Pintu Mondal</b> Son of Mr Kanai Chandra Mondal Date of Execution - 24/08/2020, , Admitted by: Self, Date of Admission: 24/08/2020, Place of Admission of Execution: Office			
	Aug 24 2020 2:05PM	L1 24/08/2020	24/08/2020
Radhanagar, P.O:- Sonarpur, P.S:- Sonarpur, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BWxxxxxx0B, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S. P. Construction (as partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Manas Chakraborty</b> Son of Mr Manik Chakraborty Nabapally, Uttar Para Now PS Narendrapur, P.O- Dhalua, P.S:- Sonarpur, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700152			
	24/08/2020	24/08/2020	24/08/2020
Identifier Of Mrs Lakshmi Naskar, Mrs Ruma Naskar, Mrs Jhuma Naskar, Mr Sukanta Kumar Mondal, Mr Subrata Naskar, Mr Pintu Debnath, Mr Pintu Mondal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Lakshmi Naskar	S. P. Construction-0.666667 Dec
2	Mrs Ruma Naskar	S. P. Construction-0.666667 Dec
3	Mrs Jhuma Naskar	S. P. Construction-0.666667 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Lakshmi Naskar	S. P. Construction-0.666667 Dec
2	Mrs Ruma Naskar	S. P. Construction-0.666667 Dec
3	Mrs Jhuma Naskar	S. P. Construction-0.666667 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Lakshmi Naskar	S. P. Construction-0.833333 Dec
2	Mrs Ruma Naskar	S. P. Construction-0.833333 Dec
3	Mrs Jhuma Naskar	S. P. Construction-0.833333 Dec

## and Details as per Land Record

District: South 24-Parganas, P. S. - Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Nabapally Main Road, Mouza: Dhelua, Holding No: 704 JI No: 43, Pin Code: 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 374, LR Khatian No - 4005	Owner: জুমা নস্কর (পাতয়ার), Gurdian: মলোজ, Address: নিজ, Classification: ডাঙ্গা, Area: 0.04000000 Acre,	Mrs Jhuma Naskar
L2	LR Plot No - 374, LR Khatian No - 4006	Owner: রুমা নস্কর, Gurdian: দুলাল, Address: নিজ, Classification: ডাঙ্গা, Area: 0.03000000 Acre,	Mrs Ruma Naskar
L3	LR Plot No - 374, LR Khatian No - 4007	Owner: লক্ষ্মী নস্কর, Gurdian: দুলাল, Address: নিজ, Classification: ডাঙ্গা, Area: 0.04000000 Acre,	Mrs Lakshmi Naskar

On 14-07-2020

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 43,33,329/-



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

On 24-08-2020

**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 13:16 hrs on 24-08-2020, at the Office of the A.D.S.R. GARIA by Mr Sukanta Kumar Mondal.

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

Execution is admitted on 24/08/2020 by 1. Mrs Lakshmi Naskar, Wife of Late Dulal Chandra Naskar Alias Dulal Naskar, Dhalua Now PS Narendrapur, P.O: Panchpota, Thana: Sonarpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife, 2. Mrs Ruma Naskar, Daughter of Late Dulal Chandra Naskar Alias Dulal Naskar, Dhalua Now PS Narendrapur, P.O: Panchpota, Thana: Sonarpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife, 3. Mrs Jhuma Naskar, Alias Mrs Jhuma Naskar Pawar, Wife of Late Manoj Pawar, Dhalua Now PS Narendrapur, P.O: Panchpota, Thana: Sonarpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife

Identified by Mr Manas Chakraborty, Son of Mr Manik Chakraborty, Nabapally, Uttar Para Now PS Narendrapur, P.O: Dhalua, Thana: Sonarpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

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

Execution is admitted on 24-08-2020 by Mr Sukanta Kumar Mondal,

Identified by Mr Manas Chakraborty, Son of Mr Manik Chakraborty, Nabapally, Uttar Para Now PS Narendrapur, P.O: Dhalua, Thana: Sonarpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 24-08-2020 by Mr Subrata Naskar, partner, S. P. Construction (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Identified by Mr Manas Chakraborty, Son of Mr Manik Chakraborty, Nabapally, Uttar Para Now PS Narendrapur, P.O: Dhalua, Thana: Sonarpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 24-08-2020 by Mr Pintu Debnath, partner, S. P. Construction (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Identified by Mr Manas Chakraborty, Son of Mr Manik Chakraborty, Nabapally, Uttar Para Now PS Narendrapur, P.O: Dhalua, Thana: Sonarpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 24-08-2020 by Mr Pintu Mondal, partner, S. P. Construction (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Identified by Mr Manas Chakraborty, Son of Mr Manik Chakraborty, Nabapally, Uttar Para Now PS Narendrapur, P.O: Dhalua, Thana: Sonarpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

#### 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 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2020 1:26PM with Govt. Ref No: 192020210057705151 on 11-08-2020, Amount Rs. 21/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 2622963484 on 11-08-2020, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 7,020/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 369, Amount: Rs 50/-. Date of Purchase: 15/06/2020, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2020 1:26PM with Govt. Ref No: 192020210057705151 on 11-08-2020, Amount Rs. 7,020/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 2622963484 on 11-08-2020, Head of Account 0030-02-103-003-02



**Debasish Dhar**

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2020, Page from 93404 to 93442

being No 162902566 for the year 2020.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2020.09.02 14:51:26 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/09/02 02:51:26 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.

(This document is digitally signed.)