

4547/2020

F-4304/2020

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

अभिभवण पश्चिम बंगाल WEST BENGAL

NO. (2) 1153939/2020 of

Additional Registrar
of Assurances-IV, Kolkata

Certified that the Document is admitted to
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

Additional Registrar
of Assurances-IV, Kolkata

25 SEP 2020

JOINT VENTURE DEVELOPEMENT AGREEMENT

THIS JOINT VENTURE DEVELOPEMENT AGREEMENT MADE THIS
THE 25TH DAY OF SEPTEMBER TWO THOUSAND TWENTY, IN
KOLKATA;

BETWEEN



Directorate of Registration & Stamp Revenue
e-Challan

ARN: 19-202021-009414975-8

GRN Date: 25/09/2020 12:36:40

BRN: 7112433603603

SBI ePay txn No.: IGAJMC0JU9

Payment Mode: Net Banking-SELF

Payment Gateway: SBI EPay-State Bank of India

BRN Date: 25/09/2020 12:39:20

SBI ePay txn Date: 25/09/2020 12:37:54

DEPOSITOR'S DETAILS

Name: S Mukherjee Hajra Associates

Id No.: 2001153999/10/2020

Contact No.

E-mail:

Mobile No. +91 9474316928

Address: Ac 1 newtown

User Type: Advocate

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001153999/10/2020	Property Registration- Registration Fees	0030-03-104-001-16	84
2	2001153999/10/2020	Property Registration- Stamp duty	0030-02-103-003-02	2000
Total Amount				2084

In Words: Rupees Two Thousand Eighty Four Only.



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

BRN: 19-202021-009301337-8
BRN Date: 23/09/2020 21:29:29
BRN : 3650231038116
SBI ePay txn No. : IGAJLUGJF6

Payment Mode : Net Banking-SELF
Payment Gateway SBI EPay-State Bank of India
BRN Date: 23/09/2020 21:31:34
SBI ePay txn Date. 23/09/2020 21:30:18

DEPOSITOR'S DETAILS

Name : S Mukherjee DEBASIS HAJRA Id No. : 2001153999/5/2020
Contact No. 09474316928
E-mail : soumenmukherjeeskail@gmail. Mobile No. +91 9474316928
Address : ACT FARSIGHT NEWTOWN KOL 156
User Type : Advocate

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001153999/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	221
2	2001153999/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	5011
Total Amount				5232

In Words : Rupees Five Thousand Two Hundred Thirty Two Only.

1) Mr DEBASIS HAJRA, Son of Late Anil Kumar Hajra, (PAN No. AAMPH8643J) (Aadhaar No.: 318675071699) 2) Mr HIMANISH HAJRA Son of Late Anil Kumar Hajra, (PAN No. ACEPH0917M) (Aadhaar No.: 842072820664) both are by Occupation: Business, By Caste: Hindu, , Citizen of India, residing at 73BT ROAD, P.O:- TALA, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700002 hereinafter called and referred to as the **LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the subject be deemed to include their respective heirs, executors, administrators, representatives and assigns) of the **FIRST PART**

AND

M/S HAJRA ASSOCIATES (PAN NO. AAEFH4944G) a Partnership Firm , incorporated under the Partnership Act, 1932, having its office at 73BT ROAD, P.O:- TALA, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700002 and represented by its Partners 1) Mr DEBASIS HAJRA, Son of Late Anil Kumar Hajra, (PAN No. AAMPH8643J) (Aadhaar No.: 318675071699) 2) Mr HIMANISH HAJRA Son of Late Anil Kumar Hajra, (PAN No. ACEPH0917M) (Aadhaar No.: 842072820664) both are by Occupation: Business, By Caste: Hindu, , Citizen of India, residing at 73BT ROAD, P.O:- TALA, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700002 hereinafter referred to as the **"DEVELOPER"**, (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its nominees, successor and/ or successors in office/interest) of the **SECOND PART**.

WHEREAS the land was the owned and possessed by one Uma Charan Mondal and after his sad demise he has left behind his five sons namely Bijay Kumar Mondal, Paresh Nath Mondal, Somnath Mondal, Pravat Kumar Mondal and Aloke Nath Mondal and they became absolute owner and possessor of the land as his legal heirs.

AND WHEREAS one Anil Kumar Hajra purchased the land R.S. Dag No. 3835 District: Burdwan, Thana: Ausgram, Mouza: Guskara, JL No: 110, Jurisdiction of Addl. Dist. Sub Registry office at GUSHKARA described in Schedule "A" from all the deferent legal heirs by virtue of deferent deed of conveyances (Bikray Kabola) which was registered in the office of the Sub Registrar of Guskara between 1972-1974 and in the flood of 1978 all the original documents are almost washed away.

AND WHEREAS some of the deeds are legible to read like Anil Kumar Hajra purchased land of Uma Charan Mondal, having his R.S. Khatian No. 19 the portion of land from Bijay Kumar Mondal by virtue of Deed No.224 executed on 11.04.1972 and Anil Kumar Hajra purchased the portion of land from Paresh Nath Mondal by virtue of Deed No. 3460 executed on 30.04.1974 and again Anil Kumar Hajra purchased the portion of land from Somnath Mondal by

virtue of Deed No.3461 executed on 30.04.1974 registered in the office of the Sub Registrar of Guskara.

AND WHEREAS Anil Kumar Hajra purchased the portion of land R.S. Dag No. 3862 District: Burdwan, Thana: Ausgram, Mouza: Guskara, JL No: 110, Jurisdiction of Addl. Dist. Sub Registry office at GUSHKARA from Gurudas Sarkar and Gopal Chandra Sarkar both are son of Tarani Kumar Sarkar by virtue of Deed No.4186 executed on 21.05.1974 and registered in the office of the Sub Registrar of Guskara.

AND WHEREAS Anil Kumar Hajra enjoyed the property since then and recorded all the land under his Khatian No.86 died on 31.03.1986 leaving behind his wife Pritikana Hajra, and two son namely Debasis Hajra And Himanish Hajra and Pritikana Hajra died on 23.11.1995 and after her sad demise Debasis Hajra And Himanish Hajra became absolute owner and possession of the property of Late Anil Kumar Hajra by virtue of the law of succession and inheritance.

AND WHEREAS Debasis Hajra And Himanish Hajra herein the Land Owners complying all the legal formalities mutated their name and obtained the **L.R. Khatian No. 5947 and 5948** respectively and paying tax regularly in to the Land Revenue Collector and Gushkara Municipality.

AND WHEREAS the Debasis Hajra And Himanish Hajra applied for conversion shali to Bastu at the office "THE BLOCK LAND AND LAND REFORMS OFFICER, AUSHGRAM-1, PURBA BURDWAN" issued the dated 21.02.2014 vide memo No. 180/Aus-I/14 and 181/ Aus-I/14 And issued the dated 09.07.2019 484/BLLRO/Aus I/19 and 485/BLLRO/Aus I/19 the said office granted the conversion Shali to Bastu in favour of Debasis Hajra And Himanish Hajra.

AND WHEREAS the Owners initially desire to construct the building and applied towards the Gushkara Municipality for building permit and building plan was sanctioned by the authority vide Building Permit No 34 dated 30.05.2013/17.06.2013 now revalidate upto 29.05.2023 but not able to start the same and now due to their incapacity of technical knowledge and paucity of funds and time have decided to develop the said Property with a suitable developer who has got the adequate experiences and also all capability and/ or means to undertake development of such project and herein engaged the said developer.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That the land owners abovenamed hereby declare that the owners are the sole and absolute owners of the property described in the SCHEDULE "A" hereunder written free from all encumbrances, attachments, charges, liens,

lispendens, suits or proceedings in any manner whatsoever and the owner has good right, full power and absolute legal authority to enter into this agreement for development and also to settle the terms and conditions of this agreement as referred to herein.

2. That the owners hereby grant exclusive right and authority for development of the said property in favour of the developer subject to the performance of the terms, condition, stipulation and respective obligations on the part of the developer contained in this agreement.
3. The Developer hereby undertakes to complete the construction of the proposed building as per the building plan and as per the specification Annexed to this agreement marked Annexure "A" to this agreement. In the event excess FAR available from GUSHKARA MUNICIPALITY.
4. That the Developer further undertakes to complete the construction of the proposed building and additional space available if any from GUSHKARA MUNICIPALITY with all standard quality building materials and shall complete the construction of the proposed building with in a period of **36 months** from the date of possession of this building from the owners.
5. That the developer further undertaken to engage a competent or qualified Architect, Engineer, supervisor, surveyor, labors, contractor, guards, plumber, electrician and such other person or persons for the purpose of the construction of the proposed building and shall pay or bear their remunerations, fees, wages, salaries, etc. and shall keep the owners harmless and indemnified against all third party claim.
6. That the developer shall purchase or procure all standard qualities building materials like cement, steel, iron, stone chips, sands, bricks and all other required building materials, electrical equipments and devices plumbing materials and shall pay or bear all costs on such account and the owner shall not in any way be liable to pay any cost or price for construction of the proposed building but the owner shall pay or bear the extra costs for any extra items in excess of the specification and the specification annexed herewith as **Annexure "A"**.
7. That if the Developer fails to complete the construction within the aforesaid period of **36 months** from the date of possession by him of the existing building and even if the Developer fails to complete the construction of the proposed building of the further extended period of 6 months, the Developer shall be entitled to further extended period of 6 months upon payment of Rs.1000/- per Month. If the Developer fails to complete the construction of the proposed building within the time aforesaid the owner shall have the right to rescind/ terminate this agreement and shall take possession of the property and the owner shall be entitled to complete the building at their costs.
8. It is further agreed and understood by and between the parties herein that if the Developer is prevented due to any sufficient cause beyond its control namely any Act of God, earth-quake, riot or any order of court of Law or due to pay of the statutory embargo period in that event such period shall not be

considered and automatically the affected period shall be extended *ifsofacto*, without any penal compensation to the owners.

9. That the name of the apartment will be **"Annapurna Estate"**.
10. It is distinctly agreed and understood by and between the parties herein that the developer shall allot **60% of the total constructed area** to owner of the building and alongwith undivided proportionate share and interest in the land underneath which are fully and particularly referred to in the SCHEDULE "B" herein under written and supplementary agreement will be executed to determine the portion of the building in future.
11. That the developer shall pay or bear the costs for construction of the common areas and facilities in the proposed building, the description of such common areas and facilities in the proposed building area fully and particularly referred to in the SCHEDULE "C" hereunder written.
12. That the owners hereby agree and undertake to sign and execute all letters, papers, receipts, documents, declarations, forms, applications, plans or any other paper or papers or documents if required by the developer to any other statutory authority and the developer shall bear all the costs on such account.
13. It is distinctly agreed and understood by and between the parties herein that the developer shall have the right and authority to receive booking money, earnest money, consideration money of the developer's allocated portion in order to raise funds and/ or to meet up expenses and the owner shall not be in any event liable to pay bear or refund any such booking money, earnest money and/ or consideration money as the developer shall deal with its prospective purchaser or purchasers.
14. That the developer shall be liable to pay or bear all claims, damages, dues, demands in any manner whatsoever or any labour disputes or claim for accident if any, during the period of construction.
15. That the owners shall have the right to take inspection of the said property during the period of construction to ascertain or verify the nature of construction and the quality of building materials to be used by the developer but under no circumstances the owner shall be entitled to cause any hindrance, obstruction or interference in the matter of construction of the building if the developer proceeds with the construction in terms of the building plan and the specification of the building materials as annexed to this agreement.
16. That upon completion of the building the developer shall inform in writing to the owners to take possession of the owners' allocated portion in the proposed building.
17. It is further agreed and understood by and between the parties herein that the developer shall not entertain any complain regarding the nature of construction, mode of finishing or measurement of the flats to be allotted to the owners after delivery of possession of the said flats of the owners' allocation, if the construction were done as per owners' desire.

18. That the developer shall have the exclusive right and authority to publish any advertisement in any newspaper or advertising agency to draw the attraction of the prospective purchasers/ nominees.
19. That the parties hereby further agree and undertake to sign, execute and register any other documents, agreements, forms, applications, if required, to meet up any statutory restriction, liabilities, dues, demands, or any other supplementary agreement considering the facts and circumstances subsequent thereto.
20. That the owners further agree and undertakes to assign, execute and register a General Power of Attorney in favour of the Developer or any of his nominees and the Developer shall pay or bear all such costs for execution and registration of the said Power of Attorney so that the Developer may complete the construction of the proposed building and to represent the owner smoothly.
21. That the developer shall deliver completion certificates of the flats of owners' allocation when issued by the GUSHKARA MUNICIPALITY.
22. That the developer shall install electrical wiring and earthing for all the owners with standard available electrical materials and accessories from the market.
23. That the developer shall deposit **Rs. 20,000/- (Twenty Thousand)** to the owners as security deposit for non-completion of the project within the stipulated period. It will be refundable without interest at the delivery time of owners' allocation without any interest.
24. That time will be the essence of this agreement.
25. If any dispute arises between the owner and the developer that dispute will be referred to Arbitration Conciliation Act, 1996.
26. The original Deed of Conveyances including the original Parcha from BL&LRO and various permissions/NOCs as obtained from various departments, shall be kept with the Developer until the completion of sale proceeding until the completion of sale proceeding after construction.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece or parcel of vacant "Bastu" land measuring **23 Decimal** be the same a little more or less and together with all establishment rights, path, common passage, drain etc within part of **R.S. AND L.R. Dag No. 3835 & 3862 at present L.R. Khatian No. 5947 & 5948** in the name of the Land Owners in **District: Burdwan, Thana: Ausgram, Municipality: GUSHKARA, Mouza: Guskara, JI No: 110, Municipal Holding No. 76** and Street Station Road, **Ward No. 6**, Pin Code : 713128 Under the Jurisdiction of Addl. Dist. Sub Registry office at A.D.S.R. GUSHKARA, and in the map or plan annexed hereto in bordered by RED colour is "Land" and butted and bounded in the manner as follows :-

ON THE NORTH BY: Plot No. 4598, 4599, 3834 & 65;
 ON THE SOUTH BY: Plot No. 4597 & 3858;
 ON THE EAST BY : 12 Ft wide Road Municipal Road;
 ON THE WEST BY : Plot No. 4597 & 3836.

THE SCHEDULE "B" ABOVE REFERRED TO
ALLOCATIONS

PART I

OWNER'S ALLOCATION shall mean **ALL THAT** the **60% (Sixty Percent)** of the Total FAR according to the sanctioned Building Plan and the 60% (Sixty Percent) of the Ground Floor together with undivided proportional share of land in the said Property and common areas, facilities, expenses, specification of construction and obligations mentioned in the C and D Schedule written below of the said Project.

PART II

DEVELOPER'S ALLOCATION shall mean **ALL THAT** the **40% (Forty percent)** of the Total FAR according to the sanctioned Building Plan and the 40% (Forty percent) of the Ground Floor together with undivided proportional share of land in the said Property and common areas, facilities, expenses, construction specification and obligations mentioned in the C and D Schedule of the said Project.

THE SCHEDULE "C" ABOVE REFERRED TO
(COMMON PARTS, PORTIONS, AREAS, FACILITIES AND AMENITIES)
COMMON PARTS, PORTIONS, AREAS

1. Lobbies, top roof, common passages and staircases of the building or buildings and common paths in the said Property.
2. Lifts, lift machinery and lift pits.
3. Common drains, sewers and pipes.
4. Common water reservoirs, water tanks, water pipes (save those inside any Flat) and deep tube well appurtenant to the said Project.
5. Wires and accessories for lighting of Common Areas of the Building.
6. Pumps and motors.
7. Fire safety system as per recommendation of West Bengal Fire Service Department if any.
8. Caretaker Room, Durwan Room/Gumti.
9. Electrical installation and Meter Room and Transformer if required.
8. Boundary walls.

THE SCHEDULE "D" AS ABOVE REFERRED TO
(COMMON COST AND CHARGES OF THE SAID BUILDING)

1. Proportionate costs of maintenance, replacing white washing painting, rebuilding, reconstruction decoration, redecoration and lighting the common parts.
2. Proportionate charges and deposits for suppliers common utilities of the all flat or apartment owners.
3. All other expenses and outgoing as one incurred for the purpose of aforesaid deemed by the assignee to be necessary or incidental to the common purpose, maintenance cost of will be notified after possession of the flat after meeting amongst the flat owners.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HERE UNTO SET AND
SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY MONTH
AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED & DELIVERED

IN KOLKATA IN THE PRESENCE

OF WITNESSES:

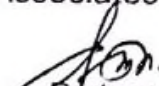
1. Soumen Mukherjee
AC-1, New Town
K91-156


DEBASIS HAJRA


HIMANISH HAJRA
(LAND OWNER)

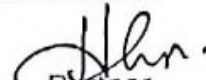
2. Suvarata Patra
W8m, Bhupatinagar
Pin-721458

Hajra Associates


Partner

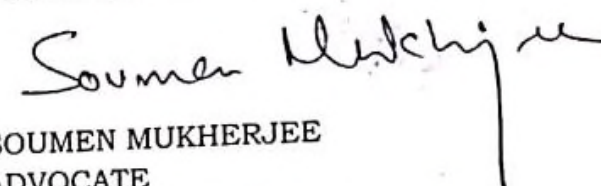
SIGNATURE OF DEBASIS HAJRA
(PARTNER M/S HAJRA ASSOCIATES)

Hajra Associates


Partner

SIGNATURE OF HIMANISH HAJRA
(PARTNER M/S HAJRA ASSOCIATES)

DRAFTED AND PREPARED BY ME


SOU MEN MUKHERJEE
ADVOCATE
HIGH COURT CALCUTTA.
WB 1572/2010

MEMO OF RECEIPT

Received sum of Rupees 20,000/- (Twenty Thousand) from the above named Developers for the Land described in "Schedule A" as follows:-

DATE	NAME	CHEQUE DETAILS	AMOUNT
23.09.2020	DEBASIS HAJRA	"236305" Syndicate Bank, NewTown Branch	10,000/-
23.09.2020	HIMANISH HAJRA	"236306" Syndicate Bank, NewTown Branch	10,000/-

WITNESSES :

1) Sovmen Mutyen
- AC-2, New Town
Kot-156

2) Suvarata Patra
Umi, Bhukhinagar
Pin-721458



LAND OWNER

ANNEXURE "A"

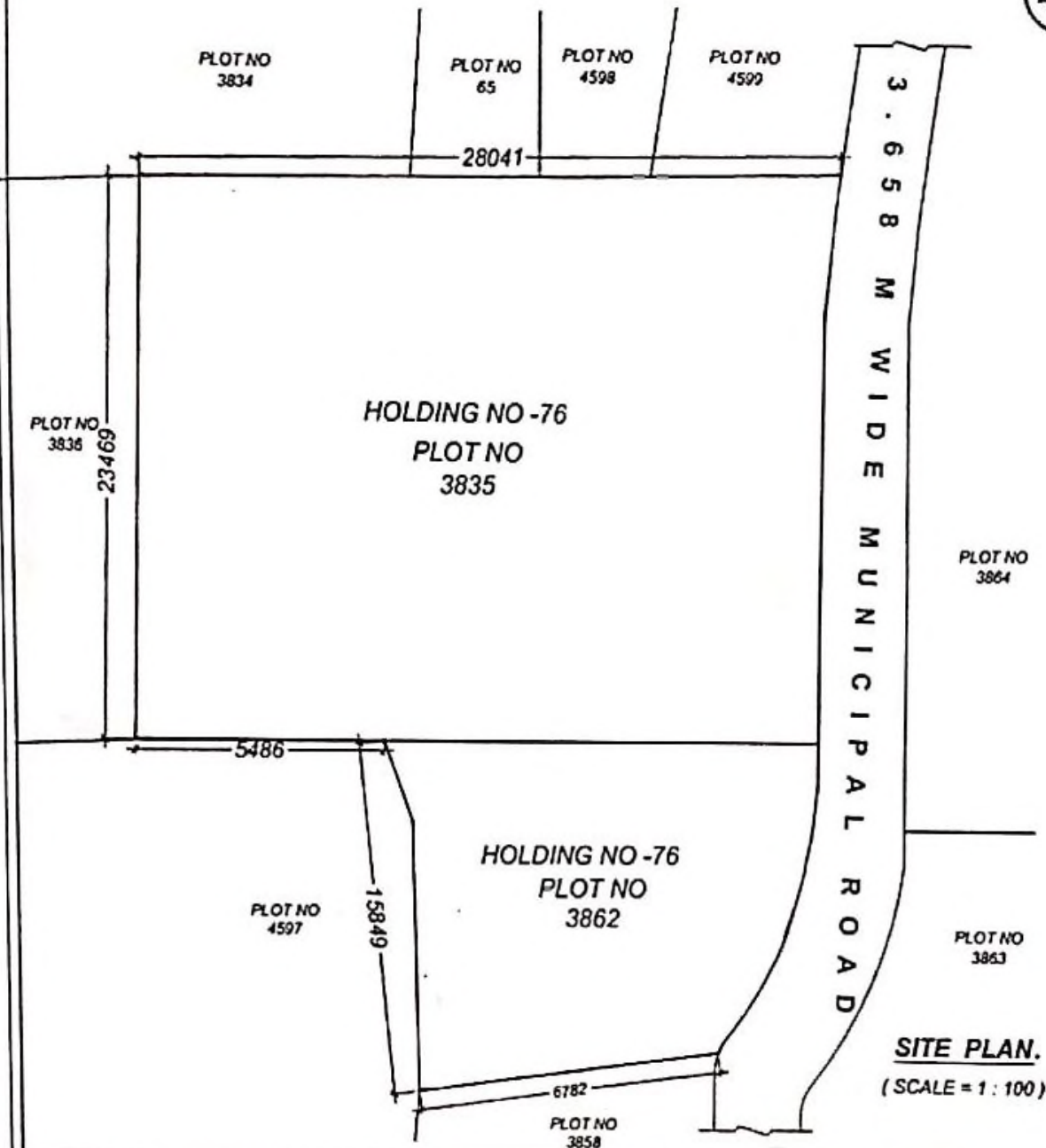
SL	ITEM	GENERAL SPECIFICATION
1	Foundation	Isolated column footings for deep foundation along with Tie Beam frame structure by Conc. Gade - M20 and Steel-Fe - 415/500.
2	Substructure & Superstructure	P.P.C / P.S.C Cement will be used of any standard make(ISI)& T.M.T Bar will be used as Reinforcement of Grade Fe-415/500 of any standard make(ISI) for Substructure & Superstructure Slab, Beam, column, Lift well, Chajja, Lintel, Staircase, Mumpty room, Lift M/C room, OH Tank,. External & intermediate Brick work (1:5) will be done by red clay bricks (1 st Class - Modular)
3	Flooring	Vitrified Flooring will be done by 600mmx600mm size 9mmth Vitrified Tile at Bed Room, Living Dining, Verandah, Drawing Room. Kota Stone will be used by 600mmx600mm size 16mmth Kota Stone at Stair Case Steps, Half Landing, Stair Lift lobby only, Stair Case Risers will be mended by Ceramic Tile. Toilet Flooring will be done by Antiskid Ceramic Tile of Size 300mmX300mm at Bathroom/Toilet Floor & Dado will be maintained by Ceramic Tile up to a Height of 1800mm. Kitchen Flooring will be done by Antiskid Ceramic Tile of Size 300mmX300mm with 100mm th Ceramic Skirting at peripheral wall. 600mm wide Counter Top Slab will installed by Black Granite (Prepolished) on Black Stone with Cement, Sand mortar (1:5). Ceramic Dado will be maintained by Ceramic Tile of Height 600mm (2') on Counter Top Slab.
4	Kitchen Sink	18"X24" Size (Non Board) Standard Make Sink will be fitted at Countertop Slab.
5	Door & Door Frame	100mmX65mm Maloyasian Sal will be used for Door Frame. Flush Door of 35mmth & 32mmth will be installed for main door & intermediate door with all accessories i.e Hinze, Hasp Bolt.

		<p>Cylindrical Lock & Door Stopper.</p> <p>Synthetic Enamel Paint of Standard make will be applied on both side of the intermediate panels & Teak Veneer of approved brand will be pasted on Main Door both sides with polish(<i>gala</i>).</p>
6	Windows	<p>Aluminum sliding shutter (Pre Anodized) of Standard Brand(ISI) will be installed with 4mm th Float Glass along with Gasket, Cleats, Mullion, roller, handle & Locking arrangement.</p> <p>Louvered Glass Panes will be used in Toilet Aluminium windows. One no Aluminium sliding door at balcony.</p>
7	Sanitary & Plumbing Fittings	<p>CPVC & UPVC Pipe (ISI) will be used for Internal & External Plumbing line. White Color Non pedestal Basin with Pillar cock & Non cascade white colored Porcelain Commode with Seat cover & P.V.C Flushing tank will be supplied & installed. CP Fittings (ISI) i.e Pillar Cock for Basin along with a angular stop cock & connector pipe, Bib Cock, Shower with shower arm with conceal stop cock, Two in one Bib Cock with a health faucet will be supplied and installed in each bath room.</p>
8	Sewerage	<p>150mm & 200mm diameter Stone Wire Pipe will used for sewerage line for Pit to Pit connection. 450mm dia R.C.C Manhole Cover to be used as Pit cover. 450mm dia R.C.C Manhole Cover to be used as Pit cover. One 30 users Septic Tank will be executed for disposing of solid waste.</p>
9	Electrical	<p>ISI Branded electrical wire will be used for Electrical wiring through PVC conduit pipe (concealed). Branded DP Board (Distribution Panel Board), Recepticle, MCB & Switches will be provided.</p> <p>Bed Room: 2Light points, one 5Amp plug point, one Fan point in each Bed Room & one A.C Point will be given to Masters Bed room only.</p> <p>Living/Dining Room: 2 Light points, 2 Fan points, one 15 Amp plug point, one 5 Amp plug point will be provided.</p>

		<p>Kitchen: One light point, one 5/15 Amp plug point & one 5 Amp plug point for exhaust will be installed.</p> <p>Toilet: One light point, one 15 Amp plug point for Geyser connection (at Masters Bed Room) & one 5 Amp plug point for exhaust will be installed.</p> <p>Verandah: One Light point & one 15 Amp plug point will be installed for Washing Machine.</p> <p>One calling bell point to be installed at Main Door of the Flat.</p>
10	Common Area	<p>Ceiling Lights will be provided at corridor of Ground Floor shop.</p> <p>Ceiling Lights will be installed at each floor Stair, Lift lobby & corridor. Stair, Lift lobby & corridor.</p> <p>2 Lights will be given at Roof Terrace.</p> <p>2 Lights will be installed at Main Gate.</p>
11	Drive way	Paver Blocks will be laid by Cement Sand mortar(1:5) at Ground Floor entire drive way.
12	Water Supply	24 hours water supply through supplied O.H.R.& Submersible pump.
13	Internal Wall	Plaster of Parish of a Branded make (ISI) will be implemented at inner walls,
14	External Wall	Two coats External Emulsion Paint (ISI) on Two coats cement based paint (ISI) will be applied.
15	Railing	M.S (Mild Steel) Railing will be installed up to a height of 1Meter at Staircase & Balcony duly painted by Synthetic Enamel Paint on Red oxide priemer.
16	Lift	4 - Passengers Lift will be installed of a reputed company.

**SITE PLAN FOR PLOT NO 3835 & 3862, KHATIAN NO 5947 & 5948 UNDER
MOUZA GUSKARA, P.S. - AUSGRAM, DIST - EAST BURDWAN, J.L. NO - 158/110
HOLDING NO. - PART OF 76, WARD - 06 UNDER GUSHKARA MUNICIPALITY**

SITE PLAN LOCATION : 23°29'23.8"N 87°44'27.0"E



**AREA OF LAND -
PLOT NO - 3835 = 16 SATAK
PLOT NO - 3862 = 7 SATAK**

DEBASIS HAJRA

HIMANISH HAJRA

Hajra Associates

Partner

SIGNATURE OF THE
PRESENT ANT /EXECUTANT/
SELLER/BUYER/ CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

LH BOX- SMALL TO THUMB PRINTS
RH BOX- THUMB TO SMALL PRINTS

	LH					
	RH					

ATTESTED:-

Sub. (Sobasi Hgn.)

	LH					
	RH					

ATTESTED:-

Sub. (Himanish Hgn.)

आयकर विभाग
INCOME TAX DEPARTMENT
HAJRA ASSOCIATES

भारत सरकार
GOVT. OF INDIA

01/04/2008
Permanent Account Number
AAEFH4944G

2122006

PERMANENT ACCOUNT NUMBER
AAMPH8643J

नाम NAME
DEBASIS HAJRA

पिता का नाम FATHER'S NAME
SUDHAS HAJRA

जन्म तिथि DATE OF BIRTH
11-09-1962

हस्ताक्षर SIGNATURE

आयकर अधिकारी, प.प. (I)
COMMISSIONER OF INCOME-TAX, W.B. - II

Hajra Associates
Partner

Signature

भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

आधार कार्ड
आधार : अनिल कुमार हाजरा
Father : Anil Kumar Hajra
जन्म तिथि : 11/09/62
लिंग : पुरुष / Male

आधार संख्या
3186 7507 1699

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता
73, बि.टी. रोड, टाला, कोसिपुर.
कोलकाता, पश्चिम बंगाल, 700002

Address
73, B.T. ROAD, TALA,
Cossipore H.O, Cossipore,
Kolkata, West Bengal,
700002

आधार - साधारण मानुषের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HIMANISH HAJRA
ANIL KUMAR HAJRA
20/02/1966
Permanent Account Number
ACEPH0917M

Signature

Signature

Signature

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

भारत सरकार
GOVERNMENT OF INDIA

पता
73, बि.टी. रोड, टाला, कोसिपुर.
कोलकाता, पश्चिम बंगाल, 700002


Address
73 B.T. ROAD TALA,
Cossipore H.O, Cossipore,
Kolkata, West Bengal,
700002

आधार संख्या
8420 7282 0664

आधार - साधारण मानুषের অধিকার

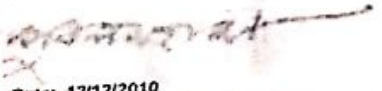
Signature


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 ZQD1267491




নির্বাচকের নাম : সুব্রত পাত্র
 Elector's Name : Subrata Patra
 পিতার নাম : বিকাশ পাত্র
 Father's Name : Bikash Patra
 লিঙ্গ/Sex : পুং M
 জন্ম তারিখ : XX/XX/1991
 Date of Birth : XX/XX/1991

ZQD1267491
 ঠিকানা
 উরুরী (পূর্ব পাড়া ও পশ্চিম পাড়া), উরুরী,
 ভূপতিনগর, পূর্ব মেদিনীপুর, 721458
 Address:
 URURI (PURB PARA O PASCHIM
 PARA), URURI, BHUPATINAGAR, PURBA
 MEDINIPUR, 721458


 Date: 12/12/2010
 214-ভাগাবনপুর নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রণ
 অধিকারিকের স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 214-Bhagabanpur Constituency

বিজ্ঞপ্তি: পরিবর্তন হলে মতন ঠিকানাতে ভোটে পিঠে লগ্ন হওয়ার ও একটি
 লম্বার লগ্নে লিখিত পরিবর্তন পত্রের জন্য নির্দিষ্ট ফর্ম এই
 পরিচয়পত্রের অন্তর্গত উক্ত ফর্ম
 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 same number

Subrata Patra

Major Information of the Deed







Deed No :	I-1904-04304/2020	Date of Registration	25/09/2020
Query No / Year	1904-2001153999/2020	Office where deed is registered	
Query Date	19/09/2020 11:58:23 AM	1904-2001153999/2020	
Applicant Name, Address & Other Details	SOUMEN MUKHERJEE AC-1, FARSIGHT NEWTOWN, KOL 156,Thana New Town, District , North 24- Parganas, WEST BENGAL, PIN - 700156, Mobile No. 9474316928, 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 20,000/-]	
Set Forth value		Market Value	
Rs 20,000/-		Rs 31,05,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs 7,021/- (Article 48(g))		Rs 305/- (Article E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: Burdwan, P.S - Ausgram, Municipality: GUSHKARA, Mouza: Guskara, , Ward No: 6, Holding No.76 JI No 110, Pin Code 713128

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3835 (RS -)	LR-5947	Bastu	Bastu	0 08 Acre	5,000/-	10,80,000/-	Property is on Road Adjacent to Metal Road,
L2	LR-3835 (RS -)	LR-5948	Bastu	Bastu	0 08 Acre	5,000/-	10,80,000/-	Property is on Road Adjacent to Metal Road,
L3	LR-3862 (RS -)	LR-5947	Bastu	Bastu	0 03 Acre	5,000/-	4,05,000/-	Property is on Road Adjacent to Metal Road,
L4	LR-3862 (RS -)	LR-5948	Bastu	Bastu	0 04 Acre	5,000/-	5,40,000/-	Property is on Road Adjacent to Metal Road,
TOTAL :					23Dec	20,000 /-	31,05,000 /-	
Grand Total :					23Dec	20,000 /-	31,05,000 /-	






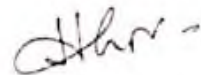
and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DEBASIS HAJRA Son of Late SUBHAS HAJRA Executed by: Self, Date of Execution: 25/09/2020 , Admitted by: Self, Date of Admission: 25/09/2020 ,Place : Office	Photo  25/09/2020	Finger Print  LTI 25/09/2020	Signature  25/09/2020
73 BT ROAD, P.O:- TALA, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx3J, Aadhaar No: 31xxxxxxxx1699, Status :Individual, Executed by: Self, Date of Execution: 25/09/2020 , Admitted by: Self, Date of Admission: 25/09/2020 ,Place : Office				
2	Name Mr HIMANISH HAJRA Son of Late ANIL KUMAR HAJRA Executed by: Self, Date of Execution: 25/09/2020 , Admitted by: Self, Date of Admission: 25/09/2020 ,Place : Office	Photo  25/09/2020	Finger Print  LTI 25/09/2020	Signature  25/09/2020
73 BT ROAD, P.O:- TALA, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx7M, Aadhaar No: 84xxxxxxxx0664, Status :Individual, Executed by: Self, Date of Execution: 25/09/2020 , Admitted by: Self, Date of Admission: 25/09/2020 ,Place : Office				



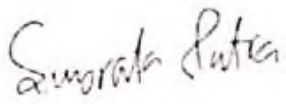
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature	
1	HAJRA ASSOCIATES 73 BT ROAD, P O:- TALA, P S - Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700002 , PAN No. : AAxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DEBASIS HAJRA (Presentant) Son of Late SUBHAS HAJRA Date of Execution - 25/09/2020, , Admitted by: Self, Date of Admission: 25/09/2020, Place of Admission of Execution: Office	 Sep 25 2020 12:26PM	 LTI 25/09/2020	 25/09/2020
	73 BT ROAD, P.O.- TALA, P.S.- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:: AAxxxxxx3J, Aadhaar No: 31xxxxxxxx1699 Status : Representative, Representative of : HAJRA ASSOCIATES (as Partner)			
2	Name	Photo	Finger Print	Signature
	Mr HIMANISH HAJRA Son of Late ANIL KUMAR HAJRA Date of Execution - 25/09/2020, , Admitted by: Self, Date of Admission: 25/09/2020, Place of Admission of Execution: Office	 Sep 25 2020 12:28PM	 LTI 25/09/2020	 25/09/2020
	73 BT ROAD, P.O.- TALA, P.S.- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:: ACxxxxxx7M, Aadhaar No: 84xxxxxxxx0664 Status : Representative, Representative of : HAJRA ASSOCIATES (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBRATA PATRA Son of Mr BIKASH PATRA VILL - URURI, P.O.- URURI, P.S.- Bhupatinagar, District:-Purba Midnapore, West Bengal, India, PIN - 721458	 25/09/2020	 25/09/2020	 25/09/2020
Identifier Of Mr DEBASIS HAJRA, Mr HIMANISH HAJRA, Mr DEBASIS HAJRA, Mr HIMANISH HAJRA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBASIS HAJRA	HAJRA ASSOCIATES-4 Dec
2	Mr HIMANISH HAJRA	HAJRA ASSOCIATES-4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBASIS HAJRA	HAJRA ASSOCIATES-4 Dec
2	Mr HIMANISH HAJRA	HAJRA ASSOCIATES-4 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBASIS HAJRA	HAJRA ASSOCIATES-1 5 Dec
2	Mr HIMANISH HAJRA	HAJRA ASSOCIATES-1 5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBASIS HAJRA	HAJRA ASSOCIATES-2 Dec
2	Mr HIMANISH HAJRA	HAJRA ASSOCIATES-2 Dec

Land Details as per Land Record

District: Burdwan, P S:- Ausgram, Municipality: GUSHKARA, Mouza Guskara, , Ward No: 6, Holding No:76 JI No: 110,
Pin Code : 713128

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3835, LR Khatian No:- 5947	Owner:দেবশীষ হাজরা, Gurdian:অনিল কুমা হাজরা, Address:নিজ , Classification:শালি, Area:0 08000000 Acre,	Mr DEBASIS HAJRA
L2	LR Plot No:- 3835, LR Khatian No:- 5948	Owner:হিমালীষ হাজরা, Gurdian:অনিল কুমা হাজরা, Address:নিজ , Classification:শালি, Area:0.08000000 Acre,	Mr HIMANISH HAJRA
L3	LR Plot No:- 3862, LR Khatian No:- 5947	Owner:দেবশীষ হাজরা, Gurdian:অনিল কুমা হাজরা, Address:নিজ , Classification:ডাঙ্গা, Area:0 03000000 Acre,	Mr DEBASIS HAJRA
L4	LR Plot No:- 3862, LR Khatian No:- 5948	Owner:হিমালীষ হাজরা, Gurdian:অনিল কুমা হাজরা, Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Mr HIMANISH HAJRA

On 24-09-2020

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 31,05,000/-



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 25-09-2020

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 12:10 hrs on 25-09-2020, at the Office of the A.R.A. - IV KOLKATA by Mr DEBASIS HAJRA .

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

Execution is admitted on 25/09/2020 by 1. Mr DEBASIS HAJRA, Son of Late SUBHAS HAJRA, 73 BT ROAD, P O. TALA, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Business, 2. Mr HIMANISH HAJRA, Son of Late ANIL KUMAR HAJRA, 73 BT ROAD, P.O. TALA, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Business

Indetified by Mr SUBRATA PATRA, , Son of Mr BIKASH PATRA, , VILL - URURI, P.O. URURI, Thana: Bhupatinagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721458, by caste Hindu, by profession Others

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

Execution is admitted on 25-09-2020 by Mr DEBASIS HAJRA, Partner, HAJRA ASSOCIATES (Partnership Firm), 73 BT ROAD, P O:- TALA, P S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700002

Indetified by Mr SUBRATA PATRA, , Son of Mr BIKASH PATRA, , VILL - URURI, P.O. URURI, Thana: Bhupatinagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721458, by caste Hindu, by profession Others

Execution is admitted on 25-09-2020 by Mr HIMANISH HAJRA, Partner, HAJRA ASSOCIATES (Partnership Firm), 73 BT ROAD, P.O - TALA, P.S - Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700002

Indetified by Mr SUBRATA PATRA, , Son of Mr BIKASH PATRA, , VILL - URURI, P.O: URURI, Thana: Bhupatinagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721458, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 305/- (B = Rs 200/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 305/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 23/09/2020 9 31PM with Govt Ref No 192020210093013378 on 23-09-2020, Amount Rs: 221/-, Bank:

SBI EPay (SBlePay), Ref No 3650231038116 on 23-09-2020, Head of Account 0030-03-104-001-16

Online on 25/09/2020 12:39PM with Govt Ref No 192020210094149758 on 25-09-2020, Amount Rs: 84/-, Bank: SBI EPay (SBlePay), Ref No. 7112433603603 on 25-09-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 7,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 177048, Amount: Rs.10/-, Date of Purchase: 29/08/2019, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/09/2020 9:31PM with Govt. Ref. No: 192020210093013378 on 23-09-2020, Amount Rs: 5,011/-, Bank: SBI EPay (SBlePay), Ref. No. 3650231038116 on 23-09-2020, Head of Account 0030-02-103-003-02
Online on 25/09/2020 12:39PM with Govt. Ref. No: 192020210094149758 on 25-09-2020, Amount Rs: 2,000/-, Bank: SBI EPay (SBlePay), Ref. No. 7112433603603 on 25-09-2020, Head of Account 0030-02-103-003-02



Debasis Patra

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2020, Page from 250725 to 250755
being No 190404304 for the year 2020.



Digitally signed by SRIJANI GHOSH
Date: 2020.09.29 15:48:34 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 2020/09/29 03:48:34 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)