

IN WITNESS WHEREOF the Parties hereto put their respective sign and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In presence of:

WITNESSES:-

1. Rahul Dhar.
4/4 Nagan.
Kol-75

1. ~~Golinda Rudra~~
2. Souzanga Rudra
3. [Signature]
4. Joya Bhosmick Nee Rudra.

SIGNATURE OF THE OWNERS

2. Somnath Bab.
70-p-majumdar Road
Kol-78.

HOME - N - DECOR

Shiladitya Krr.

Proprietor.

SIGNATURE OF THE DEVELOPER

Drafted by me:

Debjan De
Adv.
F-1776/03

Alipore Police Court
Kol-27.

Printed In:

PRINT ZONE

Alipore Police Court,
Kolkata - 700027

[Signature]

Sarfaraz Ahmed.

HOME - N - DECOR

Shiladitya Krr.

Proprietor.



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A. D. S. R. SEALDAH
16 AUG 2017
Dist.- South 24 Parganas

HOME - N - DECOR
Sridattya Sw.
Proprietor.

MEMO OF CONSIDERATION

RECEIVED the sum of Rs.69,00,000/- (Rupees Sixty Nine Lacs) only, from the within named Developers within mentioned money per the terms and conditions of this Agreement which is more clearly written in the **SECOND SCHEDULE** hereinabove.

Date	Cheque/D.D. No.	Bank/Branch	Amount (Rs.)
16.08.2017	Cash	----	Rs.1,90,000/-
16.08.2017		Axis Bank/Kasba	Rs.2,10,000/-
16.08.2017	020222	Axis Bank/Kasba	Rs.40,00,000/-
30.12.2017	020225	Axis Bank/Kasba	Rs.25,00,000/-
Total			<u>Rs.69,00,000/-</u>

(RUPEES SIXTY NINE LAC) ONLY

WITNESSES:

1. *Rohit Shor.*

2. *Somnath Das.*

Golinda Rudra

W.R. J. 25

Sudanga Rudra

Jaya Khosmick Nee Rudra.

SIGNATURE OF THE OWNERS

HOME - N - DECOR

Shiladitya Sin

Proprietor.



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A. D. S. R. SEALDAH
16 AUG 2017
Dist.- South 24 Parganas

HOME - N - DECOR
Shiladitya Kumar
Proprietor.

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					



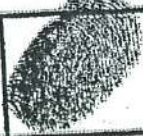








Name

Signature ✓ *Golinda Rudra*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature ✓ *Gouranga Rudra*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature ✓ *W. S. S. S. S.*

HOME - N - DECOR

Sridharis & Co

Proprietor.



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A. D. S. R. SEALDAH
16 AUG 2017
Dist. - South 24 Parganas

HOME - N - DECOR
Shiladitya Das
Proprietor.

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

GRN: 19-201718-005753162-1

Payment Mode Online Payment

GRN Date: 14/08/2017 22:29:54

Bank : State Bank of India

BRN : IK00GVUBE5

BRN Date: 14/08/2017 22:30:45

DEPOSITOR'S DETAILS

Name : TANMOY DHAR

Contact No. :

Mobile No. : +91 8981344794

E-mail : tanmoy.dhar0@gmail.com

Address : 5132 AJOYNAGAR MIDDLE ROAD

Applicant Name : Mr R Dhar

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

Id No. : 16061000281260/6/2017

[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16061000281260/6/2017	Property Registration- Stamp duty	0030-02-103-003-02	20021
2	16061000281260/6/2017	Property Registration- Registration Fees	0030-03-104-001-16	69021
			Total	89042

In Words : Rupees Eighty Nine Thousand Forty Two only

Permanent Account Number Card

PERMANENT ACCOUNT NUMBER
AEVPD0972K

NAME
BHILADITYA DAS

FATHER'S NAME
HIMANSHU DAS

DATE OF BIRTH
02-06-1979

SIGNATURE
Bhiladitya Das

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

HCME - N - DECOR
Bhiladitya Das
Proprietor.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOBINDA BUDRA
BRAHMAPADA RUDRA



25/12/1980
Regional / Account Number

BRBR2380P



Signature

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

Income Tax PAN Service Unit, ATITSL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खोया/पुनर्प्राप्त हुआ तो सूचित करें/वापस करें।

आयकर पैन सेवा यूनिट, ATITSL,

प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर,

नवी मुंबई - 400 614.

HOME - N - DECOR

Shiladitya Xv.

Proprietor.

जायकर विभाग
INCOME TAX DEPARTMENT

ARUN RUDRA
BRAHMAPADA RUDRA

15/05/1987

Permanent Account Number

BPRPR2361N

Large. 8/2

भारत सरकार
GOVT OF INDIA



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

यदि कार्ड के खोने/पाने पर सूचना सूचित करें/वापस करें :
जायकर पैन सेवा यूनिट, UTITSL,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-200 614.

HOME - N - DECOR

Shiladitya K

Proprietor.

आयकर विभाग
INCOME TAX DEPARTMENT
GOURANGA RUDRA
BRAHMAPADA RUDRA

भारत सरकार
GOVT. OF INDIA



28/10/1971
Permanent Account Number
BPRPR2357J
Gouranga
Rudra

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSB,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
संख्या ३, सेक्टर ११, एन सी डी बेलपुर,
नवी मुंबई - ४०० ६१४।
आयकर (पैन सेवा) यूनिट, UTIITSB,
प्लॉट नं. ३, सेक्टर ११, सी डी बी बेलपुर,
नवी मुंबई - ४०० ६१४।

HOME - N - DECOR
Shiladitya X
Proprietor.

आयकर विभाग
INCOME TAX DEPARTMENT

JAYA RUDRA
BRAHMAPADA RUDRA

16/09/1977

Permanent Account Member

BFRPH2350G

Jaya Rudra



भारत सरकार
GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTI/ISA,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
यदि कार्ड खो जाये/पुनः पाया जाय तो/सीटायें।
आयकर पैन सेवाएँ इकाई, UTI/ISA,
प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर,
नवी मुंबई-400 614.

HCME - N - DECOR
Suladitya Xn
Proprietor.

Major Information of the Deed

Deed No.:	I-1606-02203/2017	Date of Registration	16/08/2017
Query No/ Year	1606-1000281260/2017	Office where deed is registered	
Query Date	08/08/2017 3:49:01 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	R Dhar Kolkata, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9836926280, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 69,00,000/-]		
Set Forth value:	Market Value		
Rs. 69,00,000/-	Rs. 1,09,14,704/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,071/- (Article:48(g))	Rs. 69,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :


District: South 24-Parganas, P.S.- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kayastha Para Main Road, , Premises No. 76/1, Ward No: 106

Sch No.	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		6 Katha 1 Chatak 15 Sq Ft	68,00,000/-	1,05,54,704/-	Width of Approach Road: 12 Ft.,
Grand Total :					10.0375Dec	68,00,000 /-	105,54,704 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1,00,000/-	3,60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1200 sq ft	1,00,000 /-	3,60,000 /-	

Land Lord Details :



Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger print	Signature
	Shri Arun Rudra Son of Late Brohmo Pada Rudra Executed by: Self, Date of Execution: 16/08/2017 , Admitted by: Self, Date of Admision: 16/08/2017 ,Place : Office	 16/08/2017	 LTI 16/08/2017	 16/08/2017

HOME - N - DECO



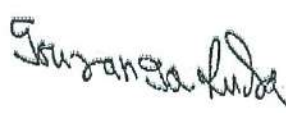
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Propri




204 B B Ganguly Street, P.O:- Bowbazar, P.S:- Muchipara, District:-Kolkata, West Bengal, India,
 PIN - 700012 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.::
 BPRPR2361N, Status :Individual, Executed by: Self, Date of Execution: 16/08/2017
 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	Shri Barun Rudra, (Alias: Gobinda Rudra) Son of Late Brohme Pada Rudra Executed by: Self, Date of Execution: 16/08/2017 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office			
		16/08/2017	LTI 16/08/2017	16/08/2017

204 B B Ganguly Street, P.O:- Bowbazar, P.S:- Muchipara, District:-Kolkata, West Bengal, India,
 PIN - 700012 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.::
 BPRPR2360P, Status :Individual, Executed by: Self, Date of Execution: 16/08/2017
 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office

3	Name	Photo	Fingerprint	Signature
	Shri Gautam Rudra, (Alias: Gouranga Rudra) Son of Late B P Rudra Executed by: Self, Date of Execution: 16/08/2017 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office			
		16/08/2017	LTI 16/08/2017	16/08/2017

204 B B Ganguly Street, P.O:- Bowbazar, P.S:- Muchipara, District:-Kolkata, West Bengal, India,
 PIN - 700012 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.::
 BPRPR2357J, Status :Individual, Executed by: Self, Date of Execution: 16/08/2017
 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office

4	Name	Photo	Fingerprint	Signature
	Smt Jaya Bhowmick Nee Rudra Wife of Shri Dipak Bhowmick Executed by: Self, Date of Execution: 16/08/2017 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office			
		16/08/2017	LTI 16/08/2017	16/08/2017

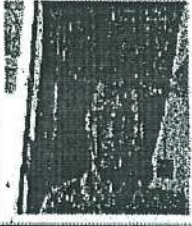


204 B B Ganguly Street, P.O:- Bowbazar, P.S:- Muchipara, District:-Kolkata, West Bengal, India,
 PIN - 700012 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.::
 BPRPR2359G, Status :Individual, Executed by: Self, Date of Execution: 16/08/2017
 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office

Developer Details :


Sl No	Name,Address,Photo,Finger print and Signature
1	Home N Decor 96/3 P Majumder, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 , PAN No.:: AEVPD0972K, Status :Organization, Executed by: Representative

HOME - N - DEC

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Shiladitya Das (Presentant) Son of Himanshu Das Date of Execution - 16/08/2017, , Admitted by: Self, Date of Admission: 16/08/2017, Place of Admision of Execution: Office	 <small>Aug 16 2017 3:41PM</small>	 <small>LTI 16/08/2017</small>	 <small>16/08/2017</small>
96/3 Pmajumder, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEVPD0972K Status : Representative, Representative of : Home N Decor (as proprietor)				

Identifier Details :

Name & address	
Rahul Dhar Son of Ranajit Dhar Ajay Nagar, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Shri Arun Rudra, Shri Barun Rudra, Shri Gautam Rudra, Smt Jaya Bhowmick Nee Rudra, Shri Shiladitya Das	 16/08/2017
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Arun Rudra	Home N Decor-2.50938 Dec
2	Shri Barun Rudra	Home N Decor-2.50938 Dec
3	Shri Gautam Rudra	Home N Decor-2.50938 Dec
4	Smt Jaya Bhowmick Nee Rudra	Home N Decor-2.50938 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Arun Rudra	Home N Decor-300.00000000 Sq Ft
2	Shri Barun Rudra	Home N Decor-300.00000000 Sq Ft
3	Shri Gautam Rudra	Home N Decor-300.00000000 Sq Ft
4	Smt Jaya Bhowmick Nee Rudra	Home N Decor-300.00000000 Sq Ft

HOME - N - DECOR
Shiladitya Das
 Proprietor

On 08-08-2017

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 1,09,14,704/-

fin

Satyajit Biswas

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

On 16-08-2017

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 13:56 hrs on 16-08-2017, at the Office of the A.D.S.R. SEALDAH by Shri Shiladitya Das

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

Execution is admitted on 16/08/2017 by 1. Shri Arun Rudra, Son of Late Brohmo Pada Rudra, 204 B B Ganguly Street, P.O: Bowbazar, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Business, 2. Shri Barun Rudra, Alias Gobinda Rudra, Son of Late Brohme Pada Rudra, 204 B B Ganguly Street, P.O: Bowbazar, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Business, 3. Shri Gautam Rudra, Alias Gouranga Rudra, Son of Late B P Rudra, 204 B B Ganguly Street, P.O: Bowbazar, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Business, 4. Smt Jaya Bhowmick Nee Rudra, Wife of Shri Dipak Bhowmick, 204 B B Ganguly Street, P.O: Bowbazar, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession House wife

Indetified by Rahul Dhar, , , Son of Ranajit Dhar, Ajay Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 16-08-2017 by Shri Shiladitya Das, proprietor, Home N Decor (Sole Proprietorship), 96/3 P Majumder, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Indetified by Rahul Dhar, , , Son of Ranajit Dhar, Ajay Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 69,021/- (B = Rs 69,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 69,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/08/2017 10:30PM with Govt. Ref. No: 192017180057531521 on 14-08-2017, Amount Rs: 69,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00GVUBE5 on 14-08-2017, Head of Account 0030-03-104-001-16

HOME - N - DECOR

Shiladitya Das

Proprietor.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 20,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 63494, Amount: Rs.50/-, Date of Purchase: 29/07/2017, Vendor name: Jaydeep Chatterjee

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

Online on 14/08/2017 10:30PM with Govt. Ref. No: 192017180057531521 on 14-08-2017, Amount Rs: 20,021/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00GVUBE5 on 14-08-2017, Head of Account 0030-02-103-003-02

fin

Satyajit Biswas

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

HOME - N - DECK

Shiladitya X

Proprietor.

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1606-2017, Page from 63150 to 63196
Deed No 160602203 for the year 2017.



Digitally signed by SATYAJIT BISWAS
Date: 2017.08.21 12:00:37 +05:30
Reason: Digital Signing of Deed.

Satyajit Biswas) 21-08-2017 12:00:36
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)

HOME - N - DECOR
Sridhar Das
Proprietor.