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

District Sub-Register-II
Alipore, South 24 Parganas

- 7 NOV 2014

THIS AGREEMENT FOR DEVELOPMENT is made this the 7th day of November Two Thousand Fourteen BETWEEN

Serial 1534 Date 05/11/14
Name M/S Lounath Construction
Address 56/B, Nandapally South Roy Nagar,
Rs. 5000/- Kol-70

A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol-27



Sx Anwar Hossain
S/o - Late Golam Hossain
Dakshin Belata Road
Kolkata - 61
P.S - THAKURPUKUR
Retired

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Alipore, South 24 Parganas

- 7 NOV 2014

(1) SK. AKBAR ALI, (2) SK. GOLAM ALI & (3) SK. AYUB ALI, all sons of Sk.Golam Kuddus, by faith Islam, by occupation-Business residing at 2/1, Parui Pucca Road, P.S. Behala, Kolkata -700 061, hereinafter referred to as the 'OWNERS' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors administrators, legal representatives and assigns) of the **ONE PART**:

AND

M/S.LOKNATH CONSTRUCTION, a Partnership Firm, having its office at 56/B, Nabapally, near Natun Bazar, South Roy Nagar, P.S.& P.O. Bansdroni, Kolkata - 700 070, (1) **SRI NISITH KUMAR SAHA**, son of Late Anil Kumar Saha, residing at 56/B, Nabapally, near Natun Bazar, South Roy Nagar, P.S.& P.O.Bansdroni, Kolkata - 700 070, (2) **SRI BIPLAB PODDER**, son of Late Broja Podder, residing at D/79, Rabindra Palli, P.S. Patuli, Kolkata - 700 086 and (3) **SRI SRIDHAM PAUL** son of Late Mon Mohan Paul, residing at 6/34A, Sahid Nagar, P.O. Haltu, P.S. Garfa, Kolkata - 700 078, (4) **SMT.RUMA SAHA**, wife of Late Biswanath Saha, residing at 639/A, Rajapur (West), Swami Vivekananda Road Ext. P.S.Jadavpur, Kolkata-700032, hereinafter referred to as the 'DEVELOPER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors administrators, legal representatives and assigns) of the **OTHER PART**:

WHEREAS by an Indenture, dated 09.04.1951, registered in the office of Sadar Joint Sub-Registrar at Alipore, 24-Parganas, and recorded in Book No. I, Volume No. 36, pages from 205 to 206, Deed No. 2270, for the year 1951, One Moulavi Aziz Ahmed son of Late Moulavi Fazle Ahmed, of 80, Jhaytala Road, in the town of Calcutta, sold, transferred and conveyed ALL THAT piece and parcel of homestead land measuring 20 decimals be the same a little more or less structure, situated at Mouza - Basudevpur, Pargana -Balia, Touzi No.351, being Holding No. 214/37, Parui Pucca Road,



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comprised in Dag No. 245, appertaining to C.S. Khatian No. 65, now within the limits of the Kolkata Municipal Corporation, ward No. 12B, under P.S. Behala, Sub-Registry/A.D.S.R. office at Behala, in the District of 24-Parganas, since South 24-Parganas, more fully described in the First Schedule hereunder written, unto and in favour of the mother of the Owners herein namely Badrunasha Bibi, for a valuable consideration mentioned therein.

AND WHEREAS after such purchase, the said Badrunasha Bibi recorded her name in the office of the District Collector, 24-Parganas in respect of the said land and during the period of finally published Revisional Survey settlement, the said land was recorded as R.S. Khatian no. 253 in the name of the said Badrunasha Bibi as the absolute owner thereof.

AND WHEREAS out of natural love and affection, the said Badrunasha Bibi granted, transferred and conveyed by way of gift, a portion of the said land measuring 9 cottahs 6 chittaks more or less together with dwelling house standing thereon, of Dag No. 245, appertaining to C.S. Khatian No. 65, corresponding to R.S. Khatian no. 253, situated at said Mouza - Basudebpur, more fully described in the First Schedule hereunder written, by a Bengali Deed of Gift, dated 26.04.1984, registered in the office of Jt. Sub-registrar at Behala and recorded in Book No. I, Volume No. 2, pages from 447 to 452, Deed No. 1276 for the year 1984, unto and in favour of her three sons, the Owners herein.

AND WHEREAS thereafter the owners herein mutated their names in the office of the Kolkata Municipal Corporation in respect of the said land with building, which has since been known and numbered as Municipal Premises No. 214, Parui Pucca Road, vide Assessee No. 411231702145, having its postal address 2/1, Parui Pucca Road, Kolkata - 700 061, upon payment of rates and taxes thereto.



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AND WHEREAS thus the Owners herein thus seized and possessed the said land measuring 9 cottahs 6 chittaks be the same a little more or less together with dwelling house standing thereon, more fully described in the First Schedule hereunder written having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Owners are desirous of constructing a G+III, storied building on a portion of the said land measuring 6 cottahs be the same a little more or less, which is still lying vacant, and kept their own possession the land measuring 3 cottahs 6 chittaks more or less together with the said dwelling house thereon, but due to insufficient fund expertise, the Owners have placed their offer to the Developer to entrust the said construction work with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owners herein under the following terms and conditions .

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed and declared by and between the parties hereto as follows :-

That in this agreement unless anything appears to be repugnant to the subject or context :-

ARTICLE - I : DEFINITION

- 1.1 OWNERS : shall mean and include the party of the one Part and their respective heirs and successors.
- 1.2 DEVELOPER: shall mean and include the Party of the Other Part and their respective heirs, executors, administrators, legal representatives and assigns.
- 1.3 SAID PROPERTY: shall mean and include the land measuring 6 cottahs be the same a little more or less with 100 sq. ft. of tile shed structure , situated at Mouza - Basudevpur, Pargana -Balia, Touzi No.351,



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being Holding No. 214/37, Parui Pucca Road, comprised in Dag No. 245, appertaining to C.S. Khatian No. 65, corresponding to R.S. Khatian No. 253, now within the limits of the Kolkata Municipal Corporation, ward No. 12B, being Part of Municipal Premises No. 214, Parui Pucca Road, having its postal address 2/1, Parui Pucca Road, Kolkata - 700 061, under P.S. Behala, Sub-Registry /A.D.S.R. office at Behala, in the District of 24-Parganas, since South 24-Parganas, more fully described in the First Schedule hereunder written.

- 1.4 NEW BUILDING: shall mean and include such G+ III storied building shall be sanctioned or granted by the Kolkata Municipal Corporation in respect of the said property to be constructed on the said land.
- 1.5 COMMON FACILITIES: shall mean and include corridors, stair-case, Lift, ways, landing, common passage, boundary wall, water reservoir, water tank, pump motor, electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.
- 1.6 OWNERS' ALLOCATION: shall mean and include Two number of 2 BHK flats on First floor 750 sq.ft. each super built up area more or less (one on front side and one on Back side), entire Third floor and three shop rooms, each having 90 sq.ft. carpet area on the ground floor front side, one car parking space measuring 120 sq.ft. on the ground floor and a double bed room flat on the ground floor back side of the proposed G+III storied building to be constructed on the said land, together with undivided proportionate share in the land and a non-refundable sum of Rs. 5,00,000/- (Rupees five Lakh) only, out of which Rs. 3,00,000/- is paid at the time of signing this agreement and balance Rs. 2,00,000/- shall be paid after obtaining the sanctioned building plan and/or at the time of delivery the vacant land measuring 6 cottahs more or less for construction.



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- 1.7 DEVELOPER'S ALLOCATION : shall mean and include save and except the Owners' allocation , as stated in the said clause no. 1.6 , the other constructed area i.e. two no. of flats on first floor, middle and back side and entire Second floor and remaining or rest area on the ground floor of the proposed G+III storied building together with undivided proportionate share in the said land shall be allotted to the Developer herein.
- 1.8 BUILDING PLAN: shall mean and include the plan approved by the parties hereto and duly sanctioned by the Kolkata Municipal Corporation for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto and sanctioned by the Kolkata Municipal Corporation in the name of owners

ARTICLE- II: DATE OF COMMENCEMENT


This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in full force so long the Developer's allocation is sold or transferred to the intending purchasers.

ARTICLE -III: OWNERS' REPRESENTATION

3.1. The Owners absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of the said landed property more particularly described in the First Schedule hereunder written free from all encumbrances and have not entered into any agreement or contract with any person or persons in respect of the said property and have not received any advance or part payment thereof.

3.2 . The said land is not affected by any Scheme of acquisition or requisitioned of the State /Central Govt. or any local body/authority and the same has a clear and marketable title therein.




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ARTICLE-IV: DEVELOPER'S REPRESENTATION

4.1 The Developer have sufficient knowledge and experience in the matter of development / construction of immovable properties and construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building.

ARTICLE -V: DEVELOPMENT WORK

5.1 The Owners hereby appoint the Party of the Other Part as the Developer and/or contractor , which the Developer hereby agreed and accepted.

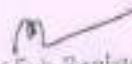
5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building ,having several self contained flats on the Ownership basis and will sell the flats and spaces together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers save and except the Owners' allocation.

ARTICLE -VI: DEVELOPER'S COVENANTS

6.1 The Developer shall at their own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owners' allocation as stated hereinbefore within the 24 (Twenty four) months from the date of Sanction Building Plan ,otherwise surrender to the owners without any claim regarding allocation.

6.2 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owners or on account of the Developer themselves or on account and/or




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on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.3 The Developer at their own costs and expenses apply for and obtain all necessary sanction and/or permission or No Objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.

6.4 The Developer shall at their own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building in the name of owners, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and the said meter will be the common meter for all the occupiers of the proposed building, the individual meter to be installed at the cost of the Owners and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

ARTICLE-VII: OWNERS' COVENANTS

7.1 The Owners shall grant execute and issue a General Power of Attorney in favour of the Developers authorising and/or empowering the Developers to do all acts, deeds matters and things necessary for completion of the works of construction of the said property and/or construction of the said proposed new building and/or to sell the Developer's allocation as per terms of this agreement.

7.2 The Owners shall be bound if so required by the Developer, sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declaration to enable the Developer to apply for and obtain electricity, sewerage, water and other public utility services in or upon the said new building and/or to co-operate the



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developer for modification and/or rectification to the plan sanctioned by the Kolkata Municipal Corporation and for all of these acts, deeds and things the Owners shall grant power of Attorney in favour of the Developer.

7.3 The Owners shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed.

Moreover the Owners and the Developer shall have no right to claim any thing except their allocation in the said building.

7.4 The Owners shall not deliver the original title deed and all other relevant papers and documents to the Developer, but they shall be bound to produce the same as and when called upon for selling of the flats and spaces out of Developer's allocation.

7.5 All the flats and other spaces of the proposed new building to be erected by the Developer. The Developer shall sell only their allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

ARTICLE-VIII: CONSTRUCTION

8.1 The construction of the said new building shall be made by the Developer as per the plan sanctioned by the K.M.C. and in accordance with the progress of work on mutual consent.

8.2 The Developer shall be entitled to obtain necessary modification and/or rectification plan for the purpose of completion of the construction of the building in the name of owners if necessary to be sanctioned by the K.M.C.



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8.3 The Developer shall retain appoint and employ such masons Architects, Engineers contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said new building as the Developer shall at his own discretion deem fit and proper.

8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, architects contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction And in this regard the Owners shall not in any manner would be made responsible or liable include machineries, accident etc.

ARTICLE-IX: SPACE ALLOCATION

9.1 After completion of the construction of the new building, the Developer will allot the flat to the Owners first and after that to the intending purchasers according to the booking or allotment of the prospective purchasers.

9.2 The Developer will be solely responsible for the allotment of flats and spaces in the building to be constructed by them and no one will be entitled to interfere thereto including the Owners herein.

ARTICLE-X: RATES & TAXES

10.1 The Owners, Developer and Developer's transferees shall bear and pay the municipal taxes, building taxes and other rates and taxes whatsoever as may be found payable in respect of the said new building after delivery of possession to the Owners and purchasers proportionately.



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10.2. The Owners, Developer or the Developer's transferees after taking possession shall bear and pay the proportionate amount of cost of maintenance and service charges with regard to the said new building in respect of their allocation and the Owners shall be liable for the same but they will pay for their allocation only.

10.3 The Owners may form an Association with the Intending Purchaser(s) for the purpose of proper maintenance of common areas and essential services at the said building including collection and disbursement of the maintenance costs and expenses till the formation of such association.

ARTICLE-XI: JOINT DECLARATION

11.1 During the continuance of this agreement, the Owners herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of his right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property.

11.2 The Owners shall not part with possession of any of the residential flats or other spaces of the said building to be constructed, except his allocation prior to notice to be served by the Developer.

11.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the said building within 24 (Twenty-four) months from the date of sanction of the building plan.

11.4 If the Developer fails to complete construction and/or complete the said building during the said period, then in that case the Owners may extend 6(six) months as grace period for completion of construction at an agreed price. After that the Owners shall have every right to cancel this agreement without further intimation.



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11.5 The Owners till date have not taken any advance booking in respect of the said land and premises from any person or persons and the Owners have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good, clear and marketable title .

11.6 The Owners will be bound to make registration of sale deed in respect of all flats and spaces of Developer's allocation at the cost of the Purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owners shall co-operate with the Developer for such registration and shall have no objection to be a party in the proposed deed of conveyance.

11.7 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the Owners in favour of the Developer save as herein expressly provided and also the exclusive licence and/or contract to the Developer to commercially exploit the said property in terms hereof on specific agreement basis subject to fulfilment of terms and conditions, failing which Developer shall have no right to sell the flats and spaces in the said building.

11.8 The Owners and Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall be parties hereto constitute an Association of persons.

11.9 Both the Parties herein shall have no right to construct upper story on the roof of the proposed building, they shall have equal share on the open roof of the proposed building. Further construction of G+IV or G+VI (if bill passed by concerned authorities) only with the consent of the owner so with 50% share.



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11.10 The Developer shall have 100% responsible for any labour dispute, accident if occurred, material lost or theft, extortions etc.

ARTICLE-XII:ARBITRATION & JURISDICTION

12.1 In case of any dispute or differences between the parties hereto concerning or relating to or arising out of this agreement or with regard to the construction or interpretation of this agreement or any of the terms herein contained, the same shall be settled amicably between the parties hereto, if the same is not settled then the matter will be referred to the Arbitration consisting of three members each party will appoint one and third will be appointed by the said two and the decision of the majority will be binding upon the parties hereto and/or same will be proceed according to law or as per provision of Arbitration and Conciliation Act.1996 as amended up to date .

12.2 The Courts at District South 24-Parganas at Alipore alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

ARTICLE :DEVELOPERS' OBLIGATIONS

13.1 On completion of the construction of the said building , the Developer herein shall firstly pay the owner share of FAR as mentioned in the owners allocation and thereafter the developer is entitled to deliver physical possession of the flat/ space to the intending purchasers/buyers.

13.2 The Developer shall have not any right, title and interest whatsoever in the owners allocation TOGETHER WITH the proportionate share of land, facilities and amenities which shall solely and exclusively belong and continue to belong to the owners and the owners shall not have any right or claim in respect of developers' allocation as herein provided.



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13.3 The Developer shall be responsible for construction of the building in accordance with the K.M.C. sanction plan. Consequences of any deviation which may invite any objection from the appropriate authority/authorities shall be to the sole responsibility/accountability of the Developer.

13.4 The Developer shall also issue the separate possession letter in favour of the owners allocation person/ persons and specific mentioned in the flat no. And which floor allotment.

13.5 The Developers hereby undertake to keep the owners indemnified against all third party's claim and action arising out of any sort of act or commission on the part of the Developer in relation to the construction of the said building or any deface therein.

13.6. Name of the Building to be settled on discussion of the both parties

13.7 50% share of the entire construction (exempting the 3 shops to the owners & garage 2 for developer and 1 for owner)

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 6 cottahs be the same a little more or less with 100 sq. ft. of tile shed structure , situated at Mouza - Basudevpur, Pargana -Balial, Touzi No.351, being Holding No. 214/37, Parui Pucca Road, comprised in Dag No. 245, appertaining to C.S. Khatian No. 65, corresponding to R.S. Khatian No. 253, now within the limits of the Kolkata Municipal Corporation, ward No. 128, being Part of Municipal Premises No.214, Parui Pucca Road, having its postal address 2/1, Parui Pucca Road, Kolkata - 700 061, under P.S. Behala, Sub-Registry /A.D.S.R. office at Behala, in the District of 24-Parganas, since South 24-Parganas, together with all easements rights and appurtenances thereto attached being butted and bounded as follows :-



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On the North : Land of Sanjib Debnath,

On the South : 16'-6" Parui Pacca Road,

On the East : Land of Akttar Hossian,

On the West : Land of Dulal Mukherjee & rest Land of Owners

SECOND SCHEDULE ABOVE REFERRED

(Owners' Allocation)

ALL THAT Two number of 2 BHK flats on First floor 750 sq.ft. super built up area more or less (one on front side and one on Back side) ,entire Third floor and three shop rooms , each having 90 sq.ft. on the ground floor front side, one car parking space measuring 120 sq.ft. on the ground floor and a double bed room flat on the ground floor back side of the proposed G+III storied building to be constructed on the said land ,together with undivided proportionate share in the land.

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT. save and except the Owners' allocation , as stated in the said clause no. 1.6 the other constructed area i.e. two no. of flats on first floor, middle and back side and entire Second floor and remaining or rest area on the ground floor of the proposed G+III storied building together with undivided proportionate share in the said land shall be allotted to the Developer herein.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of the Construction)

STRUCTURE: R.C.C structure with beams columns and slab.

WALLS: Internal wall of 3" thickness External of 8" thickness of no.1 new bricks with plaster .



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FLOORING : All bed room, dining, drawing and balcony : good quality vitrified tiles Kitchen : Marble floor. Toilet & W.C.: Marble .

DOORS : All door frames will be made of sal wood 4" x 2 ½ " Inner surface of the frame should be pointed. Entrance main door will be made of 32mm thick gammer wood with door stopper ,and all fittings. Other doors will be of flush door, 32/35 mm in thickness. Toilet and W.C. door will be of PVC sheet

WINDOWS : Sliding Aluminium channel window with 3.5 mm glass colour with steel grills and necessary fittings and the balcony will be covered by still grill up to 2'-6" from floor level.

LIFT : Four passenger lift machine will be fitted .

ELECTRICAL: Bed room – 4 point, 5 Amp one point, kitchen- 2 point, 5 Amp one point, 15 Amp one point. Toilet – 2 point, one geyser point , Balcony – one point. Drawing/dining – 4 point, 5 Amp 2 point and 15 Amp one point.

SANITARY & PLUMBING: Kitchen –Black stone slab top cooking platform with sink (20" x 15") having with bib cock (1 no.), including one gas cylinder space. Glazed tiles up to 6'6" height from floor level . 1 no. C.P. Bib cock below sink provided for washing. in Kitchen- water point 2 nos. Complete set Pan/Indian style 1 no. Wash basin (white) with fitting of 1 no. with C.P. pillar cock (wash basin may be fixed outside the toilet).

WATER SUPPLY : Overhead P.V.C. reservoir and undergrounds reservoir with Municipality water line to be provided. Electrical pump and motor to be installed by developer at ground floor level within a suitable place for lifting water to overhead reservoir.

PAINTING: External finish – All external walls covered with weather coat of good brand.



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FINISH : internal wall of bed room, dining, living, should be done by plaster of Paris.

N.B. All extra work of fittings can be provided subject to approval of the engineer with extra cost.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In presence of :-

1. SK Anwar Hossain
Dakshin Behala Road
Kolkata - 61.

SK Anwar Ali

PAN-ACFPA1078H

6457251078H
PAN-BDQPA7139E

SK Anwar Ali
OWNERS PAN-AROPA1952G

Nisith Kumar Saha.
Sridhar Paul.
Biplab Poddar.
Ruma Saha

2. Ashim Kar
Alipore Police Club
Kolkata - 27.

DEVELOPER



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RECEIVED from the within named Developer the sum of Rs.3,00,000/-
(Rupees Three Lakh) only as and by way of part payment out of total non-
refundable money, paid by the Developer in the manner as follows :-

<u>Cheque No.</u>	<u>Date</u>	<u>Bank</u>	<u>In favour of</u>	<u>Amount</u>
0000 56	07/11/14	Bank of India	Akbar Ali	Rs. 1,00,000/-
0000 57	"	"	Sk. Golam Ali	Rs. 1,00,000/-
0000 58	"	"	Sk. Ayub Ali	Rs. 1,00,000/-
				<hr/> Rs. 3,00,000/- <hr/>

(Rupees Three Lakh) only

WITNESSES :-

1. Sk Anwar Hossain

Sk Anwar Ali

69/2565101/31 Chittor

Sk. Ayub Ali
OWNERS

2. Ashim Kar

Drafted by

Anwar Kumar Das

203/378/81

Advocate

Alipore Police Court,

Kolkata - 27.



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Government Of West Bengal
Office Of the D.S.R. - I I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 11493 of 2014
(Serial No. 11813 of 2014 and Query No. 1602L000024107 of 2014)

On 07/11/2014

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 : 5, 5(f), 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 3342.00/-, on 07/11/2014

(Under Article : B = 3289/- ,E = 21/- ,H = 28/- ,M(b) = 4/- on 07/11/2014)

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.-58,30,000/-

Certified that the required stamp duty of this document is Rs.- 7021 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 2030/- is paid , by the draft number 777330, Draft Date 07/11/2014, Bank : State Bank of India, ALIPORE COURT TREASURY BR, received on 07/11/2014

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

Presented for registration at 13.56 hrs on :07/11/2014, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Nisith Kumar Saha , one of the Claimants.

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

Execution is admitted on 07/11/2014 by

1. Sk Akbar Ali, 'son of Sk Golam Kuddus , 2/1 Parui Pucca Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700061, By Caste Muslim, By Profession : Business
2. Sk Golam Ali, son of Sk Golam Kuddus , 2/1 Parui Pucca Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700061, By Caste Muslim, By Profession : Business
3. Sk Ayub Ali, son of Sk Golam Kuddus , 2/1 Parui Pucca Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700061, By Caste Muslim, By Profession : Business
4. Nisith Kumar Saha
Partner, Loknath Construction, 56/b Nabapally , South Roy Nagar, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070,
, By Profession : Business





Government Of West Bengal
Office Of the D.S.R. -I I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 11493 of 2014
(Serial No. 11813 of 2014 and Query No. 1602L000024107 of 2014)

5. Biplab Podder

Partners, Loknath Construction, 56/b Nabapally, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070.
By Profession : Business

6. Sridham Paul

Partners, Loknath Construction, 56/b Nabapally, South Roy Nagar, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070.
By Profession : Business

7. Ruma Saha

Partners, Loknath Construction, 56/b Nabapally, South Roy Nagar, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070.
By Profession : Business

Identified By Sk Anwar Hossain, son of Lt Golam Hossain, Dakshin Behala Rd, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700061, By Caste: Muslim, By Profession: Retired Person.

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II











Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R. - I SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 11813 / 2014

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Nisith Kumar Saha 56/b Nabapally, South Roy Nagar, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070	 07/11/2014	 LTI 07/11/2014	Nisith Kumar Saha 07/11/14

II. Signature of the person(s) admitting the Execution at Office.







Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sk Akbar Ali Address -2/1 Parul Pucca Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700061	Self	 07/11/2014	 LTI 07/11/2014	Sk Akbar Ali
2	Sk Golam Ali Address -2/1 Parul Pucca Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700061	Self	 07/11/2014	 LTI 07/11/2014	Sk Golam Ali
3	Sk Ayub Ali Address -2/1 Parul Pucca Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700061	Self	 07/11/2014	 LTI 07/11/2014	Sk. Ayub Ali
4	Nisith Kumar Saha Address -56/b Nabapally, South Roy Nagar, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070	Self	 07/11/2014	 LTI 07/11/2014	Nisith Kumar Saha



(Malay Chakraborty)

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - I I SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 11813 / 2014

Signature of the person(s) admitting the Execution at Office.

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Biplab Podder Address -D/79 Rabindra Palli, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700086	Self	 07/11/2014	 LTI 07/11/2014	<i>Biplab podder</i>
6	Sridham Paul Address -6/34a Sahid Nagar, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078	Self	 07/11/2014	 LTI 07/11/2014	<i>Sridham Paul</i>
7	Ruma Saha Address -639/a Rajapur (west) Swami Vivekananda Rd Ext, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032	Self	 07/11/2014	 LTI 07/11/2014	<i>Ruma Saha</i>

Name of Identifier of above Person(s)

Signature of Identifier with Date

Sk Anwar Hossain
 Bakshin Behala Rd, Thana:-Thakurpukur,
 District:-South 24-Parganas, WEST BENGAL, India, Pin
 :-700061

Sk Anwar Hossain 07-11-14



(Malay Chakraborty)

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

Name

Signature

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

Name SK. AKBAR ALI

Signature SK. Akbar Ali

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

Name SK. GOLAM ALI

Signature SK. Golam Ali

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












SK. Akbar Ali














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District Sub-Register-II
Alipore, South 24 Parganas












- 7 NOV 2014

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Nisith Kumar Saha</i>	left hand					
	right hand					










Name NISITH KUMAR SAHA
 Signature Nisith Kumar Saha

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Sri Dham Paul</i>	left hand					
	right hand					

Name SRI DHAM PAUL
 Signature Sri Dham Paul

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Biplob Poddar</i>	left hand					
	right hand					

Name Biplob Poddar
 Signature Biplob Poddar

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Rumna Saha</i>	left hand					
	right hand					

Name Rumna Saha



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District Sub-Register-II
Alipore, South 24 Parganas

7 NOV 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 10294 to 10319
being No 11493 for the year 2014.



(Malay Chakraborty) 10-November-2014
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. -II SOUTH 24-PARGANAS
West Bengal