

08767

I-8335/15



A. 9/12/15

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 484782

1600
364202/15

certified that the document is submitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document.

District Sub-Registrar
Registrar U/S Secy to Govt
Registration Act 1908
Allpore, South 24 Parganas

9 DEC 2015

10/12/15

MEMORANDUM OF JOINT VENTURE DEVELOPMENT AGREEMENT WITH
GENERAL POWER OF ATTORNEY

THIS INDENTURE OF AGREEMENT is made on this the

th day of 9th Decem., 2015

BETWEEN

Sudal Chandra Haldar

Safougha Dey

ROY, (14) SRI RATAN KUMAR DEBNATH, (15) SMT. AMBIKA GHOSH, (16) SMT.

(1) **SRI SATRUGHANA DEY**, (PAN AGZPD1058L) son of Anil Dey, by occupation - Business, residing at Ukilpara, P.O. & P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (2) **SRI ARIJIT GHOSH**, (PAN AHKPG8576A) son of Amal Krishna Ghosh, by occupation - Business, residing at Ukilpara, P.O. & P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (3) **SRI PRADIPTA KISHORE BHATTACHARJEE**, (PAN AFQPB5513G) son of Prasad Kishore Bhattacharjee, by occupation - Business, residing at Collegepara, P. P.O. & P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (4) **SUDHRITI KUNDU**, (PAN COWPK7756P) daughter of Subhendu Kumar Kundu, by occupation - Service, residing at Ramendrapally, P.O. & P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (5) **SMT. CHAINA ADDYA@ SMT. CHAINA ADHYA**, (PAN ACFFPA4774J) wife of Supriya Addya and daughter of Nripendra Nath Sarkar, by occupation - Business, residing at Milanpara (Purba), P.O. & P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (6) **SMT. GITA SAHA** (PAN BRLPS4818M) wife of Gopal Saha, by occupation - Business, residing at Bandar Kaliban, P.O. & P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (7) **SRI GOKUL CHANDRA KARMAKAR**, (PAN ATXPK4224E) son of Kalipada Karmakar, by occupation - Professional, residing at Sebakpalli, P.O. & P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (8) **SMT. PUTUL ROY KARMAKAR @ PUTUL ROY @ PUTUL KARMAKAR**, (PAN ADKPR3301G) wife of Krishnapada Karmakar, daughter of Gopi Ranjan Roy, by occupation - Business, residing at Sebakpalli, P.O. & P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (9) **SRI GOUTAM DASGUPTA**, (PAN ADUPD5744P) son of Amaresh Dasgupta@ Amaresh Chandra Dasgupta, by occupation - Service, residing at Milanpara (Purba), P.O. & P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (10) **SRI JAYDEV BHATTACHARYA**, (PAN AFGPB9638C) son of Vivekananda Bhattacharya, by occupation - Service, residing at Tulshitala (Pashchim), P.O. & P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (11) **SRI ASHIS KUMAR DAS**, (PAN ADGPD5591G) son of Jadab Chandra Das, by occupation - Service, residing at Masterpara, Ukhali, P.O. & P.S. - Kushmandi, District - Uttar Dinajpur, Pin - 733132, (12) **SMT. TWISHA BASU ROY**, (PAN ADJPB7947H) wife of Binay Krishna Basu Roy, by occupation - Service, residing at Ukilpara (West), P.O. & P.S. - Raiganj, District - Uttar Dinajpur, (13) **SRI RATAN KUMAR DEBNATH**, (PAN ADGPD5597A) son of Dinesh Chandra Debnath, by occupation - Business, residing at Chandor, P.O. - Kamojora, P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733130, (14) **AMBIKA GHOSH**, (PAN ATCPG5001A) daughter of Tapan Kumar Ghosh, by occupation - Business, residing at 1/259A, Gariahat Road (South), P.O. Jodhpur Park, P.S. - Lake, Kolkata - 700068 and (15) **SMT. PRIYANKA GHOSH**, (PAN AGIPG0224A) daughter of Tapan Kumar Ghosh, by occupation - Service, residing at 1/259A, Gariahat Road (South), P.O. Jodhpur Park, P.S. - Lake, Kolkata - 700068.

All are by faith Hindu, Nationality - Indian, hereinafter referred to as the **LAND OWNERS / VENDORS** (Which expression shall unless excluded by or repugnant to the context be deemed to mean its executors, administrators, legal representatives, their heirs successors and assigns) of the **ONE PART**.

A N D

SRI SUBAL CHANDRA HALDER, (PAN ABKPH5147C) son of Late Makhan Chandra Halder, by faith - Hindu, by occupation - Business, residing at 842/15, Upen Banerjee Road, P.O.- Pamsree, P.S. - Behala, Kolkata-700060, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, legal representative, administrators, executors and assigns) of the **OTHER PART**.

WHEREAS (1) **SRI SATRUGHANA DEY**, (2) **SRI ARIJIT GHOSH**, (3) **SRI PRADIPTA KISHORE BHATTACHARJEE**, (4) **SRI JITENDRA NARAYAN CHANDA**, (5) **SMT. SUDHRITI KUNDU**, (6) **SMT. CHAINA ADDYA@ SMT. CHAINA ADHYA**, (7) **SMT. GITA SAHA**, (8) **SRI GOKUL CHANDRA KARMAKAR**, (9) **SMT. PUTUL ROY KARMAKAR @ PUTUL ROY @ PUTUL KARMAKAR**, (10) **SRI GOUTAM DASGUPTA**, (11) **SRI JAYDEV BHATTACHARYA**, (12) **SRI ASHIS KUMAR DAS**, (13) **SMT. TWISHA BASU ROY**, (14) **SRI RATAN KUMAR DEBNATH**, (15) **SMT. AMBIKA GHOSH**, (16) **SMT.**

Subal Chandra Halder

Sufanghu Roy



V.C.T.D

4222

- Charma Adhya



V.C.T.D

4223

- Gita Saha



V.C.T.D

4224

- Gokul Chandra Karmakar



V.C.T.D

4225

- Puteul Roy Karmakar



V.C.T.D

4226

- Goutam Dasgupta



V.C.T.D

4227

- Jayder Chakrabarty



V.C.T.D

4228

- Ashis Kumar Das



V.C.T.D

4229

- Trisha Baner Roy



Sub-Registrar-IV
Section 7(2) of
Registration Act 1908
Alipore, North 24 Parganas

9 DEC 2019

PRIYANKA GHOSH are the co-owners in respect of ALL THAT piece and parcel of land measuring 22 decimal equivalent to 13 Cottahs 5 Chittaks land a little more or less under R.S. Dag No. 456, L.R. Dag No. 505 (Out of LR Dag No. 505, 506, & 507) of R.S. Khatian No. 383, L.R. Khatian No. 2957, 2959, 2958, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896 J.L. No. 42, Mouza - Panchpota, within the jurisdiction of Ward No. 4 of Rajpur-Sonarpur Municipality P.S. - Sonarpur, A.D.S.R.O. - Sonarpur, in the District of South 24 Parganas by virtue of two separate Deed of Conveyance both being registered in the office of A.R.A. - I, Kolkata and which are registered vide Deed No. 06891 of 2012 (registered in Book No. 1, C.D. Volume No. 15, Pages 1329 - 1354) and vide Deed No. 06892 for the year 2012 (registered in Book No. 1, C.D. Volume No. 15, Pages 1355 - 1372) more fully and particularly described in the "A" Schedule hereunder written and for the shake of brevet herein after referred to as the said property and since such possess by the said owner is actual khas and physical of such land acquiring therein permanent transferable and heritable right, title and interest. Market value of that land 50,00,000/- only.

AND WHEREAS the land lord herein, have now become desirous of developing the "B" schedule property being undivided 15/16th share of Schedule "A" property of which they are the absolute joint owners and due to various reasons as well as dearth of technical skill in the field of civil construction, has since been in search of a suitable and trustworthy Developer who can undertake and complete the development of the said "B" schedule property and the land lord herein somehow came to know that the Developer herein is a reputed in the field and in that locality and area and has already executed number of such projects as such approached the developer herein to enter into a JOINT - VENTURE DEVELOPMENT AGREEMENT for the purpose of Development of the "B" schedule property and the Developer after primary negotiation has agreed to Develop the "B" schedule property.

AND WHEREAS upon prolonged negotiations it has been agreed that the Developer will -

- 1) Develop the "A" schedule property as follows:
 - a) By demolishing existing structure and constructing ^{two} apartment block with ground and four above floors (G+4) generally as per the plan and specification (Schedule B & C) attached and name the building as "VINAYAK APARTMENT".
 - 2) Developer shall be provide 44% area out of total construction area (F.A.R.) out of which the developer shall allot 16 (Sixteen) flats (entire 2nd AND 3rd floor from Block A and entire 3rd AND 4th floor from Block B; each floor consisting of four flats) balance area will be provided /adjusted firstly from the three Shops on the Ground Floor and lastly the residuary (if any) from the car parking space on the Ground Floor, except common area which is more particularly described below :-
 - a) One flat will be allotted to SRI SATRUGHANA DEY on the 3rd Floor, Side of the (S:-E) Floor measuring an area more or less about 625 Sq.ft. built-up area bearing Flat No. - "3"; Tower No. A; Name of the Apartment - VINAYAK APARTMENT
 - b) One flat will be allotted to SRI ARIJIT GHOSH on the 2nd Floor, Side of the (S:-W) Floor measuring an area more or less about 625 Sq.ft. built-up area bearing Flat No. - "4"; Tower No. A; Name of the Apartment - VINAYAK APARTMENT
 - c) One flat will be allotted to SRI PRADIPTA KISHORE BHATTACHARJEE on the 2nd Floor, Side of the (S:-E) Floor measuring an area more or less about 625 Sq.ft. built-up area bearing Flat No. - "3"; Tower No. A; Name of the Apartment - VINAYAK APARTMENT
 - d) One flat will be allotted to SRI SUDHRITI KUNDU on the 2nd Floor, Side of the (S:-E) Floor measuring an area more or less about 625 Sq.ft. built-up area bearing Flat No. - "3"; Tower No. B; Name of the Apartment - VINAYAK APARTMENT

V.C.T.D

4230

Ratan Kumar Debnoti

V.C.T.D

4231

Anbika ghosh

V.C.T.D

4232

Priyanka Ghosh



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
20 DEC 2015

- e) One flat will be allotted to SMT. CHAINA ADDYA@ SMT. CHAINA ADHYA on the 4th Floor, Side of the (N:E) Floor measuring an area more or less about 625 Sq.ft. built-up area bearing Flat No. - "4"; Tower No. B; Name of the Apartment - VINAYAK APARTMENT
- f) One flat will be allotted to SMT. GITA SAHA on the 3rd Floor, Side of the (N:E) Floor measuring an area more or less about 625 Sq.ft. built-up area bearing Flat No. - "4"; Tower No. A; Name of the Apartment - VINAYAK APARTMENT
- g) One flat will be allotted to SRI GOKUL CHANDRA KARMAKAR on the 3rd Floor, Side of the (S:W) Floor measuring an area more or less about 625 Sq.ft. built-up area bearing Flat No. - "1"; Tower No. A; Name of the Apartment - VINAYAK APARTMENT
- h) One flat will be allotted to SMT. PUTUL ROY KARMAKAR @ PUTUL ROY @ PUTUL KARMAKAR on the 3rd Floor, Side of the (N:W) Floor measuring an area more or less about 625 Sq.ft. built-up area bearing Flat No. - "2"; Tower No. A; Name of the Apartment - VINAYAK APARTMENT
- i) One flat will be allotted to SRI GOUTAM DASGUPTA on the 3rd Floor, Side of the (S:E) Floor measuring an area more or less about 625 Sq.ft. built-up area bearing Flat No. - "3"; Tower No. B; Name of the Apartment - VINAYAK APARTMENT
- j) One flat will be allotted to SRI JAYDEV BHATTACHARYA on the 3rd Floor, Side of the (N:E) Floor measuring an area more or less about 625 Sq.ft. built-up area bearing Flat No. - "1"; Tower No. B; Name of the Apartment - VINAYAK APARTMENT
- k) One flat will be allotted to SRI ASHIS KUMAR DAS on the 3rd Floor, Side of the (N:W) Floor measuring an area more or less about 625 Sq.ft. built-up area bearing Flat No. - "2"; Tower No. B; Name of the Apartment - VINAYAK APARTMENT
- l) One flat will be allotted to SMT. TWISHA BASU ROY on the 3rd floor, Side of the (S:W) Floor measuring an area more or less about 625 Sq.ft. built-up area bearing Flat No. - "1"; Tower No. B; Name of the Apartment - VINAYAK APARTMENT
- m) One flat will be allotted to AMBIKA GHOSH on the 2nd floor, Side of the (N:W) Floor measuring an area more or less about 625 Sq.ft. built-up area bearing Flat No. - "2"; Tower No. A; Name of the Apartment - VINAYAK APARTMENT
- n) One flat will be allotted to SRI RATAN KUMAR DEBNATH on the 2nd Floor, Side of the (N:E) Floor measuring an area more or less about 625 Sq.ft. built-up area bearing Flat No. - "4"; Tower No. A; Name of the Apartment - VINAYAK APARTMENT
- o) One flat will be allotted to J PRIYANKA GHOSH on the 4th floor, Side of the (N:W) Floor measuring an area more or less about 625 Sq.ft. built-up area bearing Flat No. - "2"; Tower No. B; Name of the Apartment - VINAYAK APARTMENT
- p) Balance allotted the Flat situated at 4th Floor bearing No. Area of the Flat - Flat No. - Tower No. Name of the Apartment - VINAYAK APARTMENT

Subd. Chandra Halder

Santosh Kumar

Balance area will be provided /adjusted firstly from the three Shops on the Ground Floor and lastly the residuary (if any) from the car parking space on the Ground Floor (which is to be settled amongst all the Owners)
Difference in area will be adjusted / calculated with the prevailing market value.

**SPECIFICATION IN RESPECT OF BUILDING
(TO BE CONSTRUCTED IN FIRST SCHEDULE LAND)**

The specification of construction of the Flat / Premises / Apartments will be made as follows:-

General Specification:-

The building will be R.C.C. framed structure as per design and it is open for inspection. All exterior walls will be 5" Thick brick work and all partition walls be 3" thick brick work.

Flooring & Dado:-

All rooms, balconies W.C. bath, toilet and kitchen floor to be laid with marble with 6" dado, all round, tiles flooring will be provided in W.C. Bath or Toilet.

Plaster:-

The outside wall and inside wall and exposed concrete surface of the building to be plastered with $\frac{1}{2}$ " $\frac{3}{4}$ " and $\frac{1}{4}$ " (average) thick.

Door & windows:-

Doors:-

All Doors to be of Flush Door and all frame of Doors to be of sal wood.

Fittings of Door:-

ISI standard fittings e.g. Door Stoppers, Tower bolt, socket bolt, Hasp bolt Hinges handles etc, of Iron, Aluminum will be fitted in the doors with Electric Calling Bell connection.

W.C. Bath / Toilet doors:-

P.V.C. door shutters of Bath and Toilet room to be provided P.V.C. frame

Windows:-

Glazed aluminum outside windows with integrated grill for security purpose and all aluminum windows two/ three track..

Wall Finishing:-

The building shall be painted externally with Snowcem color. The vertical inside walls of Room shall to be laid with Paris with any Cement base primer.

Toilets to be provided with :-

One Indian type W.C. another western type with Sanitary fittings only concealed stop cock all Type of cock will be provided (with C.P. fittings as required & one Wash basin of approved make to be provided & Colored glazed tiles 6ft high will be provided by developers. All Water Pipelines P.V.C. will be concealed type inside the Toilet & Bath.

Kitchen to be provided with :-

One cooking platform made of black stone one Big Stainless steel sink , 2.5 ft height Colored glazed tiles (backside of oven) will be provided by developers.

Roof Top:-

3' high parapet wall with cement brick work will be provided all around of the roof slab. Suitable rain water P.V.C. pipe for proper drainage of waste water from roof, Bath & Kitchen Waste. The entire will be covered with PVC / Tin Shed, the cost of which shall be equally borne by the developer & the landlords.

Electrical Installation:-

Separate meter space will be given to all meters in one block 220v Box of each flat. 6 Electrical Point in each Bed-room, 9 Electrical Point in Dining cum Drawing, 1 Electrical point for Freeze, 1 Electrical point for Washing Machine, 1 Electrical point for A/C, 3 Electrical Point in W.C. 4 Electrical Point in bath cum Toilet, 2 light point in veranda & 5 Electrical Point in Kitchen only. One point for smooth exhaust fan for kitchen only. All electric wiring will be concealed type with ISI Mark Havels copper wire and earthing. Extra Electrical Point will be charged @ Rs. 400.00 per point. Only fetching of main meters is Developer's liability.

Sanitary Work:-

Septic Tank to be constructed by the developers with necessary inspection pits ash pits.

Plumbing Works:-

Safar

Safar

The over head water reservoir, all the plumbing works and connection (input and output) to inside and outside of building are common for all the flat owners made by own cost of developers.

COMMON PORTION OF THE FLATS

- a) The land comprised in the premises but excluding those reserved for parking of Car/ Cars marked by the DEVELOPER exclusively to any unit or the PURCHASER and those mentioned herein.
- b) Only general light point /points of the common portions shall be provided.
- c) Total Water line, Water lifting Electric Pump, Water Preserver.
- d) Drains, Septic Tank, Private Road, Vacant land.
- e) Electrical wiring and main switchbox, main electrical distribution – board sub – distribution boards, Electrical wirings, and other installations and fittings.
- f) Boundary wall, Main gates, Drive ways are common to the said building including the roof of the said building.

NOW THIS INDENTURE OF JOINT VENTURE DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-

- A. Execution of this presents by the Landlords will tantamount to simultaneous execution of a General Power of Attorney in favour of the DEVELOPER.
- B. In this indenture unless it be contrary or repugnant to the context be deemed to mean and include the following :-

I. LAND LORD / VENDOR shall mean -

- (1) SRI SATRUGHANA DEY, (PAN AGZPD1058L) son of Anil Dey, by occupation - Business, residing at Ukilpara, P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (2) SRI ARIJIT GHOSH. (PAN AHKPG8576A) son of Amalkrishna Ghosh, by occupation - Business, residing at Ukilpara, P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (3) SRI PRADIPTA KISHORE BHATTACHARJEE, (PAN AFQPB5513G) son of Prasad Kishore Bhattacharjee, by occupation - Business, residing at Collegepara, P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (4) SUDHRITI KUNDU, (PAN COWPK7756P) daughter of Subhandu Kr. Kundu, by occupation - Service, residing at Ramendrapally, P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (5) SMT. CHAINA ADDYA @ SMT. CHAINA ADHYA, (PAN ACFPA4774J) wife of Supriya Addya and daughter of Nripendra Nath Sarkar, by occupation - Business, residing at Milanpara (Purba), P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (6) SMT. GITA SAHA (PAN BRLPS4818M) wife of Gopal Saha, by occupation - Business, residing at Bandar Kalibari, P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (7) SRI GOKUL CHANDRA KARMAKAR, (PAN ATXPK4224E) son of Kalipada Karmakar, by occupation - Professional, residing at Sebakpalli, P.S. - Raiganj, District - Uttar Dinajpur, (8) SMT. PUTUL ROY KARMAKAR @ PUTUL ROY @ PUTUL KARMAKAR, (PAN ADKPR3301G) wife of Krishnapada Karmakar, daughter of Gopi Ranjan Roy, by occupation - Business, residing at Sebakpalli, P.S. - Raiganj, District - Uttar Dinajpur Pin - 733134, (9) SRI GOUTAM DASGUPTA, (PAN ADUPD5744P) son of Amaresh Dasgupta, by occupation - Service, residing at Milanpara (Purba), P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (10) SRI JAYDEV BHATTACHARYA, (PAN AFGPB9636C) son of Vivekananda Bhattacharya, by occupation - Service, residing at Tulshitala (Pashchim), P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (11) SRI ASHIS KUMAR DAS, (PAN ADGPD5591G) son of Jadav Chandra Das, by occupation - Service, residing at Masterpara, Ukhalia, P.S. - Kushmandi, District - Uttar Dinajpur, Pin - 733132, (12) SMT. TWISHA BASU ROY, (PAN ADJPB7947H) wife of Binay Krishna Basu Roy, by occupation - Service, residing at Ukilpara (West), P.S. - Raiganj, District - Uttar Dinajpur, (13) SRI RATAN KUMAR DEBNAT, (PAN ADGPD5557A) son of Dinesh Chandra Debnath, by occupation - Business, residing at Chandor, P.S. - Chandar, Raiganj, District - Uttar Dinajpur, Pin - 733130, (14) AMBIKA GHOSH, (PAN ATCPG5001A) daughter of Tapan Kumar Ghosh, by occupation - Business, residing at 1/259A, Gariahat Road (South), P.S. - Lake, Kolkata

Sukanta Chandra Haldar

Satish Chandra Das

- 700068 and (15) SMT. PRIYANKA GHOSH, (PAN AGIPG0224A) daughter of Tapan Kumar Ghosh, by occupation - Service, residing at 1/259A, Gariahat Road (South), P.S. - Lake, Kolkata - 700068

All are by faith Hindu, Nationality - Indian, includes their respective heirs, successors, legal representative, executors, administrators and assigns;

- ii. **DEVELOPER** shall mean SRI SUBAL CHANDRA HALDER, son of Late Makhan Chandra Halder, by faith - Hindu, by occupation - Business, residing at 842/15 Upen Banerjee Road, P.S. - Behala, Kolkata-700060 and carrying on business as builders, promoters, Developers and constructors being owners of the land hereinafter referred to as its **DEVELOPER** and includes its successors - in office, legal representative, executors, administrators and assigns;
- iii. The Principal shall mean the Landlord's herein jointly.
- iv. The Constituted Attorney shall mean the Developer the Second Party herein.
- v. **THE SAID LAND** shall mean undivided 15/16th share of ALL THAT piece and parcel of land situated and lying at District of South 24 Parganas, P.S. & A.D.S.R.O. - Sonarpur, within the jurisdiction of Ward No. 4 of Rajpur-Sonarpur Municipality, Mouza - Panchpota, J.L. No. - 42, R.S. Khatian No. 383, L.R. Khatian No. 2957, 2959, 2958, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896 R.S. Plot No. 456 corresponding to L.R. 505 (Out of LR Dag No. 505, 506, & 507). Area of Land - 22 decimal equivalent to 13 Cottahs 5 Chittaks including all easements, rights and title free from all encumbrances, hereinafter referred to as said "B" schedule property.
 - i) **BUILDING** shall mean the new two multi-storied building proposed to be constructed by the Developer on the said "A" schedule property after obtaining sanctioned building plan to be sanctioned by the Rajpur -Sonarpur Municipality, in the name of the Landlords for construction of a new multi-storied and multi unit buildings including car parking's/shops etc.
Built-up shall mean flat area including proportionate area of stair, area of lift, area of stair head room and area of lift head room.
 - ii) **PROPORTION** : Save and except what are prohibited by this indenture, the Developer will have every right to the said "B" schedule property" mentioned herein above for the purpose of construction / development of the multi-storied and multi unit building.
 - iii) **CONSIDERATION** : The object behind this agreement is to Develop and Construct and / or cause to be constructed a multi-storied and multi unit building with modern amenities and standard materials in the said "B" schedule property" and to meet all the expenses and / or remuneration, incidental thereto so that the Landlords shall not require to spare or to borrow money or raise fund from any sources. The Developers shall arrange finance for such construction and the consideration value of the Developer's allocation shall be the cost of construction and in lieu of such consideration the Landlords shall get constructed area of the said building as mentioned herein. It is further mutually agreed that the Landlords shall get possession into its share of owners allocation before ~~calling out to buyers and before completion of transfer and registration~~ of those flats as mentioned hereinabove.
 - iv) **THE ARCHITECT** shall mean such person or persons who may be appointed by the Developer for designing and planning of the Development scheme of the said "B" schedule property.
 - v) **TRANSFER** with its grammatical variation shall include a transfer by possession and by any other means adopted for effecting transfer of space / flats to the intending Purchaser/s and as provided in the Transfer of Property.
 - vi) **TRANSFeree** shall mean person or persons who shall be entitled to purchase any portion of saleable space / flats upon bearing price so fixed by the Developer and the additional cost for super built area thereof for the purpose of purchase along with the proportionate and undivided share in the land of the "A" schedule property and also include the proportionate undivided right to use the common

Subal Chandra Halder

Smt. Priyanka Ghosh

area and / or services like passage, light(if any), water pump, common lighting, elevator/lift etc.

- vii) **TRANSFEROR** shall principally mean the Landlords, being represented by the Developer as their Attorney and also the Developer itself /himself who will sign in all Deeds or Conveyances which will be placed for registration in due course.
- viii) **DEVELOPER'S ALLOCATION** shall mean and include the area excluding the landlords' /owners' allocation of the entire constructed area out of the total Sanctioned Strength of the new multi-storied and multi unit building comprised of Flat / spaces including the common space, roof, staircase, machine room, service room etc. whatsoever required for the enjoyment / maintenance / management of the new building on the said "B" schedule property or part thereof with right to sell, lease, hire or in any manner at or for such rate as will be fixed by the Developer together with right to get addition of all charges on super built up area from the intending buyers / purchasers save and except the proposed allocation of apartment / flat / portions of the Landlords' as mentioned hereinabove and under.
- ix) **LANDLORDS' ALLOCATION** shall mean and include above mention Apartments / Flats / spaces out of the total Sanctioned Strength of the new multi-storied and multi unit building comprised of Apartments / Flat / spaces including the common space, roof, staircase, machine room, service room etc. whatsoever required for the enjoyment / maintenance / management of the new building on the said "B" schedule property or part thereof with right to sell, lease, hire or in any manner at or for such rate as will be fixed by the Landowner

MANDATORY CONDITION

- i) The Landlord's doth hereby grant exclusive right to the Developer to built a new multi-storied and multi unit building on the said "B" schedule property as mentioned hereinbefore containing several self contained apartment / flats / units in accordance with sanctioned building plan to be obtained from Rajpur – Sonarpur Municipality and the Developer shall have exclusive right limited to their allocation as agreed herein before to sell, lease, hire those flats/units and other spaces mentioned herein to the intending buyers under "OWN YOU OWN APARTMENT SCHEME" but in no case transfer will be made before delivery of Landlords Allocation and the Developer shall have no right to deal with the Landlords allocation which will be exclusive prerogative of the Landlords;
- ii) The Developer has further been authorized by the Landlords to deal any matter in respect of the proposed new building on the said "B" schedule property and the Landlords herein have hereby executed a General Power of Attorney in favour of the Developer or its nominee in respect thereof;
- iii) The Developer shall complete the construction of the building on the said "B" schedule property within thirty months from the date of obtaining the building sanction plan from the competent authority, ^{in delay the Developer is liable to compensate} ^{to the Landlord};
- iv) The Developer shall at his own cost do the necessary things and shall deal with the help of his Architect and prepare necessary building plan and after getting sanction construct the new multi-storied and multi unit building thereon on the strength of the General Power of Attorney granted hereby the Landlords in favour of the Developer herein simultaneously with execution of these presents. Once the plans are sanctioned the developer will provide any of the Landlords with one copy of the plan within two weeks of getting such sanction.
- v) The Landlords will hand over the original documents regarding the ownership of the schedule "A" property to the Developer on execution of this agreement with the General Power of Attorney.
- vi) The Landlords hereby empower the Developer to affix hoarding or signboard or any kind of publicity for the benefit of commercial exploitation either on the said "B" schedule property or on newly constructed building till all the flats are sold.
- vii) The Landlords are hereby authorize the Developer to raise any fund / funds from any Bank and / or Financial Institution for the purpose of construction of the project and / or further to raise such funds from the intending buyer of the flats on booking

Sushil Chandra Handwritten

Safingha Copy

of the flat / unit during construction period, either from the own source of the intending buyer or from any Bank or Financial Institution financing the intending buyer. ~~The Landowners shall have no bank/financial liabilities with regard to the Developer's Allocation.~~

PROCEDURE

- i) ~~The Landlord's will sign and~~ the Developer will submit the aforesaid plan on behalf of the Landlords to the Rajpur-Sonarpur Municipal authority for sanction, renewal, permission and / or clearance;
- ii) All application related thereto referred to in the clauses above will be made in the name of the Landlords and as such the necessary renewal permissions, sanction and / or clearance shall be obtained in the name of the Landlords which shall be retained by the Developer till the building is completed;
- iii) The Developer shall bear all expenses whatsoever to obtain sanction renewal permission and / or clearance for the building plan including the cost of preparing of the same together with all other expenses as mentioned herein together with the right to get refund of excess money. The Developer shall also liable for payment of taxes and other imposition demanded by competent authority for the sale of apartment / flat or space in the building, but will be entitled to get reimbursement of such payment of tax or other statutory imposition imposed irrespective of share allocation and till the date of execution of the final sale deed in favour of the buyer of the flat / unit or from the date of giving possession of the flat / unit;
- iv) The Landlords shall render the Developer all sorts of assistance whatsoever to obtain in and / or transfer as mentioned above, and the Landlords hereby agree and assure the Developer to sign and execute such plans application and other papers as may be lawfully required by the Developer from time to time in this respect;
- v) Simultaneously with execution of these presents the Landlords have also executed and registered a General Power of Attorney in favour of the Developer to enter upon the "B" schedule property to represent the Landlords for the purpose of developing the schedule "B" property, to construct the two buildings and to sell, lease, hire the same or any other portion thereof as mentioned therein, ~~on behalf of Landowners.~~

CONSTRUCTION

- i) The Developer at their own cost install and provide such facilities that may be required to be provided according to the statutory bye-laws and regulations of the Bengal Municipal Act and / or other related authorities;
- ii) The Developer shall also be authorized by the Landlord's or to apply for and obtain temporary and / or permanent connection of water, electricity and other facilities required for the proposed building.

RATES AND TAXES

- i) The Developer shall be responsible for the payments of any or all Municipal rates and taxes and other outgoings (including that of B.L&L.R.O.) at present or as may be assessed or imposed with regard to the "B" Schedule Property from this day till of all the apartment / flats / units are completed after completion of the construction, prior to which the responsibility and liability lies entirely upon the Landowners.
- ii) The Developer sufficiently indemnify the Landlords against all claims, actions, demands, costs, charges expenses and proceedings whatsoever suffered or incurred by it consequent to any default by the developers during the course of construction and thereafter till handing over possession of flats / unites to the purchasers thereof. ~~No service tax and vat shall be borne by the Landlord's.~~

LANDLORD'S OBLIGATION

- i) The Landlords hereby agree and covenant with Developer not to cause any interference or hindrance in the construction of the building by the Developer in any manner whatsoever.
- ii) The Landlords hereby agree and covenant with Developer that the Landlords will not do any act, deed or deeds except when the Developer is in default on his obligations under this Agreement (which is to be intimated to the Developer in writing asking him to show cause for his such default and if the Developer is

Sri Lanka Government

Sri Lanka Government

- debarred from giving any clarification) whereby the developer may be prevented from selling, assigning and / or disposing of the building or portion of the building.
- iii) Apart from in circumstances where the developer defaults on his obligations under this agreement (which is to be intimated to the Developer in writing asking him to show cause for his such default and if the Developer is debarred from giving any clarification) the Landlords hereby covenants and agrees with the Developer not to let out grant lease, mortgage and / or charge the said "B" schedule property or any portion thereof in any manner without consent in writing of the Developer or its/his nominees.
 - iv) The Landlords hereby undertake that the Developer will be entitled to construct and complete the building and enjoy the same without any interference and disturbance and to deal with the same in any manner and moreover on demand or placing of any deed or conveyance for registration by the developer to the Landlords, the Landlords will execute the same and will register the same within without putting any question or obligation subject to delivery of possession of the Landlord's allocation of shares and the developer fulfilling all obligations under this agreement, strictly as mentioned in clause 'g' of Developer's obligation.
 - v) The Landlords hereby undertake to make the allotment of their respective as provided by the Developer lawfully at their cost.

DEVELOPER'S OBLIGATION

- i) The Developer hereby agrees and covenant with the Landlord's as follows:-
- a) to complete building on the said "B" schedule property within thirty months from the date of obtaining the building sanction plan from the competent authority.;
 - b) not to violate or contravene any of the provisions or rules as set out by the local municipal, state authorities having jurisdiction over the construction of the buildings and applicable for construction of the new buildings covered by this agreement;
 - c) to completely indemnify the Landlords of any damages, law suits, costs, claims of whatsoever nature that may arise out of the construction work and the sale of the flats to any purchaser in manner whatsoever.
 - d) to keep the adjoining construction site clear of debris and construction materials in such a way that it does not pose any safety hazard to the adjoining locality and population
 - e) to employ the safe construction methods and insure that all labourers and workers including construction personal and supervisors have adequate protective clothing and gear so that their personnel health and safety is not compromised. Any compensation to the labor shall be borne by the Developer only.
 - f) Service tax liability, if any shall be borne by the developer only, in respect of Developer's allocation.
 - g) The Developer shall not deliver possession of the Developer's allocation till the delivery of Owner's allocation.

LANDLORDS' INDEMNITY:-

- i) The Landlord's hereby undertakes that the Developer will be entitled to construct and complete the building and enjoy the same without their any interference and / or disturbance and to deal with the same in any manner and moreover on demand or placing of any deed/s or conveyance for registration by the Developer to the Landlords, the Landlords will execute the same and will register the same without putting any question or obligation;
- ii) The Landlord's hereby agrees to indemnify the Developer against all actions, suits, costs, proceedings and claims that may arise out of the Landlord's title in the said "B" schedule property;

TITLE DEED

The title deed and related documents in respect of the said "B" schedule property shall be kept under the custody of the Developer till completion of the building and transfer thereof;

MICELLANEOUS

Sushantendra Halder

Safar Singh

- i. The Landlords and the Developer have entered into this agreement purely as a contract & nothing herein which shall be deemed or construed as a partnership between them.
- ii) It is understood that from time to time, to facilitate the constructions of the building by the developer, various deeds, matters and things not herein specified may be required to be done and expected by the Developer and for which the developer may need authority of the Landlords and various applications and other documents may be required to be signed or made by the Landlords relating to which specification provisions may not have herein, the Landlords hereby authorized the developer to do all such acts, deeds matters and things that may be done by the developer and Landlords undertakes to execute any such additional document subject to their approval as may be required by the developer for the purpose as stated above. The Landlords also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters & things do not in any way prejudice the rights of the Landlords and / or go against the spirit of this agreement. All cost in the regard shall be borne by the Developer,
- iii) It is further agreed by and between the parties hereto that in the event of any variation of the proposed Building Plan after sanctioned of the same is given by the Municipal Authority, the demarcation in relation to the allocation will be accordingly mutually changed and varied and shall be treated as final demarcation.
- iv) Any notice required to be given by the Landlords will without prejudice to any other mode of service available, deemed to have been served on the developer if delivered by hand or sent by registered post with acknowledgement at the last known address of the developer by the Landlords;
- v) Any notice required to be given by the developer shall without prejudice to any other mode of service available, deemed to have been served on the Landlord/s if delivered by hand or sent by registered post with acknowledgement to the Landlords present address recorded herein.

FORCE MAJEURE

- i) The parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the related obligations is prevented by the existence of a force majeure & shall be suspended from the obligation during the duration of the majeure;
- ii) Force majeure shall mean and include flood, earth-quake, war storm, civil commotion, strike, terrorism, lock - out any other act beyond the control of the parties hereof;
- iii) In Case of the Developer's fulfilling or willingness to fulfill all the obligation of any sale deed or any conveyance relating to transfer of the space or flat to be constructed at the said "B" schedule property and in any manner on demand of and / or placing those documents by the developer before the Landlords or if the Landlords fail to execute the same in favour of the developer or his nominated transferrer or transferee and future fails to perform its other obligations hereunder provided in such event, the developer shall have the option to sue the Landlords for specific performance of contract;
- iv) In Case of the Landlord's fulfilling and /or readiness or willing to fulfill his obligations and developer fails or neglects to perform its obligations & fails to handover the possession of the aforesaid flats as mentioned hereinabove in such event, the Landlords will have the option to sue the promoter for recovery of possession of those flats as mentioned herein before.

DEVELOPER'S AGREEMENT

Safir Singh Chauhan

THE GENERAL POWER OF ATTORNEY

NOW KNOW WE, (1) **SRI SATRUGHANA DEY**, (PAN AGZPD1058L) son of Anil Dey, by occupation - Business, residing at Ukilpara, P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (2) **SRI ARIJIT GHOSH**, (PAN AHKPG8576A) son of Amalkrishna Ghosh, by occupation - Business, residing at Ukilpara, P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (3) **SRI PRADIPTA KISHORE BHATTACHARJEE**, (PAN AFQPB5513G) son of Prasad Kishore Bhattacharjee, by occupation - Business, residing at Collegepara, P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (4) **SUDHRITI KUNDU**, (PAN COWPK7756P) daughter of Subhandu Kr. Kundu, by occupation - Service, residing at Ramendrapally, P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (5) **SMT. CHAINA ADDYA @ SMT. CHAINA ADHYA**, (PAN ACFPA4774J) wife of Supriya Addya and daughter of Nripendra Nath Sarkar, by occupation - Business, residing at Milanpara (Purba), P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (6) **SMT. GITA SAHA** (PAN BRLPS4818M) wife of Gopal Saha, by occupation - Business, residing at Bandar Kalbari, P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (7) **SRI GOKUL CHANDRA KARMAKAR**, (PAN ATXPK4224E) son of Kalipada Karmakar, by occupation - Professional, residing at Sebakpalli, P.S. - Raiganj, District - Uttar Dinajpur, (8) **SMT. PUTUL ROY KARMAKAR @ PUTUL ROY @ PUTUL KARMAKAR**, (PAN ADKPR3301G) wife of Krishnapada Karmakar, daughter of Gopi Ranjan Roy, by occupation - Business, residing at Sebakpalli, P.S. - Raiganj, District - Uttar Dinajpur Pin - 733134, (9) **SRI GOUTAM DASGUPTA**, (PAN ADUPD5744P) son of Amaresh Dasgupta, by occupation - Service, residing at Milanpara (Purba), P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (10) **SRI JAYDEV BHATTACHARYA**, (PAN AFGPB9638C) son of Vivekananda Bhattacharya, by occupation - Service, residing at Tulshitala (Pashchim), P.S. - Raiganj, District - Uttar Dinajpur, Pin - 733134, (11) **SRI ASHIS KUMAR DAS**, (PAN ADGPD5591G) son of Jadav Chandra Das, by occupation - Service, residing at Masterpara, Ukhalia, P.S. - Kushmandi, District - Uttar Dinajpur, Pin - 733132, (12) **SMT. TWISHA BASU ROY**, (PAN ADJPB7947H) wife of Binay Krishna Basu Roy, by occupation - Service, residing at Ukilpara (West), P.S. - Raiganj, District - Uttar Dinajpur, (13) **SRI RATAN KUMAR DEBNAT**, (PAN ADGPD5597A) son of Dinesh Chandra Debnath, by occupation - Business, residing at Chandor, P.S. - Chandar, Raiganj, District - Uttar Dinajpur, Pin - 733130, (14) **AMBIKA GHOSH**, (PAN ATCPG5001A) daughter of Tapan Kumar Ghosh, by occupation - Business, residing at 1/259A, Gariahat Road (South), P.S. - Lake, Kolkata - 700068 and (15) **SMT. PRIYANKA GHOSH**, (PAN AGIPG0224A) daughter of Tapan Kumar Ghosh, by occupation - Service, residing at 1/259A, Gariahat Road (South), P.S. - Lake, Kolkata - 700068 hereinafter for the sake of brevity is called **LAND LORDS** (which term or expression shall unless repugnant to the context or otherwise be deemed to mean and include their successors-in-office legal representative, assigns and nominees) of the **FIRST PART** by these presents being the Joint Owners of the property being described in the Schedule hereunder written do constitute, nominee and appoint **SRI SUBAL CHANDRA HALDER**, son of Late Makhan Chandra Halder, by faith - Hindu, by occupation - Business, residing at 84/15, Upen Banerjee Road, P.O. - Pamashree, P.S. - Behala, Kolkata-700 060, being owners of the land hereinafter referred to as its **DEVELOPER** (which term or expression shall unless repugnant to the context be deemed to mean and include its Successors-in-Office, Legal Representative, assigns and nominees) of the **OTHER PART** to be our true and lawful Attorney for us to act in our name and / or in the name of the said Attorney make, perform, execute all or any of the several deeds, Power, authorities, matters and things for the purpose of developing and constructing the two buildings in the schedule property, that is to say:-

1. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning our said property or any part thereof or concerned anything in which we may be a party in any court in Civil, Criminal, Revenue or Revisional jurisdiction, including special jurisdiction of the High Court under Article 226 of the Constitution of

India, etc., before Income tax, Sales – tax and Wealth – tax Authorities and to sign and verify all plaints, written statements, accounts, inventories to accept service of all summonses, accounts, inventories, to accept service of all summonses, notices and other judicial processes to execute any judgment, decree or order and to appoint and engage any solicitor, pleader, counsel or advocate and to sign and execute any vakalatnama, warrant of attorney or other authority to act and plead.

2. To effect mutation or separation of holding in the Revenue and / or Municipal Records or and sign all applications or objections.
3. To appear for and represent our before the Board of Revenue, Collector of any district, Sub-Divisional Officer, any Magistrate, Judge, Munsif and in all Government offices, the Rajpur-Sonarpur Municipality, Fire Brigade authority, West Bengal State Electricity Board of the respective division in all matters and things relating to our estate or its affairs.
4. To sign, execute, file any documents, petitions, writings and objections rectification, application for correction, etc. whatsoever needed for the purpose of mutation of our name in the records of Rajpur-Sonarpur Municipality & BL & LRO and take all necessary steps for the purpose of sanctioning Building Plan and obtaining water and drainage connection from the Rajpur-Sonarpur Municipality.
5. To sign, verify and execute any document i.e. application, petitions, writings and / or objections whatsoever needed for the purpose of obtaining all authority or corporation or any other statutory authority in this respect.
6. To appear for and represent me in all the courts, Civil, Criminal or Revenue, including Labor Tribunals, original, Revisional or appellate, in any Registration offices, and to sign, execute, verify and file plaints, written statements and all petitions, and also to present appeals in any court, and to accept services of all summonses, notices and other processes of law.
7. To appoint engage on our behalf pleaders, advocates or solicitors whenever our said attorney shall think proper to do so and to discharge and / or terminate his or their appointment.
8. To compromise, compound or withdraw cases, or be non-suited to refer the arbitration all disputes and differences.
9. To sign, verify and file applications for execution of decrees or orders, of any court, and to purchase property at court auction sales in execution of decrees up to the amount of the decree.
10. To withdraw and receive documents or money from any court, office or opposite party, either in execution of decrees or otherwise, and to do all the acts that may be necessary in connection with any of such cases in a lawful way.
11. To delegate all or any of the powers, authorities and liberties hereunder vested and to appoint any substitute or substitutes limited to anyone or more purpose or purposes as he/they shall from time to time desire in that behalf.
12. To negotiate terms and price for the purpose of sale under Schedule property or any part thereof with any or all intending purchaser or purchasers and finalise the same in our name and on my behalf in a lawful way
13. To accept and / or receive any earnest money, sale proceeds or part thereof in our name and on our behalf from any intending purchasers for sale of Flats or others

Sulab Chandrahatton

Sonarpur

spaces(Shop/Garage/parking space/Office etc.) out of their own allocation i.e. schedule property in a lawful way.

14. To execute, admit and present any Agreement for Sale and / or Deed of Sale on our behalf before the office of any Sub- Registrar, Registrar or Assurances having competent jurisdiction for the purpose of registering the same in our name and on our behalf in a lawful way.
15. To discharge and execute necessary receipt for the money thus received by the attorney officially in our name and on our behalf.
16. And generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of our said attorney ought to be done, executed and performed in relation to my property at Panchpota Mouja under schedule property or affairs ancillary or incidental thereto as fully and effectually as we ourselves could do the same if our were personally present.
17. AND generally to act our Attorney in relation to all matters to which we now or may hereafter be interested or concerned and on our behalf to execute and do all instruments, acts, matters and things fully and effectually as we could do if personally present.

SCHEDULE ABOVE REFERRED TO
"A" SCHEDULE PROPERTY

ALL THAT piece and parcel of land situated and lying at District of South 24 Parganas, P.S. & A.D.S.R.O. - Sonarpur, within the jurisdiction of Ward No. 4 of Rajpur-Sonarpur Municipality, Mouza - Panchpota, J.L. No. - 42, R.S. Khatian No. 383, L.R. Khatian No. 2957, 2959, 2958, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, R.S. Plot No. 456 corresponding to L.R. 505 (Out of LR Dag No. 505, 506, & 507), Area of Land - 22 decimal equivalent to 13 Cottaks 5 Chittaks, Classification of the land BASTU alongwith structure, including all easements, rights and title free from all encumbrances, and butted and bounded as under -

ON THE NORTH : Land of L.R. Dag No. 508,
(R.S. Dag No. 455)
ON THE SOUTH : Ganga-Jowara Road,
ON THE EAST : Land of L.R. Dag No. 506,
ON THE WEST : Land of R.S. Dag No. 556 (P)

"B" SCHEDULE PROPERTY

ALL THAT undivided 15/16th share of the property morefully described in Schedule "A" hereinabove written equivalent to undivided 199.69 chittaks bastu land together with R.T.S. structure measuring about 150 sq.ft..

Subodh Chandra Chatterjee

Sonarpur Mouja

The layout and specification contained in the Brochure are Tentative and subject to allocation, modification on account of technical reasons without any reference.

IN WITNESS WHEREOF the PARTIES hereto set and subscribed their respective hands and seals in this on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the PARTIES within named at
Kolkata in the presence of:

1. Subrata Basak.
S/o. Santosh Chandra Basak,
Judges Court Raigy,
P.O. L.P.S. - Raigy,
Dist - Uttar Dinajpur
Pin - 733134

Safongbar Singh
Arijit Ghosh
Madhira Kumar Chatterjee
Sudhiti Kundu
Chaina Adhja
Tita Saha
Gouru Chandra Karmakar
Pulal Roy Karmakar
Goutam Dasgupta
Joybar Babuchangra
Ashis Kumar Das
Tusha Barua Roy
Ratan Kumar Debnath
Anuska Ghosh
Prinyanka Ghosh

2. Smit Halder
842/15 Upper Anandjeet,
Kad - 60, P.S. - Parmashree
Prepared under my instruction, checked
and verified:-
Sukhachand Halder

SIGNATURE OF THE LANDOWNERS

Sukhachand Halder

SIGNATURE OF THE DEVELOPER

Drafted by:
(without prejudice and instruction
of parties)

Debabak Dasgupta

Advocate

Alipore Judges' Court,

Kolkata - 700 027

Computer Print by:

S. Biswas

(Hon.)



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

Name Sudat Chandra Haldar

Signature Sudat Chandra Haldar



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

Name SATRVANNA DEY

Signature Satvantha Dey



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

Name ARJIT GHOSH

Signature Arjit Ghosh



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

Name BRADIPA KISHORE BHATTACHARJEE

Signature Bradipa Kishore Bhattacharjee



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

Name Sudhiti Kundu

Signature Sudhiti Kundu



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

Name Chaima Adhika

Signature Chaima Adhika



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

Name Gita Saha

Signature Gita Saha



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

Name Gomul Chandra Karanwar

Signature Gomul Chandra Karanwar



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

Ms. Pooja Priya K...
 Ms. Pooja Priya K...



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

Mr. Gourav Lakshmi
 Mr. Gourav Lakshmi



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

Mr. Chaitanya S...
 Mr. Chaitanya S...



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

Mr. Arjun Kumar S...
 Mr. Arjun Kumar S...



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

Name Twisha Bose Roy

Signature Twisha Bose Roy



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

Name Ratam Kumar Debnath

Signature Ratam Kumar Debnath



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

Name Anubika Ghosh

Signature Anubika Ghosh



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

Name Priyanka Ghosh

Signature Priyanka Ghosh









Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name : South 24-Parganas

Signature / LTI Sheet of Query No/Year 16041000364242/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Satrughana Dey Ukilpara Raigunj, P.O.- Raigunj, P.S.- Raiganj, District-Uttar Dinajpur, West Bengal, India, PIN - 733134	Land Lord			Satrughana Dey 9/12/15
2	Shri Arijit Ghosh Ukilpara Raigunj, P.O.- Raigunj, P.S.- Raiganj, District-Uttar Dinajpur, West Bengal, India, PIN - 733134	Land Lord			Arijit Ghosh 9-12-15
3	Shri Pradipta Kishore Bhattacharjee College Para, P.O.- Raigunj, P.S.- Raiganj, District:- Uttar Dinajpur, West Bengal, India, PIN - 733134	Land Lord			Pradipta Kishore Bhattacharjee 9/12/15









I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Sudhriti Kundu Ramendrapally, P.O:- Raiganj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Land Lord			Sudhriti Kundu 9/12/15
5	Smt Chaina Addya Alias Smt Chaina Adhya Milanpara Purba, P.O:- Raiganj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Land Lord			Chaina Adhya 9.12.15
6	Smt Gita Saha Bandar Kalibari, P.O:- Raiganj, P.S:- Raiganj, District:- Uttar Dinajpur, West Bengal, India, PIN - 733134	Land Lord			Gita Saha 9.12.15
7	Shri Gokul Chandra Karmakar Sebakpally, P.O:- Raiganj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Land Lord			Gokul Chandra Karmakar 9/12/15









Sl No.	Name
4	SUR R





I. Signature of the Person(s) admitting the Execution at Private Residence.


Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Smt Putul Roy Karmakar Alias Smt Putul Karmakar Sebakpalli, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Land Lord			Putul Roy Karmakar 9.12.15
9	Shri Goutam Dasgupta Milanpara Purba, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Land Lord			Goutam Dasgupta 9/12/15
10	Shri Jaydev Bhattacharya Tulshitala Paschim, P.O:- Raigunj, P.S:- Raiganj, District:- Uttar Dinajpur, West Bengal, India, PIN - 733134	Land Lord			Jaydev Bhattacharya 9/12/15
11	Shri Ashis Kumar Das Maslarpara Ukhalia, P.O:- Kasumandi, P.S:- Karandighi, District:-Uttar Dinajpur, West Bengal, India, PIN - 733132	Land Lord			Ashis Kumar Das 9/12/15

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	Smt Twisha Basu Roy Ukkara West, P.O.- Raigunge, P.S.- Raiganj, District-Uttar Dinajpur, West Bengal, India, PIN - 733134	Land Lord			Twisha Basu Roy 09-12-15
13	Shri Ratan Kumar Debnath Ghador, P.O.- Karanjora, P.S.- Raiganj, District-Uttar Dinajpur, West Bengal, India, PIN - 733130	Land Lord			Ratan Kumar 9-12-15
14	Ambika Ghosh, 1/259 A, Gariahat Road South, P.O.- Jodhpur Park, P.S.- Lake, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700068	Land Lord			Ambika Ghosh 9-12-15
15	Smt Priyanka Ghosh 1/259 A Gariahat Road South, P.O.- Jodhpur Park, P.S.- Lake, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700068	Land Lord			Priyanka Ghosh 9 12 15

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
16	Shri Subal Chandra Haider 842/15 Upen Banerjee Road, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060	Developer			Subal Chandra Haider 9.12.15
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr Subrata Basak Son of Mr Santosh Ch Basak Judges Court Raiganj, P.O.- Raiganj, P.S.- Raiganj, District-Uttar Dinajpur, West Bengal, India, PIN - 733134	Shri Satrughana Dey, Shri Arijit Ghosh, Shri Pradipta Kishore Bhattacharjee, Sudhriti Kundu, Smt Chaina Addya, Smt Gita Saha, Shri Gokul Chandra Karmakar, Smt Putul Roy Karmakar, Shri Goutam Dasgupta, Shri Jaydev Bhattacharya, Shri Ashis Kumar Das, Smt Twisha Basu Roy, Shri Ratan Kumar Debnath, Ambika Ghosh, Smt Priyanka Ghosh, Shri Subal Chandra Haider			Subrata Basak. 09-12-15


 (Tirdo Misra)
 DISTRICT SUB-
 REGISTRAR,
 OFFICE OF THE D.S.R. -
 IV SOUTH 24-PARGANAS
 South 24-Parganas, West
 Bengal



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	16041000364242/2015	Query Date	07/12/2015 5:26:58 PM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Dipak Kumar Das		
Address	Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 9831877898		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction Details	[4002] General Power of Attorney [Rs : 50,00,000/-], [4305] Declaration [No of Declaration : 2]		
Set Forth value	Rs. 50,00,000/-	Total Market Value:	Rs. 69,09,337/-
Stampduty Payable	Rs. 10,070/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 60/-	Registration Fee Article:-	E, E, E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 1,000/-
Mutation Fee Payable	DLRS server does not return any information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		

Safayya Das
Aravjit Ghosh
Kadira Kumar Halder

Putul Roy Karmaker
Goutam Dasgupta

Arbika Ghosh
Priyanka Ghosh

Sudhiti Kundu
Chaina Adhya
Gita Saha

Jaydev Bhattacharya
Ashis Kumar Das
Twisha Basu Roy

Subal Chandra Halder

Gokul Chandra Karmaker
Ratan Kumar Debnath

Land Details					
Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Panchapota	LR Plot No:- 506 LR Khatian No:- 2896	199.69 Chalak	49,70,000/-	68,64,337/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	Gr. Floor	150 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	150 Sq Ft.	30,000/-	45,000/-	Structure Type: Structure
Land Lord Details					
Sl No.	Name & Address	Status	Execution And Admission Details	Other Details	
1	Shri Satrugana Dey Son of Anil Dey Ukilpara Raigunj, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGZPD1058L,	
2	Shri Arijit Ghosh Son of Amalkrishna Ghosh Ukilpara Raigunj, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHKPG8576A,	
3	Shri Pradipta Kishore Bhattacharjee Son of Prasad Kishore Bhattacharjee College Para, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFQPB5513G,	
4	Sudhriti Kundu Daughter of Subhendu Kumar Kundu Ramendrapally, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. COWPK7756P,	

Land Lord Details

Sl No.	Name & Address	Status	Execution And Admission Details	Other Details
5	Smt Chaina Addya (Alias: Smt Chaina Adhya) Wife of Supriya Addya Milanpara Purba, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACFPA4774J.
6	Smt Gita Saha Wife of Gopal Saha Bandar Kalibari, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BRLPS4B18M.
7	Shri Gokul Chandra Karmakar Son of Kalipada Karmakar Sebakpally, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. ATXPK4224E.
8	Smt Putul Roy Karmakar (Alias: Smt Putul Karmakar) Wife of Krishnapada Karmakar Sebakpalli, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADKPR3301G.
9	Shri Goutam Dasgupta Son of Amaresh Alias Amaresh Ch Dasgupta Milanpara Purba, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADUPD574P.
10	Shri Jaydev Bhattacharya Son of Vivekananda Bhattacharya Tulshitala Paschim, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AFGPB9678C.
11	Shri Ashis Kumar Das Son of Jadab Ch Das Mastarpara Ukhalla, P.O:- Kasumandi, P.S:- Karandighi, District:-Uttar Dinajpur, West Bengal, India, PIN - 733132	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADGPD5591G.
12	Smt Twisha Basu Roy Wife of Binay Kishna Basu Roy Ukilpara West, P.O:- Raigunge, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADJPB7947H.

Land Lord Details

Sl No.	Name & Address	Status	Execution And Admission Details	Other Details
13	Shri Ratan Kumar Debnath Son of Dinesh Ch Debnath Chandor, P.O:- Karanjora, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733130	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ADGPD5597A.
14	Ambika Ghosh Daughter of Tapan Kr Ghosh 1/259 A Gariahat Road South, P.O:- Jodhpur Park, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700068	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ATCPG5001A.
15	Smt Priyanka Ghosh Daughter of Tapan Kr Ghosh 1/259 A Gariahat Road South, P.O:- Jodhpur Park, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700068	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AGIPG0224A.

Developer Details

Sl No.	Name & Address	Status	Execution And Admission Details	Other Details
1	Shri Subal Chandra Halder Son of Late Makhan Ch Halder 842/15 Upen Banerjee Road, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABKPH5147C.

Identifier Details

Identifier Name & Address	Other Details	Identifier of

Identifier Details

Identifier Name & Address	Other Details	Identifier of
Mr Subrata Basak son of Mr Santosh Ch Basak Judges Court Raiganj, P.O:- Raiganj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India. PIN - 733134	Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Shri Satrughana Dey, Shri Arijit Ghosh, Shri Pradipta Kishore Bhattacharjee, Sudhriti Kundu, Smt Chaina Addya, Smt Gita Saha, Shri Gokul Chandra Karmakar, Smt Putul Roy Karmakar, Shri Goutam Dasgupta, Shri Jaydev Bhattacharya, Shri Ashis Kumar Das, Smt Twisha Basu Roy, Shri Ratan Kumar Debnath, Ambika Ghosh, Smt Priyanka Ghosh, Shri Subal Chandra Halder

Transfer of Property from Land Lord To Developer

Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area in(%)
L1	Shri Satrughana Dey	Shri Subal Chandra Halder	1.37287 Dec	6.66667
L1	Shri Arijit Ghosh	Shri Subal Chandra Halder	1.37287 Dec	6.66667
L1	Shri Pradipta Kishore Bhattacharjee	Shri Subal Chandra Halder	1.37287 Dec	6.66667
L1	Sudhriti Kundu	Shri Subal Chandra Halder	1.37287 Dec	6.66667
L1	Smt Chaina Addya	Shri Subal Chandra Halder	1.37287 Dec	6.66667
L1	Smt Gita Saha	Shri Subal Chandra Halder	1.37287 Dec	6.66667
L1	Shri Gokul Chandra Karmakar	Shri Subal Chandra Halder	1.37287 Dec	6.66667
L1	Smt Putul Roy Karmakar	Shri Subal Chandra Halder	1.37287 Dec	6.66667
L1	Shri Goutam Dasgupta	Shri Subal Chandra Halder	1.37287 Dec	6.66667
L1	Shri Jaydev Bhattacharya	Shri Subal Chandra Halder	1.37287 Dec	6.66667
L1	Shri Ashis Kumar Das	Shri Subal Chandra Halder	1.37287 Dec	6.66667
L1	Smt Twisha Basu Roy	Shri Subal Chandra Halder	1.37287 Dec	6.66667
L1	Shri Ratan Kumar Debnath	Shri Subal Chandra Halder	1.37287 Dec	6.66667
L1	Ambika Ghosh	Shri Subal Chandra Halder	1.37287 Dec	6.66667
L1	Smt Priyanka Ghosh	Shri Subal Chandra Halder	1.37287 Dec	6.66667

Transfer of Property from Land Lord To Developer

Sl. No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area in(%)
S1	Shri Satrugana Dey	Shri Subal Chandra Halder	10 Sq Ft	6.66667
S1	Shri Arijit Ghosh	Shri Subal Chandra Halder	10 Sq Ft	6.66667
S1	Shri Pradipta Kishore Bhattacharjee	Shri Subal Chandra Halder	10 Sq Ft	6.66667
S1	Sudhriti Kundu	Shri Subal Chandra Halder	10 Sq Ft	6.66667
S1	Smt Chaina Addya	Shri Subal Chandra Halder	10 Sq Ft	6.66667
S1	Smt Gita Saha	Shri Subal Chandra Halder	10 Sq Ft	6.66667
S1	Shri Gokul Chandra Karmakar	Shri Subal Chandra Halder	10 Sq Ft	6.66667
S1	Smt Putul Roy Karmakar	Shri Subal Chandra Halder	10 Sq Ft	6.66667
S1	Shri Goutam Dasgupta	Shri Subal Chandra Halder	10 Sq Ft	6.66667
S1	Shri Jaydev Bhattacharya	Shri Subal Chandra Halder	10 Sq Ft	6.66667
S1	Shri Ashis Kumar Das	Shri Subal Chandra Halder	10 Sq Ft	6.66667
S1	Smt Twisha Basu Roy	Shri Subal Chandra Halder	10 Sq Ft	6.66667
S1	Shri Ratan Kumar Debnath	Shri Subal Chandra Halder	10 Sq Ft	6.66667
S1	Ambika Ghosh	Shri Subal Chandra Halder	10 Sq Ft	6.66667
S1	Smt Priyanka Ghosh	Shri Subal Chandra Halder	10 Sq Ft	6.66667

For Information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 20/01/2016.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.



(Tudo Misa)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV
SOUTH 24 PARGANAS
South 24 Parganas, West
Bengal

Seller, Buyer and Property Details

and Lord & Developer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	<p>Shri Subal Chandra Halder Son of Late Makhan Ch Halder 842/15 Upen Banerjee Road, P.O:- Parnasree, P.S:- Bahala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060</p>

Land Lord Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Shri Satrughana Dey Son of Anil Dey Ukilpara Raigunj, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGZPD1058L.; Status : Individual; Date of Execution : 09/12/2015; Date of Admission : 09/12/2015; Place of Admission of Execution : Pvt. Residence</p>
2	<p>Shri Arijit Ghosh Son of Amalkrishna Ghosh Ukilpara Raigunj, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHKPG8576A.; Status : Individual; Date of Execution : 09/12/2015; Date of Admission : 09/12/2015; Place of Admission of Execution : Pvt. Residence</p>
3	<p>Shri Pradipta Kishore Bhattacharjee Son of Prasad Kishore Bhattacharjee College Para, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFQP85513G.; Status : Individual; Date of Execution : 09/12/2015; Date of Admission : 09/12/2015; Place of Admission of Execution : Pvt. Residence</p>
4	<p>Sudhrü Kundu Daugther of Subhandu Kumar Kundu Ramendrapally, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. COWPK7756P.; Status : Individual; Date of Execution : 09/12/2015; Date of Admission : 09/12/2015; Place of Admission of Execution : Pvt. Residence</p>

Land Lord Details

Name, Address, Photo, Finger print and Signature

Smt Chaina Addya (Alias: Smt Chaina Adhya)

Wife of Supriya Addya

Milanpara Purba, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134
Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACFPA4774J.; Status :
Individual; Date of Execution : 09/12/2015; Date of Admission : 09/12/2015; Place of Admission of
Execution : Pvt. Residence

6

Smt Gita Saha

Wife of Gopal Saha

Bandar Kalibari, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134
Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BRLPS4818M.; Status :
Individual; Date of Execution : 09/12/2015; Date of Admission : 09/12/2015; Place of Admission of
Execution : Pvt. Residence

7

Shri Gokul Chandra Karmakar

Son of Kalipada Karmakar

Sebakpally, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex:
Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. ATXPK4224E.; Status :
Individual; Date of Execution : 09/12/2015; Date of Admission : 09/12/2015; Place of Admission of
Execution : Pvt. Residence

8

Smt Putul Roy Karmakar (Alias: Smt Putul Karmakar)

Wife of Krishnapada Karmakar

Sebakpalli, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex:
Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADKPR3301G.; Status :
Individual; Date of Execution : 09/12/2015; Date of Admission : 09/12/2015; Place of Admission of
Execution : Pvt. Residence

9

Shri Goutam Dasgupta

Son of Amaresh Alias Amaresh Ch Dasgupta

Milanpara Purba, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134
Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADUPD5744P.; Status :
Individual; Date of Execution : 09/12/2015; Date of Admission : 09/12/2015; Place of Admission of
Execution : Pvt. Residence

10

Shri Jaydev Bhattacharya

Son of Vivekananda Bhattacharya

Tulshitala Paschim, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134
Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AFGPB9638C.; Status :
Individual; Date of Execution : 09/12/2015; Date of Admission : 09/12/2015; Place of Admission of
Execution : Pvt. Residence

Land Lord Details

Name, Address, Photo, Finger print and Signature

	<p>Shri Ashis Kumar Das Son of Jadab Ch Das Mastarpara Ukhalia, P.O:- Kasumandi, P.S:- Karandighi, District:-Uttar Dinajpur, West Bengal, India, PIN - 733132 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADGPD5591G,; Status : Individual; Date of Execution : 09/12/2015; Date of Admission : 09/12/2015; Place of Admission of Execution : Pvt. Residence</p>
12	<p>Smt Twisha Basu Roy Wife of Binay Kishna Basu Roy Ukilpara West, P.O:- Raigunge, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADJPB7947H,; Status : Individual; Date of Execution : 09/12/2015; Date of Admission : 09/12/2015; Place of Admission of Execution : Pvt. Residence</p>
13	<p>Shri Ratan Kumar Debnath Son of Dinesh Ch Debnath Chandor, P.O:- Karanjora, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733130 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ADGPD5597A,; Status : Individual; Date of Execution : 09/12/2015; Date of Admission : 09/12/2015; Place of Admission of Execution : Pvt. Residence</p>
14	<p>Ambika Ghosh Daughter of Tapan Kr Ghosh 1/259 A Gariahat Road South, P.O:- Jodhpur Park, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ATCPG5001A,; Status : Individual; Date of Execution : 09/12/2015; Date of Admission : 09/12/2015; Place of Admission of Execution : Pvt. Residence</p>
15	<p>Smt Priyanka Ghosh Daughter of Tapan Kr Ghosh 1/259 A Gariahat Road South, P.O:- Jodhpur Park, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AGIPG0224A,; Status : Individual; Date of Execution : 09/12/2015; Date of Admission : 09/12/2015; Place of Admission of Execution : Pvt. Residence</p>

Developer Details

Name, Address, Photo, Finger print and Signature

Shri Subal Chandra Halder

Son of Late Makhan Ch Halder

842/15 Upen Banerjee Road, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABKPH5147C.; Status : Individual; Date of Execution : 09/12/2015; Date of Admission : 09/12/2015; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
Sl No.	Identifier Name & Address	Identifier of	Signature
1	Mr Subrata Basak Son of Mr Santosh Ch Basak Judges Court Raigunj, P.O:- Raigunj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Shri Satrughana Dey, Shri Arijit Ghosh, Shri Pradipta Kishore Bhattacharjee, Sudhriti Kundu, Smt Chaina Addya, Smt Gita Saha, Shri Gokul Chandra Karmakar, Smt Putul Roy Karmakar, Shri Goutam Dasgupta, Shri Jaydev Bhattacharya, Shri Ashis Kumar Das, Smt Twisha Basu Roy, Shri Ratan Kumar Debnath, Ambika Ghosh, Smt Priyanka Ghosh, Shri Subal Chandra Halder	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Panchapota	LR Plot No:- 506 , LR Khatian No:- 2896	199.69 Chatak	49,70,000/-	68,64,337/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Structure Details				
Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
Gr. Floor	150 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1 On Land L1	150 Sq Ft.	30,000/-	45,000/-	Structure Type: Structure

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Ambika Ghosh	Shri Subal Chandra Halder	1.37287	6.66667
	Shri Arijit Ghosh	Shri Subal Chandra Halder	1.37287	6.66667
	Shri Ashis Kumar Das	Shri Subal Chandra Halder	1.37287	6.66667
	Shri Gokul Chandra Karmakar	Shri Subal Chandra Halder	1.37287	6.66667
	Shri Goutam Dasgupta	Shri Subal Chandra Halder	1.37287	6.66667
	Shri Jaydev Bhattacharya	Shri Subal Chandra Halder	1.37287	6.66667
	Shri Pradipta Kishore Bhattacharjee	Shri Subal Chandra Halder	1.37287	6.66667
	Shri Ratan Kumar Debnath	Shri Subal Chandra Halder	1.37287	6.66667
	Shri Satrugana Dey	Shri Subal Chandra Halder	1.37287	6.66667
	Smt Chaina Addya	Shri Subal Chandra Halder	1.37287	6.66667
	Smt Gita Saha	Shri Subal Chandra Halder	1.37287	6.66667
	Smt Priyanka Ghosh	Shri Subal Chandra Halder	1.37287	6.66667
	Smt Putul Roy Karmakar	Shri Subal Chandra Halder	1.37287	6.66667
	Smt Twisha Basu Roy	Shri Subal Chandra Halder	1.37287	6.66667
	Sudhrili Kundu	Shri Subal Chandra Halder	1.37287	6.66667

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area In(%)

Transfer of Property from Land Lord to Developer

No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area In(%)
51	Ambika Ghosh	Shri Subal Chandra Halder	10 Sq Ft	6.66667
	Shri Arijit Ghosh	Shri Subal Chandra Halder	10 Sq Ft	6.66667
	Shri Ashis Kumar Das	Shri Subal Chandra Halder	10 Sq Ft	6.66667
	Shri Gokul Chandra Karmakar	Shri Subal Chandra Halder	10 Sq Ft	6.66667
	Shri Goutam Dasgupta	Shri Subal Chandra Halder	10 Sq Ft	6.66667
	Shri Jaydev Bhattacharya	Shri Subal Chandra Halder	10 Sq Ft	6.66667
	Shri Pradipta Kishore Bhattacharjee	Shri Subal Chandra Halder	10 Sq Ft	6.66667
	Shri Ratan Kumar Debnath	Shri Subal Chandra Halder	10 Sq Ft	6.66667
	Shri Satrugana Dey	Shri Subal Chandra Halder	10 Sq Ft	6.66667
	Smt Chaina Addya	Shri Subal Chandra Halder	10 Sq Ft	6.66667
	Smt Gita Saha	Shri Subal Chandra Halder	10 Sq Ft	6.66667
	Smt Priyanka Ghosh	Shri Subal Chandra Halder	10 Sq Ft	6.66667
	Smt Putul Roy Karmakar	Shri Subal Chandra Halder	10 Sq Ft	6.66667
	Smt Twisha Basu Roy	Shri Subal Chandra Halder	10 Sq Ft	6.66667
	Sudhriti Kundu	Shri Subal Chandra Halder	10 Sq Ft	6.66667

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Dipak Kumar Das
Address	Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate

Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160408335 / 2015

Deed No/Year	16041000364242/2015	Serial no/Year	1604008767 / 2015
Deed No/Year	I - 160408335 / 2015		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Shri Subal Chandra Halder	Presented At	Private Residence
Date of Execution	09-12-2015	Date of Presentation	09-12-2015

Remarks

On 07/12/2015

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 69,09,337/-



(Tridip Misra)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 09/12/2015

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

Presented for registration at 20:45 hrs on : 09/12/2015, at the Private residence by Shri Subal Chandra Halder ,Claimant.

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

Execution is admitted on 09/12/2015 by

Shri Satrughana Dey, Son of Anil Dey, Ukilpara Raigunj, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Business
Indelified by Mr Subrata Basak, Son of Mr Santosh Ch Basak, Judges Court Raigunj, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/12/2015 by

Shri Arijit Ghosh, Son of Amalkrishna Ghosh, Ukilpara Raigunj, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Business
Indelified by Mr Subrata Basak, Son of Mr Santosh Ch Basak, Judges Court Raigunj, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/12/2015 by

Sri Pradipta Kishore Bhattacharjee, Son of Prasad Kishore Bhattacharjee, College Para, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Business
Identified by Mr Subrata Basak, Son of Mr Santosh Ch Basak, Judges Court Raigunj, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/12/2015 by

Sudhriti Kundu, Daughter of Subhendu Kumar Kundu, Ramendrapally, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Service
Identified by Mr Subrata Basak, Son of Mr Santosh Ch Basak, Judges Court Raigunj, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/12/2015 by

Smt Chaina Addya, Alias Smt Chaina Adhya, Wife of Supriya Addya, Milanpara Purba, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Business
Identified by Mr Subrata Basak, Son of Mr Santosh Ch Basak, Judges Court Raigunj, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/12/2015 by

Smt Gita Saha, Wife of Gopal Saha, Bandar Kalibari, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Business
Identified by Mr Subrata Basak, Son of Mr Santosh Ch Basak, Judges Court Raigunj, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/12/2015 by

Shri Gokul Chandra Karmakar, Son of Kalipada Karmakar, Sebakpally, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Professionals
Identified by Mr Subrata Basak, Son of Mr Santosh Ch Basak, Judges Court Raigunj, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/12/2015 by

Smt Putul Roy Karmakar, Alias Smt Putul Karmakar, Krishnapada Karmakar, Sebakpalli, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Business
Identified by Mr Subrata Basak, Son of Mr Santosh Ch Basak, Judges Court Raigunj, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/12/2015 by

Shri Goutam Dasgupta, Son of Amaresh Alias Amaresh Ch Dasgupta, Milanpara Purba, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Service
Indetified by Mr Subrata Basak, Son of Mr Santosh Ch Basak, Judges Court Raigunj, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/12/2015 by

Shri Jaydev Bhattacharya, Son of Vivekananda Bhattacharya, Tulshitala Paschim, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Service
Indetified by Mr Subrata Basak, Son of Mr Santosh Ch Basak, Judges Court Raigunj, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/12/2015 by

Shri Ashis Kumar Das, Son of Jadab Ch Das, Mastarpara Ukhalia, P.O: Kasumandi, Thana: Karandighi, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733132, By caste Hindu, By Profession Service
Indetified by Mr Subrata Basak, Son of Mr Santosh Ch Basak, Judges Court Raigunj, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/12/2015 by

Smt Twisha Basu Roy, Wife of Binay Kishna Basu Roy, Ukilpara West, P.O: Raigunge, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Service
Indetified by Mr Subrata Basak, Son of Mr Santosh Ch Basak, Judges Court Raigunj, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/12/2015 by

Shri Ratan Kumar Debnath, Son of Dinesh Ch Debnath, Chandor, P.O: Karanjora, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733130, By caste Hindu, By Profession Retired Person
Indetified by Mr Subrata Basak, Son of Mr Santosh Ch Basak, Judges Court Raigunj, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/12/2015 by

Ambika Ghosh, Daughter of Tapan Kr Ghosh, 1/259 A Gariahat Road South, P.O: Jodhpur Park, Thana: Lake, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700068, By caste Hindu, By Profession Business
Indetified by Mr Subrata Basak, Son of Mr Santosh Ch Basak, Judges Court Raigunj, P.O: Raigunj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/12/2015 by

Smt Priyanka Ghosh, Daughter of Tapan Kr Ghosh, 1/259 A Gardahat Road South, P.O: Jodhpur Park, Thana: Lake, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700066, By caste Hindu, By Profession Service

Identified by Mr Subrata Basak, Son of Mr Santosh Ch Basak, Judges Court Raiganj, P.O: Raiganj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/12/2015 by

Shri Subal Chandra Halder, Son of Late Makhan Ch Halder, 842/16 Upen Banerjee Road, P.O: Parnashree, Thana: Behala, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060, By caste Hindu, By Profession Business

Identified by Mr Subrata Basak, Son of Mr Santosh Ch Basak, Judges Court Raiganj, P.O: Raiganj, Thana: Raiganj, . Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, By caste Hindu, By Profession Advocate



(Tridip Misra)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 10/12/2015

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60/- (E = Rs 28/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 60/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Draft Rs 9,100/-, by Stamp Rs 1,000/-

Description of Stamp

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 551, Purchased on 29/09/2015, Vendor named Shashanka Sekhar Roychowdhury.

Description of Draft

1. Rs 9,100/- is paid, by the Draft (other) No: 419869000382, Date: 09/12/2015, Bank: STATE BANK OF INDIA (SBI), PARNASHREE.



(Tridip Misra)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2015, Page from 111116 to 111173
being No 160408335 for the year 2015.



Digitally signed by TRIDIP MISRA
Date: 2015.12.16 19:14:57 +05:30
Reason: Digital Signing of Deed.

Tridip Misra

(Tridip Misra) 12/16/2015 7:14:56 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)