

1668/17

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 636174

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

A-0-571896/17
24/04/17, 12-33

Additional District Sub-Registrar,
Garia South 24 Parganas

DEVELOPMENT AGREEMENT

27 APR 2017

THIS DEVELOPMENT AGREEMENT is made on the 27th day of April, 2017 (two thousand seventeen) **BETWEEN SRI TAPASH BHADURI** (PAN NO. AJWPB4316R) son of- Late Amaresh Chandra Bhaduri, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at- 74, Bidhanpally, Police Station - Bansdroni, Kolkata - 700084, hereinafter referred to as the **LANDOWNER** (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his heirs, successors, executors, administrators, legal representatives, assigns) of the **ONE PART**

21 APR 2017

S.L. No. 735 Date.....

Name.....

SATHI KAR

Address.....

Advocate

Baruipur Civil Court

Value 50/-

Govt. Stamp Vender
SABYASACHI DEB
Sonarpur A.D. S.R.O., Kol.-150



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Additional District Sub-Registrar,
Garia South 24 Parganas

21 APR 2017

Identified by me
Bhaskar Chanda
810, Goutam Chanda
159, Garia Stn. Rd.
Kol-84
Service

AND

GANGULY HOME SEARCH PRIVATE LIMITED (PAN NO. AADCG2860J) a Company incorporated under the Companies Act, 1956, and having its registered Office at- 167, Garia Station Road, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084 and represented by its Director **SRI AMIT GANGULY** (PAN NO. AIEPG3746R) son of- Sri Ranjit Ganguly, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- 174, Garia Station Road (opposite Garia Baroda Prasad High School), P.O.- Garia, P.S. - Sonarpur, Kolkata - 700084, hereinafter jointly called as the **DEVELOPER** (which terms or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**

WHEREAS the **LANDOWNER** is now the joint owner of undivided $1/8^{\text{th}}$ share of the Danga land measuring about 40.25 decimal which is equivalent to more or less 5.03 decimal be the same a little more or less which is free from all encumbrances, lien, dependencies, charges whatsoever and the said land has been more fully and particularly described in the First Schedule hereunder written.

AND WHEREAS originally Ramchandra Sardar, son of- Baikuntha Sardar was the recorded owner of the land in R.S. Dag No. 1231, 1236 & 1237 all in Mouza- Barhans Fartabad with other lands and after the death of Ramchandra Sardar his 2 (two) sons namely Nanigopal Sardar and Hiralal Sardar jointly inherited the said lands of Ramchandra Sardar and thereafter



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on 16.05.1967 Nanigopal Sardar and Hiralal Sardar for making proper division and demarcation of their respective shares in the said lands of Ramchandra Sardar executed a Deed of Partition between them, which was registered before Sub. Registrar, Sonarpur and recorded in Book No. I, Volume No. 13, Pages 146 to 155, Being No. 686, for the year 1967;

AND WHEREAS Hiralal Sardar being the Second Party and as per "Schedule- Ga" of the said Deed of Partition got the absolute ownership of the land measuring about 7 decimal in R.S. Dag No. 1231, R.S. Khatian No. 1792, 6 decimal in R.S. Dag No. 1236, R.S. Khatian No. 1792, 1737, 26 decimal in R.S. Dag No. 1237, R.S. Khatian No. 511 alongwith other lands and 1.25 decimal of land as common area (out of which 0.75 decimal of land in R.S. Dag No. 1231 & 0.5 decimal of land in R.S. Dag No. 1237) and after the death of Hiralal Sardar on 08.03.1980 and that of his wife Anila Sardar on 27.12.2006, their 2 (two) sons namely Sri Purnendu Sekhar Sardar, Arabinda Sekhar Sardar and 6 (six) daughters namely (1) Biva Mondal, (2) Prova Giri, (3) Sova Roy Naskar, (4) Niva Mondal, (5) Reba Sardar (6) Subhra Mondal - all 8 (eight) of them jointly inherited the said land total measuring about 39 decimal along with common area of 1.25 decimal and each of them became the joint owner of the undivided $\frac{1}{8}$ th share of the said total land of (39+1.25) decimal = 40.25 decimal, i.e. each of them became the joint undivided owner of 5.03 decimal of land;

AND WHEREAS thus by virtue of Law of Inheritance under the provisions of Hindu Succession Act, 1956, Purnendu Sekhar Sardar became the joint



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owner of the undivided $\frac{1}{8}$ th share of the said land of 40.25 decimal, i.e. 5.03 decimal of land and thereafter on 14.02.2013, Purnendu Sekhar Sardar sold the said land measuring about 5.03 decimal to Tapash Bhaduri (the Landowner herein), by virtue of a Deed of Conveyance registered before A.D.S.R Sonarpur and recorded in Book No. I, C.D Volume No. 7, Pages 5075 to 5087, Being No. 2518, for the year 2013 and since then he has been enjoying the ownership of the said land;

AND WHEREAS the land which is being described hereinabove within these presents is situated under the Jurisdiction of Rajpur Sonarpur Municipality Ward No. 28, and the Landowner at present has been enjoying the said land as more fully described in the First Schedule hereunder written without any interruption and hindrances and the Landowner is thus in lawful possession of the said entire land and adversely to the interest of any body else and the Landowner has every right to deal with this land with any other person;

AND WHEREAS the Landowner is very much desirous to construct a building on maximum availability of FAR as per existing rule of Rajpur Sonarpur Municipality on their said First Schedule land and to do and to make construction of a new building/s on their said land, they have no such experience in the matter and so the Landowner approached the parties of Second Part herein to make construction of the new building as per the already sanctioned building plan No. 312/CB/28/35 dated 31.03.2017 to be sanctioned by the Rajpur



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Sonarpur Municipality at their cost as well as specification annexed in Second Schedule hereto;

AND WHEREAS the parties of the Second Part herein have agreed to make the construction of the proposed new building/s in flat systems for residential and other purposes in exchange of getting their cost of construction and their remuneration for supervision of such construction in kind of flats, car-parking spaces etc. after deducting or giving the Landowner allocation as more fully described and mentioned hereunder written and it is appearing as consideration for the land as described in the First Schedule hereunder written.

AND WHEREAS the parties of the Second part herein shall get rest of the construction of said proposed building. It has been clearly mentioned and described hereunder that the parties of the Second part shall erect the entire proposed building at their cost and supervision and labour and thereafter they shall deliver the Landowner Allocations as mentioned herein to be erected as per annexed, specification as well as sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality and to meet up such expenses they shall collect the entire money from the sale of their portion to be sold to the interested parties from whom they shall collect entire cost of construction as well as cost of land in connection with the said flats, car parking spaces etc.

AND WHEREAS the parties of the Second Part has agreed to do this project by constructing a building/s on the said land up to



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maximum height as per sanctioned building plan already sanctioned by Rajpur Sonarpur Municipality at his cost and also providing for common areas and other facilities/amenities for the purpose of selling of flats/apartments as described hereunder, the parties of the Second Part shall get and enjoy all other flats, car-parking spaces etc. of the proposed building/s to be constructed excluding the portions to be given to Landowner by the Developer on the following terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH as follows:-

ARTICLE-I : TITLE, INDEMNITY & DECLARATION

- (i) The Owner hereby declares that he has good and absolute right and title to the said premises without any claim, right or interest of any person or persons claiming under or in trust for the owner and the owner have a good and marketable title to enter into this Agreement with the Developer and the Owner hereby undertakes to indemnify and keep indemnified the Developer against any and every part of claim action and demand whatsoever.
- (ii) The Developer shall construct and complete the building/s on the said premises in a proper and workman-like manner in terms of the sanctioned plan and as per Specifications of construction mentioned in the Second Schedule hereunder written.
- (iii) The Owner hereby assures and declares that there is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 on the said premises.



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- (iv) The Owner hereby also undertakes that the Developer shall be entitled to construct and complete the building on the said premises as agreed between the parties hereto and to retain the Developer's Allocation therein without any interference from the Owner or any person or persons claiming through or under or in trust for him.
- (v) It is clearly agreed and understood between the Owner and the Developer that entering into this Agreement for development of the building will not be construed any Partnership between the Owner and the Developer and forming of Association of persons involving the said premises and during the period of construction of the building/s, the Developer shall hold the possession of the said premises as licensee and not in any other capacity and the Owner and in the absence of the Owner the legal heirs of the Owner hereby jointly and severally declare and undertake that they shall not cancel this Agreement for any reason whatsoever.

ARTICLE- II: DEVELOPMENT RIGHTS

- (i) The Owner hereby grant exclusive right to the Developer to build upon and commercially use the said premises for construction of building or buildings in accordance with the Sanctioned plan or the revised plan to be sanctioned by the appropriate authority with such alterations or modifications as may be thought fit by the Developer with prior intimation to and consent of the Owner.



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- (ii) All applications, plans and other papers and documents shall be submitted by the Developer in the name and as Lawful Constituted Attorney of the Owner and the Developer will pay all costs and fees required to be paid or deposited for revised sanction of the plan, if any, for the building/s and/or commercial use of the said premises, the Landowner will execute a registered General Power of Attorney in favour of the Developer for smooth running of the constructing work.

ARTICLE-III: COMMENCEMENT

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

ARTICLE-IV: BUILDING

- (i) The Developer shall at its own costs construct the building on the said premises with 1st class building materials.
- (ii) The Developer shall also provide in the building facilities in terms of the sanctioned building plan or under any consequent sanctioned or approval relative to the construction of the building on the said premises.
- (iii) The building construction will be completed within 36 (thirty six) months from the starting of the construction work on the First Schedule land, subject to Force-Majure clause.



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ARTICLE-V: SPACE ALLOCATION

On the basis of the total area comprised in the said First Schedule land and as per the rules and regulations of the Rajpur Sonarpur Municipality, it has been agreed that the said built up area shall be divided and allocated between the Owner and Developer hereinafter called "The Owner's Allocation" and "The Developer's Allocation" wherein the Owner will be entitled to **One Flat measuring about 1020 sq. ft. super built up area** situated in **Second Floor, Block - II, Part- II, Type- J** and **one car-parking space** at the **Ground Floor** of the to be constructed building as per sanctioned building plan on the First Schedule premises and **rest flats and car-parking spaces** will be allotted towards Developer's share of allocation.

PART-I

OWNER'S ALLOCATION

One Flat and one car-parking space of the to be constructed building on the First Schedule premises will be provided to the Owner. Be it clearly mentioned that the Owner will accept the possession of the Owner's Allocation after the completion of work in a habitable condition by the Developer. Immediately after completion of work of the Owner's Allocation in a complete habitable condition the Developer will inform the same to the Owner by written notice requesting him to take the delivery of possession of the Owner Allocation fixing the date and time.



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PART-II**DEVELOPER'S ALLOCATION**

Balance/remaining Flats and car-parking spaces of the to be constructed building on the First Schedule premises flats and car-parking spaces other than the Owner Allocation.

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

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

ARTICLE-VI: CONSIDERATION AND PAYMENT

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



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

ARTICLE-VII: OWNER OBLIGATION

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

ARTICLE- VIII: DEVELOPER'S OBLIGATION

The Developer shall carry out the construction work in a proper manner and shall deliver the Landowner their allocations within the time mentioned hereinabove.

ARTICLE- IX: COMMON FACILITIES

- (i) The Developer will pay all arrears, rates and taxes in respect of the First Schedule land from the date of execution of this Agreement and the Owner and Developer upon completion of the building shall pay




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and bear all taxes and other dues and outgoings including the service and maintenance charges in respect of their respective allocations proportionately; and such common maintenance charges will be calculated between the Landowner and the Developer after taking possession, and such common expenses shall be paid by the Owner from the date of taking possession of his allocations in the proposed new building/s.

- (ii) As soon as the building is completed and certified by the Architect to be fit for occupation, the Developer shall give written notice to the Owner requesting them to take possession of the Owner Allocations in the building and on and from the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all Municipal and Land taxes, rates, duties and other public outgoings and maintenance charges whatsoever payable in respect of the Owner Allocation, the rates to be apportioned pro-rata with reference to the saleable space if they are levied on the building as a whole.
- (iii) The Owner and the Developer shall punctually and regularly pay the said rates to the concerned authorities in consultation with each other and each of them shall keep indemnified the other against all actions, claims, demands, costs, charges, expenses, proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the Owner/Developer.



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ARTICLE- X:- MISCELLANEOUS

- i) "Force Majeure" shall mean the reasons beyond the Developer's control for giving possession of the Owner allocations to the Owner within the time period mentioned hereinabove, such as storm, tempest, flood, earthquake and other Acts of God or Acts of Government, Statutory Body etc., strike, riot, mob, air-raid, order of injunction or otherwise restraining development or construction at the said land by the Court of Law, Tribunal or Statutory Body, scarcity or no availability of building materials equipments or labourers, changes in laws for the time being in force resulting in stoppage of construction at the said land.
- ii) Nothing in these shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof or the building to be built thereon to the Developer or as creating any right, title or interest in respect thereof in the Developer other than an exclusive license to the Developer to commercially exploit the same as per mutually agreed plan or construction in terms hereof.
- iii) All taxes, khajnas and other dues in respect of the said premises for and up to the date of this Agreement shall be payable by the Landowner.
- iv) The parties hereto have agreed to register this instrument as and when required.



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FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the joint undivided $\frac{1}{8}$ th share of the Danga land of 40.25 decimal, i.e. **5.03 decimal** be the same a little more or less out of which 0.97 decimal from (7+0.75) decimal = 7.75 decimal in R.S. Dag No. 1231, R.S. Khatian No. 1792, 0.75 decimal from 6 decimal in R.S. Dag No. 1236, R.S. Khatian No. 1792, 1737 and 3.31 decimal from (26+0.5) decimal = 26.5 decimal in R.S. Dag No. 1237, R.S. Khatian No. 511 all in Mouza- Barhans-Fartabad, J.L. No.47, R.S. No.- 7, Holding No. 684, Paschim Mahamayapur, Touzi No.- 109, in Police Station- Sonarpur, A.D.S.R.- Garia, under Ward No.- 28 of Rajpur Sonarpur Municipality, District - 24 Parganas (South), and the entire land is butted and bounded as follows :-

ON THE NORTH : By 24 feet wide public road;

ON THE SOUTH : By R.S. Dag No. 1356;

ON THE EAST : By R.S. Dag No. 1232, 1233 & 1231 (P);

ON THE WEST : By R.S. Dag No. 1242, 1355;

SECOND SCHEDULE ABOVE REFERRED TO

(Specifications of construction)

1. Foundation & Structures

- a. Deep RCC pile foundation
- b. RCC framed structure on concrete piles

2. Walls

- a. Plaster of Paris interiors



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- b. Attractive external finish with best quality cement paint

3. Windows

Aluminum windows with large glass panes & grill.

4. Doors

All doors will be of Flush doors.

5. Flooring

Vitrified Tiles Flooring.

6. Kitchen

- a. Coloured / designed ceramic tiles up to height of 2 ft.
- b. Guddapha stone kitchen counter top
- c. Provision for exhaust fan

7. Bathrooms

- a. Coloured/ designed ceramic tiles up to height of 5 ft.
- b. Concealed plumbing system using standard make pipes and fittings
- c. White sanitary ware of ISI Mark with C.P. fittings
- d. Provision for exhaust fan

8. Electricals

- a. PVC conduit pipes with copper wiring
- b. 15 & 5 Amp Points one each in living room, bedrooms, bathrooms and kitchen



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- c. Electrical Calling Bell point at entrance of residential flats
- d. Concealed Telephone point in living room
- e. T.V. point in living room

9. Special Features

- a. Common Staff toilet in ground floor
- b. Boundary walls with decorative grills and gate
- c. Deep tube-well and overhead tank
- d. Roof treatment for water proofing

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

WITNESSES

1. *Trang's ofr.*
Hahangpur School Rd.
Gariahat, Calcutta - 84.

Tapash Bhattacharya

SIGNATURE OF THE LAND OWNER

2. *Bhaskar Chandra*
Gariahat Rd.
Cal - 84

For GANGULY HOME SEARCH PRIVATE LIMITED

[Signature]
Director

SIGNATURE OF THE DEVELOPER

Drafted by:-

Dibakar Bhattacharjee
Dibakar Bhattacharjee
Advocate,
High Court, Calcutta.



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Additional District Sub-Registrar,
Garia South 24 Parganas

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SPECIMEN FORM FOR TEN FINGER PRINTS

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



Tapank Bhadani

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



Shakti Ch

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

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



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Additional District Sub-Registrar,
Garia South 24 Parganas

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

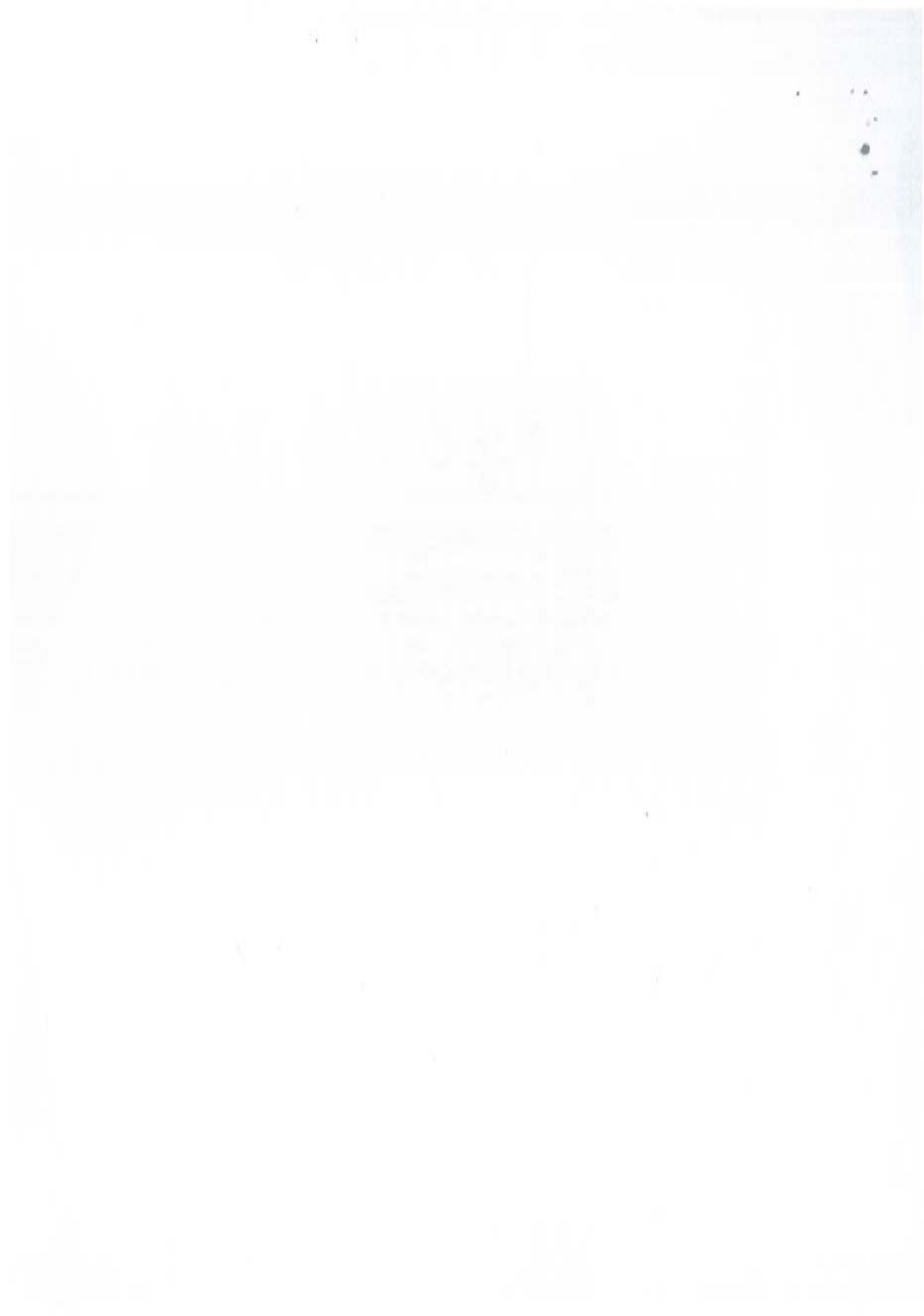


AMIT GANGULY
RANJIT GANGULY
111111977

Permanent Account Number

AIEPG3746R

[Handwritten Signature]
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GANGULY HOME SEARCH
PRIVATE LIMITED

30/06/2008

Permanent Account Number

AADCG2860J



Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TAPASH BHADURI
AMARESH CHANDRA BHADURI



01/01/1968
Permanent Account Number
AJWPB4316R



Tapash Bhaduri
Signature

Major Information of the Deed




Deed No :	I-1629-01387/2017	Date of Registration	27/04/2017
Query No / Year	1629-0000571896/2017	Office where deed is registered	
Query Date	27/04/2017 10:46:23 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dibakar Bhattacharjee High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831072514, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 60,86,300/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,050/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad, Holding No:700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1231	RS-1792	Bastu	Danga	0.97 Dec	50,000/-	11,73,700/-	Width of Approach Road: 24 Ft.,
L2	RS-1236	RS-1792	Bastu	Danga	0.75 Dec	50,000/-	9,07,500/-	Width of Approach Road: 24 Ft.,
L3	RS-1237	RS-511	Bastu	Shali	3.31 Dec	1,00,000/-	40,05,100/-	Width of Approach Road: 24 Ft.,
		TOTAL :			5.03Dec	2,00,000 /-	60,86,300 /-	
		Grand Total :			5.03Dec	2,00,000 /-	60,86,300 /-	



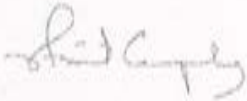
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	Mr Tapash Bhaduri Son of Late Amaresh Chandra Bhaduri Executed by: Self, Date of Execution: 27/04/2017 , Admitted by: Self, Date of Admission: 27/04/2017 ,Place : Office			
		27/04/2017	LTI 27/04/2017	27/04/2017
74, Bidhanpally, P.O:- Garia, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AJWPB4316RStatus :Individual				


***Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	Ganguly Home Search Private Limited (Private Limited Company) 167, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 PAN No.:AADCG2860J Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Amit Ganguly (Presentant) Son of Mr Ranjit Ganguly Date of Execution - 27/04/2017, , Admitted by: Self, Date of Admission: 27/04/2017, Place of Admission of Execution: Office	 Apr 27 2017 4:00PM	 LTI 27/04/2017	 27/04/2017
	174, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AIEPG3746R Status : Representative, Representative of : Ganguly Home Search Private Limited (as Director)			

Identifier Details :

Name & address	
Mr Bhaskar Chanda Son of Mr Goutam Chanda 159, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Tapash Bhaduri, Mr Amit Ganguly	27/04/2017
	

Transfer of property for L1

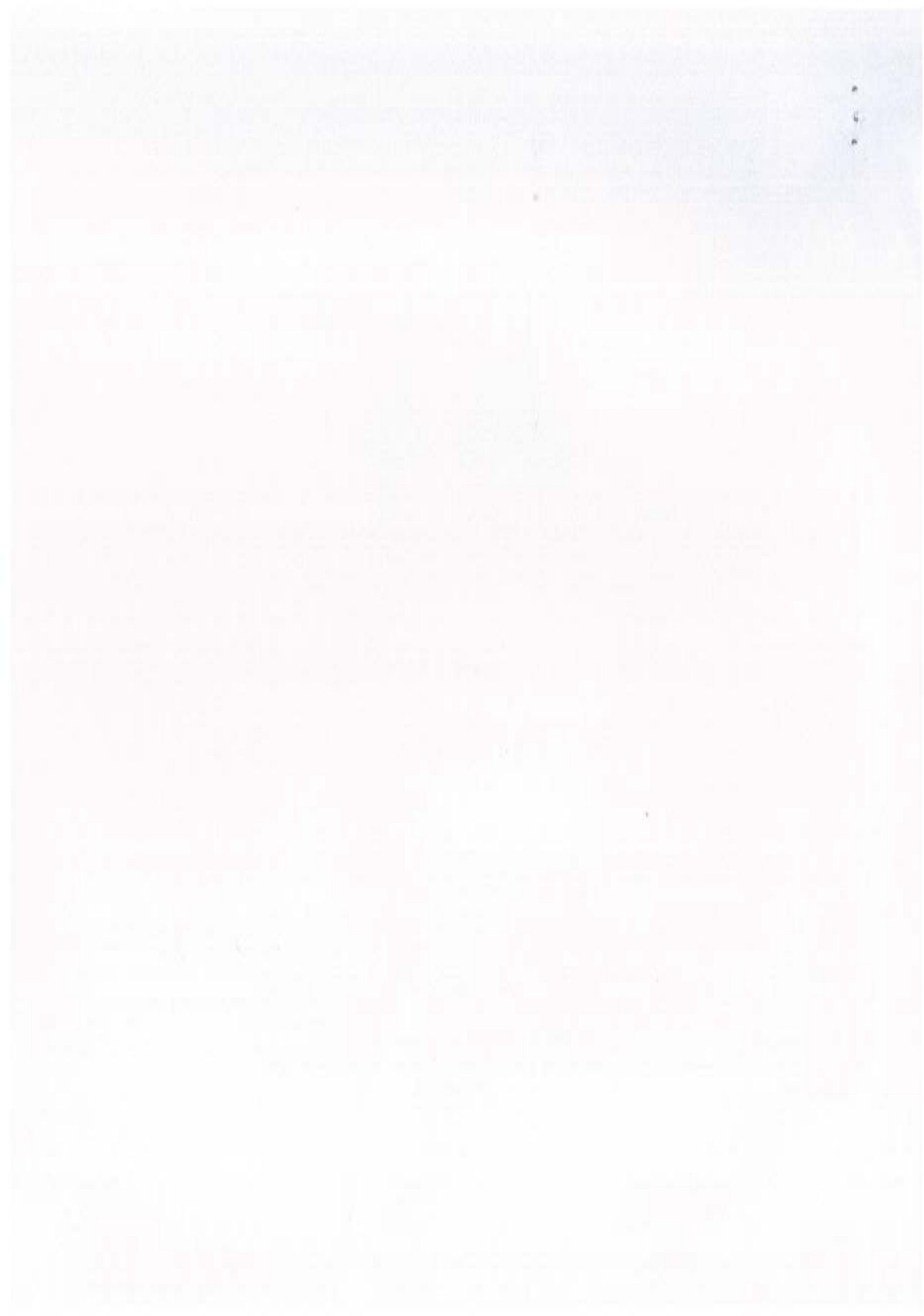
Sl.No	From	To. with area (Name-Area)
1	Mr Tapash Bhaduri	Ganguly Home Search Private Limited-0.97 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Tapash Bhaduri	Ganguly Home Search Private Limited-0.75 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Tapash Bhaduri	Ganguly Home Search Private Limited-3.31 Dec



Endorsement For Deed Number : I - 162901387 / 2017

On 27-04-2017

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:33 hrs on 27-04-2017, at the Office of the A.D.S.R. GARIA by Mr Amit Ganguly ..

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 60,86,300/-

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

Execution is admitted on 27/04/2017 by Mr Tapash Bhaduri, Son of Late Amaresh Chandra Bhaduri, 74, Bidhanpally, P.O: Garia, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Identified by Mr Bhaskar Chanda, , , Son of Mr Goutam Chanda, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

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

Execution is admitted on 27-04-2017 by Mr Amit Ganguly, Director, Ganguly Home Search Private Limited (Private Limited Company), 167, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr Bhaskar Chanda, , , Son of Mr Goutam Chanda, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Draft Rs 10,000/-, by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 735, Amount: Rs.50/-, Date of Purchase: 21/04/2017, Vendor name: S Deb

Description of Draft

1. Draft(8554) No: 105079000382, Date: 27/04/2017, Amount: Rs.10,000/-, Bank: STATE BANK OF INDIA (SBI), FARTABAD



Abhijit Bera

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2017, Page from 31990 to 32014
being No 162901387 for the year 2017.



Digitally signed by ABHIJIT BERA
Date: 2017.04.28 13:38:54 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 4/28/2017 1:38:54 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)