

That the Original Papers of the said property had already been handed over by the First Part to the Second Part.

10. That the Developer shall not assign the development work of the said property to any Other Third Party without the prior consent from the Landowners.

11. That it has been amicably settled by and between both the Parties herein that after completion of the project the vacant space lying and situated on the land of this said property will be in the possession of the Developer herein exclusively and the Landowners will have no objection for that same.

12) That the Developer herein have the authority and power for taking over the maintenance management and affairs of the entire Complex and the Landowners herein agree to become the members thereof and also agree to pay the Maintenance Charges per month to the Developer herein from the date of their possession in their respective allocation as cited in the Owners' Allocation herein and the said Maintenance Charges will be decided by the Developer herein at the time of the possession of the Landowners' Allocation and the Landowners shall abide the same.

13) That the Landowners shall liable to pay Goods and Service Tax as applicable for the Unit wholly as per Owners' allocation.

ARTICLE XVI **FORCE MAJEURE CLAUSE**

The Landowners and the Developer hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the respective obligations prevented by the existence of bona-fide force majeure shall be suspended during duration of the force majeure.

ARTICLE XVII **ARBITRATION**

In case of any dispute and difference or question arising between the parties hereto with regard to this Agreement, the same shall be referred to Arbitration under the provision of the Indian Arbitration & Reconciliation Act, 1996 and/or any other statutory modification and/or Re-enactment.



FIRST SCHEDULE OF THE PROPERTY :**Description of the Land**

ALL THAT piece and parcel of the said parcel of Bastu land on physically measuring about 35 Sataks or 21 Cottahs 8 Chittacks more or less (which mutated as 38 Sataks in the records of Municipality) along with 400 Sq. ft. Tiles Shed Structure standing thereon, lying and situated at R.S. Dag Nos. 351 and 354 and L.R. Dag Nos. 474 and 477 under R.S. Khatian Nos. 8, 206 and 147 and L.R. Khatian Nos. 262, 841, 842 and 1033 of Mouza- Rampur, J.L. No. 10, Touzi Nos. 9 and 411, R.S. No. 352, under the Maheshtala Municipality Ward No. 11, Holding No. C2-91/88/1, 2, 3, 4, 5, G. L. Roy Road, P.O. Gobindapur (M), P.S. Maheshtala, Kolkata- 700141, District- South 24 Parganas, A.D.S.R. Behala, South 24 Parganas and the same is butted & bounded as follows:-

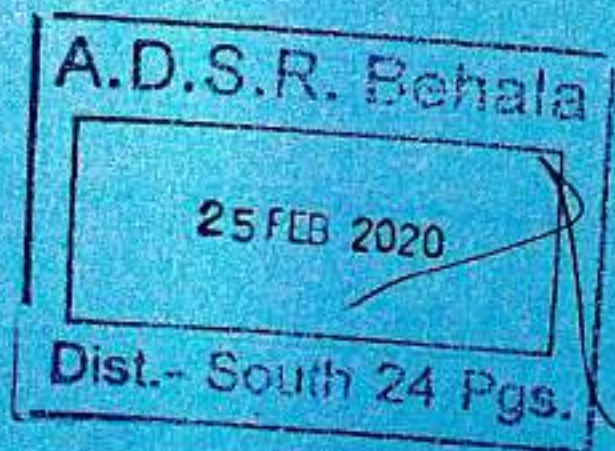
ON THE NORTH	:	By Plot of Ganesh Pramanick and Longia Motors;
ON THE SOUTH	:	By 6'- 00" wide Common Passage;
ON THE EAST	:	By 14'- 00" wide Road;
ON THE WEST	:	By Property of Chapdani Industries;



SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

- (1) a) The Landowners shall have to be jointly allotted 1 (One) number of self contained Flat on the First Floor of Block- C, South- West Facing, measuring more or less 800 sq.ft. super built up area comprising of 2 (Two) Bedrooms, 1 (One) Living cum Dining Room, 1 (One) Kitchen, 2 (Two) Toilets and 1 (One) Veranda.
- b) The Landowners shall have to be jointly allotted 1 (One) number of self contained Flat on the Second Floor of Block- B, South- West Facing, measuring more or less 800 sq.ft. super built up area comprising of 2 (Two) Bedrooms, 1 (One) Living cum Dining Room, 1 (One) Kitchen, 2 (Two) Toilets and 1 (One) Veranda.
- c) The Landowners shall have to be jointly allotted 1 (One) number of self contained Flat on the Second Floor of Block- B, North- West Facing, measuring more or less 800 sq.ft. super built up area comprising of 2 (Two) Bedrooms, 1 (One) Living cum Dining Room, 1 (One) Kitchen, 2 (Two) Toilets and 1 (One) Veranda.
- 2) The Landowners shall have to be allotted 1 (One) No. of Car Parking Space of Block- C, measuring more or less 100 sq.ft. on the Ground Floor.
- 3) The Landowners shall be given the rent per month by the Developers for the consequences of shifting and the said rent will be payable per month by the Developer to the said Landowners herein will be settled amicably between them from the execution of this Agreement till the possession of the said flats is given.





Landowners after the completion of the said proposed Multistoried Buildings consisting of 3 (Three) Nos. of Block with Lift facilities.

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION: Shall mean the entire built up area including staircase in the Multistoried Buildings consisting of 3 (Three) Nos. of Block with Lift facilities as per Building Plan that has been sanctioned by the Maheshtala Municipality Authority other than the allotment of the Owners as specifically written above in "Owners' Allocation" along with undivided proportionate share of right and interest in the First Schedule land together with all common facilities, benefits, amenities, easements on the First Schedule land and the said proposed Multistoried Buildings consisting of 3 (Three) Nos. of Block with Lift facilities to be constructed on the said parcel of Bastu land on physically measuring about 35 Sataks or 21 Cottahs 8 Chittacks more or less (which mutated as 38 Sataks in the records of Municipality) along with 400 Sq. ft. Tiles Shed Structure standing thereon, lying and situated at R.S. Dag Nos. 351 and 354 and L.R. Dag Nos. 474 and 477 under R.S. Khatian Nos. 8, 206 and 147 and L.R. Khatian Nos. 262, 841, 842 and 1033 of Mouza- Rampur, J.L. No. 10, Touzi Nos. 9 and 411, R.S. No. 352, under the Maheshtala Municipality Ward No. 11, Holding No. C2-91/88/1, 2, 3, 4, 5, G. L. Roy Road, P.O. Gobindapur (M), P.S. Maheshtala, Kolkata- 700141, District- South 24 Parganas, A.D.S.R. Behala, South 24 Parganas, more fully and particularly described in the First Schedule written herein before.



FOURTH SCHEDULE

COMMON AREAS

- a. The land on which the Multistoried Buildings consisting of 3 (Three) Nos. of Block with Lift facilities are located, all easement and quasi-easements rights, dominant heritage etc. belonging to land and buildings.
- b. The foundation columns, griders, supports main wall, lobbies, stair, staircase, ways, entrance and exists of the buildings.
- c. The easements and wards.
- d. Installation of common services such as powers, lights, water, sewerage etc.
- e. Tanks pump, meters, compressors, pipes and tubes and general apparatus and installations existing for common use and passage and paths etc.
- f. All other parts of this property necessary for convenient to the existence, maintenance and safety of the Buildings and common enjoyment or normally in common use.
- g. Boundary walls.
- h. Electric meter, Lifts, Lift Rooms, pump and switches fixed in the common areas.

FIFTH SCHEDULE (Specification of Construction)

1. **R.C.C. Work:** reinforcement: for column, beams, slab, etc. as per drawing, concrete with stone chips gravies, medium course of sand, cement and rod with ISI Mark.
2. **Brick-work:** Brick work outer wall 8"- inner wall 3" as and when necessary.
3. **Plaster work:** any wall plaster (inside or outside) and any ceiling plaster would be with cement/sand.
4. **Putty work.**



5. **Floor work:** Cast in (2'X2') Floor Tiles to all floor 3' height skirting to all rooms.
6. Cooking platform made by the black stone with 3' height glaze tiles.
7. Wall of bath rooms casted with glaze tiles with of 6' height.
8. Door frame should be with Shal wood according to the door size.
9. Door 1'-0" thick of commercial flush door finished with wood primer on main door and necessary fittings.
10. **Windows:** Steel windows fitted with M.S. Aluminium sliding with iron stay and handle covered with glass (white) properly painted with primer.
11. **Water supply:** main source of water would be stored on to the overhead reservoir. Water should be supplied to each flat from the overhead tank. Main waterline, from overhead reservoir through pump by supreme polythene pipe of standard make all connections between overhead reservoirs to each flat.
12. **Sanitary and Plumbing:** Septic and tank would be as per Building Plan specification. It would be connected with the main sewerage system of the Kolkata Municipal Corporation (underground). All soil pipe would be of 4" dia properly fixed with the wall and connected with the septic tank.
13. **Basin and Sink:** One basin would be provided at the dining space white colors with all fittings.
14. **Bath room:** Indian/English type all would be open (connected) with cistern. All porcelain material would be of commercial make and white colors. One bathroom will be provided with hot and cold mixture line.
15. **Electric:** Excluding bulb, tube, fan exhaust fan, etc. owner would not spend for meter deposit, service charge and/or any expenses towards CESC and the wire should be of I.S.I. marked.
16. **Common points:** Nos. Of common point for main gate, passage surroundings the building, pump, stair, and gate (copper wire with fittings).
17. **Bed Room:** Light Point, fan points, power points at Board (15 Amp) at bed side (copper wire with fittings).
18. **Drawing/Dining:** Light point, fan point, power points (15 Amp) at board (30) power point for television and fridge (copper with fittings).



19. Bath room: Light point, power point (15 Amp) at Board, (copper wire with fittings)

20. Kitchen: Light point, power point (15 Amp) at Board.

21. Balcony: Light point (Copper wire with fittings).

MAIN GATE: One M.S. sheet Gate or grill gate with locking arrangements.

PAINTING: Exterior portion of the building would be finished with snowchem and Weather Coat paint (standard make 1/3, 2 coats with proper up riling of water, interior wall would be plaster of Paris).

EXTRA WORK:- All the expenses regarding extra work will be borne by the Landowners and the Cost for installation of the Electric Meter will be borne by the Landowners and that said amount will be payable by the Landowners to the Developer.

Binal K. Bhalwani



IN WITNESS WHEREOF the parties hereto set and subscribed their respective hand and seal on the day month and year first above written.

SIGNED & DELIVERED

By the **LANDOWNERS**

In presence of:

1. Malay Lal
Bogarkhor
Khat-141
2. Rupa Mallick
Sara Mijza & yas. Mallick Para
Khat-700019

31/05/21-53713

31/05/21

Biju Sarda

Raju Sarda.

.....
SIGNATURE OF THE LANDOWNERS

SIGNED, SEALED & DELIVERED

By the **BUILDER/DEVELOPER**

in presence of:

1. Malay Lal
Bogarkhor
Khat-141

M/S. SHIBALI CONSTRUCTION
Sonata Mondal SK Int for
PARTNER PARTNER

M/S. SHIBALI CONSTRUCTION
Biswal Mr. Balwinder
PARTNER PARTNER

.....
SIGNATURE OF THE BUILDER/DEVELOPER

2. Rupa Mallick
Sara Mijza & yas. Mallick Para
Khat-700013

Drafted and Prepared by me:

Avishek Guha

AVISHEK GUHA
ADVOCATE
HIGH COURT, CALCUTTA

AVISHEK GUHA
Advocate
High Court, Calcutta
130/A, Sagar Manna Road,
Parnasree, Kolkata-700060
Enrolment No. F/2226/2010











Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16070000333634/2020







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	Mr MANMATHA SARDAR Alias Mr MANMATH NATH SARDAR Rampur, G. L. Roy Road, P O :- Gobindapur (M), P S - Maheshtala, Maheshtala, District:-South 24- Parganas, West Bengal, India, PIN - 700141	Land Lord			 25.02.2020
2	Mrs KALPANA SARDAR Rampur, G. L. Roy Road, P.O:- Gobindapur (M), P.S:- Maheshtala, Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700141	Land Lord			 25.02.2020

Binod Mahalingam



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

No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr BIJU SARDAR Rampur, G. L. Roy Road, P.O - Gobindapur (M), P.S - Maheshtala, Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700141	Land Lord			<i>Biju Sardar</i> 25.02.2020
4	Mr RAJU SARDAR Rampur, G. L. Roy Road, P.O - Gobindapur (M), P.S - Maheshtala, Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700141	Land Lord			<i>Raju Sardar</i> 25.02.2020
5	Mr SONATAN MONDAL Sampa Minja Nagar (Purbopara), P.O:- Sarkarpool, P.S.- Maheshtala, Maheshtala, District:-South 24- Parganas, West Bengal, India, PIN - 700143	Represent ative of Developer [SHIBALI CONSTR UCTION]			<i>sonatan mondal</i> 25.02.2020

Sonal Mondal



SI
No.
7









A.D.S.R. Behala

25 FEB 2020



Dist.- South 24 Pgs.

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
6	Mr SKH JHONTU Alias Mr SK JHANTU S M Nagar Govt. Housing Estate (Phase- I), Block No- H/1, Room No. 8, P.O:- Sarkarpool, P.S:- Maheshiala, District:- South 24-Parganas, West Bengal, India, PIN - 700143	Represent ative of Developer [SHIBALI CONSTR UCTION]			<i>SK Jhanta</i> 25.02.2020
7	Mr BINOD KUMAR BALMIKI Sapa Mirja Nagar (Baidyapara), P.O:- Sarkarpool, P.S:- Maheshiala, Maheshiala, District -South 24- Parganas, West Bengal, India, PIN - 700143	Represent ative of Developer [SHIBALI CONSTR UCTION]			<i>Binod Kumar Balinski</i> 25.02.2020
8	Mr SUDARSHAN MONDAL Sampa Mirja Nagar (Purbopara), P.O:- Sarkarpool, P.S:- Maheshiala, Maheshiala, District:-South 24- Parganas, West Bengal, India, PIN - 700143	Represent ative of Developer [SHIBALI CONSTR UCTION]			<i>Sudarshan Mondal</i> 25.02.2020

Binod Kumar Balinski



Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1 Mr MALAY PAL Son of Mr RATAN PAL BEGORKHAL, P O - JOTESHBARAMPU R, P S - Maheshtala, Maheshtala, District - South 24-Parganas, West Bengal, India, PIN - 700141	Mr MAHMATHA SARDAR, Mrs KALPANA SARDAR, Mr BIJU SARDAR, Mr RAJU SARDAR, Mr SONATAN MONDAL, Mr SKH JHONTU, Mr BINOD KUMAR BALMIKI, Mr SUDARSHAN MONDAL			<i>Malay Pal</i> 25.02.2020

(Sandip Biswas)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BEHALA
South 24-Parganas, West
Bengal

Received Mr. Balmini





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

Name **SRI MANMATHA SARDAR** alias **SRI MANMATH NATH SARDAR**
 Signature *Manmatha Sardar*



left hand					
right hand					

Name. **SMT. KALPANA SARDAR**

Signature *Kalpana Sardar*



left hand					
right hand					

Name. **SRI BIJU SARDAR**

Signature *Biju Sardar*

Bijal Construction

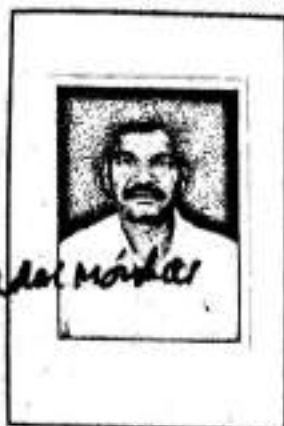




	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name. **SRI RAJU SARDAR**

Signature *Raju Sardar*



left hand					
right hand					

Name. **SRI SONATAN MONDAL**

Signature *Sonatan Mondal*







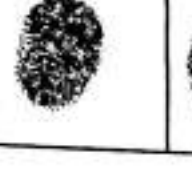





left hand					
right hand					

Name. **MR. SKH. JHONTU alias MR. SK. JHANTU**








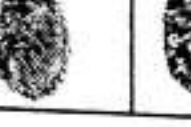
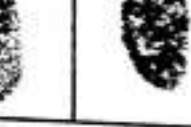
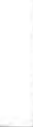
Signature *SK Jhontu* *Binal wasahine*



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

Name. **SRI BINOD KUMAR BALMIKI**

Signature *Binod K. Balmiki*

left hand					
right hand					

Name. **SRI SUDARSHAN MONDAL**

Signature *Sudarshan Mondal*

Binod K. Balmiki



Thumb 1st finger middle finger ring finger small finger

GOVT. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Challan

192019200194443211

Payment Mode Online Payment

IN Date: 25/02/2020 11:23:29

Bank : State Bank of India

BRN : IK0AMBULA5

BRN Date: 25/02/2020 11:24:31

DEPOSITOR'S DETAILS

Id No. : 16070000333634/3/2020
(Query No./Query Year)

Name : AVISHEK GUHA

Mobile No. : +91 9831225973

Contact No. :

E-mail : guha_avishek@yahoo.com

Address : HIGH COURT CALCUTTA KOLKATA 700001

Applicant Name : Mr Avishek Guha

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16070000333634/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	15079
2	16070000333634/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				15098

In Words : Rupees Fifteen Thousand Ninety Eight only

Signed as Submitter





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

Query No / Year	1607-0000333634/2020	Office where deed will be registered
Query Date	21/02/2020 7:04:24 PM	A.D.S.R. BEHALA, District: South 24-Parganas
Applicant Name, Address & Other Details	Avishek Guha High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001 Mobile No. : 9831225973, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4310] Security Bond [Rs : 1,00,000/-]	
Set Forth value	Market Value	
Rs. 5,50,000/-	Rs. 1,08,30,214/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Maheshtala, Municipality: MAHESHTALA, Road: G. L. Roy Road, Mouza: Rampur, Ward No: 11, Holding No: C2 91 88 JI No: 10, Pin Code : 700141

Sch No.	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-474 (RS :-)	LR-262	Bastu	Bastu	21 Katha 8 Chatak	5,00,000/-	1,07,10,214/-	Width of Approach Road: 14 Ft.
Grand Total :					35.475Dec	5,00,000 /-	107,10,214 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	50,000/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	50,000 /-	1,20,000 /-	

Signature
SHIBALI CONSTRUCTION PARTNER



Query No: 1607-0-000333634 of 2020

- *Rajeev Sankar* AS-1 of 4

and Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr MANMATHA SARDAR, (Alias: Mr MANMATH NATH SARDAR) Son of Late Kinu Ram Sardar, Rampur, G. L. Roy Road, P.O.- Gobindapur (M), P.S:- Maheshtala, Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700141 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No. EDNPS1049M, , Aadhaar No.: 92xxxxxxxx2497 Status : Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Mrs KALPANA SARDAR Wife of Mr. Manmatha Nath Sardar, Rampur, G. L. Roy Road, P.O:- Gobindapur (M), P.S:- Maheshtala, Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700141 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. EQNPS8037L, , Aadhaar No.: 25xxxxxxxx6201 Status : Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	Mr BIJU SARDAR Son of Mr. Manmatha Nath Sardar, Rampur, G. L. Roy Road, P.O:- Gobindapur (M), P.S:- Maheshtala, Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700141 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. EDNPS1046E, , Aadhaar No.: 71xxxxxxxx3179 Status : Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
4	Mr RAJU SARDAR Son of Mr. Manmatha Nath Sardar, Rampur, G. L. Roy Road, P.O:- Gobindapur (M), P.S:- Maheshtala, Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700141 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ETZPS3340P, , Aadhaar No.: 27xxxxxxxx1950 Status : Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SHIBALI CONSTRUCTION (Partnership Firm) C2- 91/88/1, 2, 3, 4, 5, G. L. Roy Road, P.O:- Sarkarpool, P.S:- Maheshtala, Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700143 PAN No. ACAFS4437K, , Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr SONATAN MONDAL Son of Late Radhanath Mondal Sampa Mirja Nagar (Purbopara), P.O:- Sarkarpool, P.S:- Maheshtala, Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700143 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMAPM4736B , Aadhaar No.: 60xxxxxxxx4730	SHIBALI CONSTRUCTION (as PARTNER)



Query No. 1807-0-00033634 of 2026

AS-2 of 4

	Mr SKH JHONTU, (Alias Name: Mr SK JHANTU) Son of Late Sk Fazal S M Nagar Govt. Housing Estate (Phase-I), Block No- H/1, Room No. 8, P.O:- Sarkarpool, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700143 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AEVPJ4762M, Aadhaar No.: 63xxxxxxxx4087	SHIBALI CONSTRUCTION (as PARTNER)
3	Mr BINOD KUMAR BALMIKI Son of Mr Rajpal Balmiki Sapa Mirja Nagar (Baidyapara), P.O:- Sarkarpool, P.S:- Maheshtala, Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700143 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APPPB9487G, Aadhaar No.: 31xxxxxxxx5025	SHIBALI CONSTRUCTION (as PARTNER)
4	Mr SUDARSHAN MONDAL Son of Mr Sufal Mondal Sampa Mirja Nagar (Purbopara), P.O:- Sarkarpool, P.S:- Maheshtala, Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700143 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ATEPM6957D, Aadhaar No.: 63xxxxxxxx8951	SHIBALI CONSTRUCTION (as PARTNER)

Land Details as per Land Record

District: South 24-Parganas, Thana: Maheshtala, Municipality: MAHESHTALA, Road: G. L. Roy Road, Mouza: Rampur,
Ward No: 11, Holding No: C2 91 88 JI No: 10, Pin Code : 700141

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 474, LR Khatian No:- 262	Owner: মনমথ নাথ সর্দার, Gurdian: কিন্নরনাথ , Address: নিজ , Classification: ডাঙ্গা, Area: 0.11 Acre,	Seller is not the recorded Owner as per Applicant.

Identifier Details :

Name & address
Mr MALAY PAL Son of Mr RATAN PAL BEGORKHAL, P.O:- JOTESHBARAMPUR, P.S:- Maheshtala, Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700141, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr MANMATHA SARDAR, Mrs KALPANA SARDAR, Mr BIJU SARDAR, Mr RAJU SARDAR, Mr SONATAN MONDAL, Mr SKH JHONTU, Mr BINOD KUMAR BALMIKI, Mr SUDARSHAN MONDAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MANMATHA SARDAR	SHIBALI CONSTRUCTION-8.86875 Dec
2	Mrs KALPANA SARDAR	SHIBALI CONSTRUCTION-8.86875 Dec
3	Mr BIJU SARDAR	SHIBALI CONSTRUCTION-8.86875 Dec
4	Mr RAJU SARDAR	SHIBALI CONSTRUCTION-8.86875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr MANMATHA SARDAR	SHIBALI CONSTRUCTION-100 Sq Ft
2	Mrs KALPANA SARDAR	SHIBALI CONSTRUCTION-100 Sq Ft
3	Mr BIJU SARDAR	SHIBALI CONSTRUCTION-100 Sq Ft
4	Mr RAJU SARDAR	SHIBALI CONSTRUCTION-100 Sq Ft



Query No: 1607-0-000333634 of 2020

AS- 3 of 4

Note:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

If the given information are found incorrect, then the assessment made stands invalid.

Query is valid for 30 days (i.e. upto 22-03-2020) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 22-03-2020)

Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.

e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

It appears that seller/transferor(s) is not recorded owner/tenant(s). Please get his/her(their) name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhumi.gov.in.

Given in Balance





भारत सरकार
GOVERNMENT OF INDIA



Raju Sardar
Date of Birth/DOB:
21/11/1976
Male/ MALE



2798 8279 1950

आधार - आम आदमी का अधिकार

Binalan Bhalani



भारत सरकार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Manmatha Sardar, RAMPUR G.L.ROY
ROAD, GOBINDAPUR(M), Maneshtala (M),
South 24 Parganas,
West Bengal - 700141

2798 8279 1950



1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1947,
Bangalore-560 091



भारत सरकार
GOVERNMENT OF INDIA



BIJU SARDAR
DOB: 19/11/1981
MALE



7164 7310 3179

अधिवार - आम आदमी का अधिकार

Binod M. Bhowmik



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Manmatha Sardar, RAMPUR, G.L. ROAD,
P.O- GOBINDAPUR (M),
Maheshtala (M), South 24 Parganas,
West Bengal - 700141

7164 7310 3179



1947
1800 200 1947

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P.O. Box No. 1947,
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA



Manmatha Sardar
DOB: 01/02/1945
MALE



9210 5618 2497

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Kinuram Sardar, Kali Mandir, Rampur
G.L Roy Road, Maheshtala (M), South 24
Parganas,
West Bengal - 700141

9210 5618 2497



1047
1810 300 1947

help@uidai.gov.in www.uidai.gov.in

P.O. Box No. 1947,
Kolkata-700 091

आयकर विभाग
INCOME TAX DEPARTMENT
MANMATHA SARDAR



भारत सरकार
GOVT. OF INDIA

KINURAM SARDAR

01/02/1945

Permanent Account Number

EDNPS1049M

मन्मथ सार्दार

Signature



28052012

signed m. sardar



यदि इस कार्ड को खोने / चले पर कृपया सूचित करें / लौटाने :

आयकर पैन सेवा इकाई, एन एस डी ई
सीकरींगमंगल, साफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Bamer Telephone Exchange,
Bangr, Pune - 411 045

Tel: 91-20-2721 8081, Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.in



भारत सरकार

GOVERNMENT OF INDIA



KALPANA SARDAR
DOB: 14/01/1962
FEMALE



2513 0699 6201

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

W/O Manmatha Sardar, RAMPUR,
G.L.ROY ROAD, P.O- GOBINDAPUR (M),
Maheshtala (M), South 24 Parganas,
West Bengal - 700141

2513 0699 6201



1947
1800 306 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

39/01/2019

Princed wrobelmings



Tel: 91-90 272 80000 Fax: 91-90 2721 8061

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ETZPS3340P

नाम / Name
RAJU SARDAR

पिता का नाम / Father's Name
MANMATHA SARDAR

जन्म की तारीख
Date of Birth
21/11/1976

हस्ताक्षर / Signature
Raju Sardar

24022020



Signed Mr. Balmine





भारत सरकार
GOVERNMENT OF INDIA



Sonatan Mondal
DOB: 12/10/1967
Male / MALE



6085 3470 4730

आधार - साधारण मानुषेअ अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Radhanath Mondal, Maheshtala (M),
South 24 Parganas,
West Bengal - 700143

6085 3470 4730

1947
1309 309 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Sonatan Mondal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SONATAN MONDAL

RADHANATH MONDAL

12/10/1967

Permanent Account Number

AMAPM4736B

Sonatan Mondal

Signature



09112005

Sonatan Mondal

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
तुरन्त सूचित करें / लौटाएँ :
आयकर पैन सेवा इकाई, एन एस डी एल
तीनवीं मंजिल, ट्रेड वर्ल्ड, ए विंग, कमला मिल्स कंपाउंड
एस. बी. मार्ग, लोवर पारेल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
email: tininfo@nsdl.co.in



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাঙ্কিত আই ডি / Enrollment No 2010/22328/00255

To,
শ্রী জহনু
Sk Jhonu
S/O: Sk Fazal
H 1/8
S M NAGAR GOVT HOUSING ESTATE PH 1
Maheshala (M)
Sarkarpool South 24 Parganas South 24 Parganas
West Bengal 700143

Ref: 3064 / 25C / 1330842 / 1332068 / P



SE503507953FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6348 1861 4087

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্রী জহনু
Sk Jhonu
জন্ম তারিখ / DOB : 16/01/1970
লিঙ্গ / Male



6348 1861 4087

আধার - সাধারণ মানুষের অধিকার



- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাঠ করা হয়।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে বলা।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

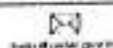
25C - 1330842



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: S/O: Sk Fazal, H 1/8, S
M NAGAR GOVT HOUSING
ESTATE PH 1, Maheshala (M),
South 24 Parganas, Sarkarpool,
West Bengal, 700143

6348 1861 4087



SK Jhonu

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SK JHONTU

SKH FAZAL

10/01/1970

Permanent Account Number

AEVPJ4762M

Signature

SK Jhontu

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

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.



भारत सरकार
GOVERNMENT OF INDIA



सुदर्शन मण्डल
Sudarshan Mondal
जन्मतिथि/ DOB: 14/11/1979
पुरुष / MALE



6368 5527 8951

आमर आधार, आमर परिचर



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

एम/३: सुफल मण्डल, चम्पा
मीर्जा नगर, पुरुष पाड़ा,
महेशतला (एम), दक्षिण २४
परागना,
पश्चिम बङ - ७००१४३

Address:

S/O: Sufal Mondal, Sampa Mirza
Nagar, Purba Para, Maheshala
(M), South 24 Parganas,
West Bengal - 700143

6368 5527 8951

MEERA AADHAAR, MERI PEHACHAN

सुदर्शन मण्डल

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUDARSHAN MONDAL

SUFAL MONDAL

14/11/1979

Permanent Account Number

ATEPM6957D

[Handwritten signature]

Signature



13022003

अधिकार अनुमति

इस कार्ड के खोले/पल्ले पर प्रथम सूचित करें/लौटाएं
आयकर एवं सेवा प्रकाश, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कामला मिल्स कंपाउंड, एन.बी. मार्ग
लोअर परले, मुंबई-400 013.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2490 4650. Fax: 91-22-2495 0664
email: Unit56@nsdl.co.in


भारत सरकार
Government of India


Binod Kumar Balmiki
Date of Birth DOB: 09/03/1975
Male: MALE



3177 4442 5025

मेरा आधार, मेरी पहचान

Binod Kumar Balmiki


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Rajpal Balmiki, Sapa Maja
Nagar, Baloya Para, Ps-maheshnaga,
Nest Bandha Dal Club, Sarkerpool,
South 24 Parganas,
West Bengal - 700143

3177 4442 5025