

Accommodation charges

- (1) Shanleyadav
- (2) Mohan Yadav
- (3) Sohan Yadav

4119/16

S.B.

I-3972/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 588577

Handwritten initials and numbers: 15, 6-11



Shanleyadav



Sohan Yadav



Mohan Yadav

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

Handwritten signature of the District Sub-Registrar

Addl. District Sub-Registrar
Behala, South 24 Parganas

DEVELOPMENT AGREEMENT

THIS INDENTURE is made on this the 11th - day of

May - , Two Thousand Sixteen (2016) A.D.

Handwritten number: 8-1-17413074



- : (2) : -

Prodip Bag

BETWEEN (1) SHRI SANKAR YADAV (2) SHRI MOHAN YADAV (3) SHRI SOHAN YADAV all sons of Late Raj Deo Yadav Goala, all by Nationality - Indian, all by faith - Hindu, all by occupation - Business, all are residing at 616, Diamond Harbour Road, Behala, Kolkata - 700034, District South 24 Parganas, hereinafter called and referred to as the "OWNERS" (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the FIRST PART.

AND

M/S. LOKENATH ENTERPRISE, a Sole Proprietorship Firm, having its Office at 20/8, S.N. Roy Road, P.S. Behala, Kolkata - 700038, represented by its Proprietor namely SRI PRODIP BAG, PAN - AGKPB4546N, son of Late Becharam Bag, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 20, S.N. Roy Road, Post Office - Sahapur, Police Station - Behala, Kolkata - 700038, hereinafter called and referred to as the "DEVELOPER/ BUILDER" (which expression shall unless excluded by or repugnant to the context hereto be deemed to include their executors, administrators, legal representatives and/or assigns and/or nominee or nominees) of the SECOND PART.

WHEREAS the Owners/First Party herein are seized and possessed of or otherwise well and sufficiently entitled of a Bastu land measuring **05 (five) Cottahs 06 (six) Chittaks 30 (thirty) Sq.ft.** more or less lying and situated at Mouza - Gangarampur, Pargana - Magura, J.L. No. 5, Touzi No. 101, comprised in R.S. Dag No. 111/561 under R.S. Khatian No. 340, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 130, being K.M.C. Premises No. 118, Diamond Harbour Road, Postal Address 616, Diamond Harbour Road, Kolkata - 700034, Police Station - Behala, Addl. District Sub-Registrar Office Behala in the District of South 24 Parganas, in the State of West Bengal (fully described in the Schedule "A" hereunder written) being referred to as the "said land" AND said Owners/First Party herein got the said property by virtue of a registered Deed of Partition which was duly registered on 30.10.2009 at the Office of Additional District Sub-Registrar Behala, South 24 Parganas and recorded at Book No. 1, CD Volume No. 31, Pages 1 to 27, Being No. 11017 for the year 2009.

AND WHEREAS the said Owners/First Party herein

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hereby declare that they are well sufficiently entitled to and are absolutely seized and possessed of the said land, free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisitions/requisitions and liabilities whatsoever and the said owners have decided to develop the aforesaid property by construction a modern building through a promoter and /or a Developer.

AND WHEREAS the Developer/ Builder being experienced in developing the property and on coming to know the intention of the owners for development of the aforesaid property by constructing a Building which would be in accordance with the proposed building plan to be sanctioned by the Kolkata Municipal Corporation in the names of the owners, subject to verification of title of the said land being marketable in all respect . The verification of the title shall be done by the Developers at their own cost.

AND WHEREAS several discussions have held between the owners and the Developer/ Builder herein entering round the offer of Development of the said land and the owners have accepted the said offer and the parties hereto have

accepted the said offer and the parties hereto have arrived at mutually to abide by the terms and conditions as contained herein writing for the effective development of the said land.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :-

ARTICLE - 1

(Definition)

Unless in these presents it is repugnant to or inconsistent with :-

1.1 **OWNERS** : Shall mean the said (1) **SHRI SANKAR YADAV** (2) **SHRI MOHAN YADAV** (3) **SHRI SOHAN YADAV** all sons of Late Raj Deo Yadav Goala of 616, Diamond Harbour Road, Behala, Kolkata - 700034, District South 24 Parganas.

1.2 **DEVELOPER/BUILDER** : Shall mean the said **M/S. LOKENATH ENTERPRISE**, a Sole Proprietorship Firm, having its Office at 20/8, S.N. Roy Road, P.S. Behala, Kolkata - 700038, represented by its Proprietor namely **SRI PRODIP BAG**, PAN - AGKPB4546N, son of Late Becharam Bag, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 20, S.N. Roy Road, Post Office - Sahapur, Police Station - Behala, Kolkata - 700038,

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1.3 **SAID PREMISES** : Shall mean and include the now K.M.C. premises No. 0118, Diamond Harbour Road, P.S. - Behala, Kolkata - 700034, bearing Postal Address 616, Diamond Harbour Road, Kolkata - 700034, presently within the limits of the Kolkata Municipal Corporation under Ward No. 130.

1.4 **OWNERS' ALLOCATION** : Shall mean

01. a flat situate at 4th floor, South-East side, measuring 866 Sq.ft. super built up area.
02. a flat situate at 3rd floor, South-East Side, measuring 866 Sq.ft. super built-up area.
03. a flat situate at 3rd floor, East Side, measuring 866 Sq.ft. super built-up area.
04. a flat situate at 3rd floor, North-East Side, measuring 866 Sq.ft. super built-up area.
05. Four Shops on the Ground floor sequential North-East Side each 100 Sq.ft. built up area.
06. One Shop on the Ground Floor, North-East Side measuring 70 Sq.ft. built up area.
07. Undivided 50% Floor Area of First Floor along with commercial stairs proportionately.
08. One Garage on the Ground floor, North-West side for two tenants' rehabilitation ALONG WITH non-refundable

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sum of Rs. 50,00,000/- (Rupees Fifty Lakhs only) which will be paid by the Builder to the Owners herein as per the PAYMENT SCHEDULE hereunder written together with the undivided proportionate interest in the land attributable to each such flat/unit of the proposed building together with the right to use the common areas and facilities as fully mentioned under Schedule "B" hereunder written.

PAYMENT SCHEDULE :

- | | |
|--|------------------|
| 1) At the time of signing this Agreement | Rs. 4,00,000/- ✓ |
| 2) At the time of handing over the possession of Owners' allocation. | Rs. 46,00,000/- |
| Total Rs. 50,00,000/- | |

1.5 SELF CONTAINED FLAT Shall mean and include two bed rooms and one dining cum drawing room, one kitchen, one toilet, one W.C. one verandah (including stairs landing space, lift and lift lobby) measuring contracted as per the sanctioned building plan, to be completed in all respects and in habitable condition in the said premises.

1.6 DEVELOPER'S ALLOCATION Shall mean the remaining of the total F.A.R. of the said premises (excluding owner's allocation) together with proportionate share of land

with easement rights to use the common areas and facilities of the said building/premises.

1.7 COMMON AREAS FACILITIES AND AMENITIES

Shall include passages, ways corridors, stair cases, lift and lift lobby, landing lobbies, electrical room water pump and motor, overhead and under ground water tank , ultimate roof, statutory open space as per the sanctioned plan, excluding the areas covered by the self contained flats and car parking spaces in the ground floor of the said premisses.

1.8 BUILDING Shall mean and include the proposed building to be constructed on the said land in accordance with the KMC sanctioned building plan.

1.9 BUILDING PLAN Shall mean such plan which is to be drawn by a competent Architect and sanctioned by the Kolkata Municipal Corporation for construction of the proposed Building in the premises No. 0118 Diamond Harbour Road, Ward No. 130, P.S. - Behala, Kolkata - 700034, bearing Postal Address 616, Diamond Harbour Road, Behala, Kolkata - 700034.

ARTICLE - II
(Owners' obligations)

2.1 With the execution of this Agreement the Owners shall hand over the Xerox copy of all relevant documents in respect of said property to the Developer for making out the marketable title.

2.2 The Owners have agreed to make over possession of the said land to the Developer after the developer being satisfied about the title of the land of the owners, subject to the terms and conditions herein contained.

2.3 . Subject to the proceeding clause, the Owners shall grant permission to the Developers to construct erect and complete a Multi Storied Building on the said land including owner's allocation there at the entire cost and responsibilities of the Developer strictly according to sanctioned plan as agreed, for which the owners shall give to the Developer a General Power of Attorney and /or registered Power of Attorney. The Developer shall be solely for any construction either permanent or temporary nature in deviation of the said sanctioned building plan.

2.4 Simultaneously with the execution of these present, the Owners shall execute a General Power of Attorney in respect of the construction of the said building in favour of the Developer conferring power in to him and to represent the owners and to obtain the requisite sanction plan and all necessary permission and sanction from different appropriate authorities from time to time in connection with the construction of the proposed building and to represent them for all acts and performances relating to the execution of the said work which shall include power to make arrangement for agreement for sale with the intending, buyers who would be bonafide and respectable, take and return consideration money for which the owner will co-operate with the developer in all respects, subject to the covenants contained in para 4.5 herein.

2.5 After submitting the building plan before the Municipal Authorities, for obtaining the sanction plan, all the original documents of the said property will remain in the custody and possession of the developer till completion for the purpose of sanction plan and thereafter to hand over the all original Deed/s (i.e. Gift Deed and Partition

Deed) of the said property to the owners and further all attested copies of the said property will remain in the owners shall not deny and/or refuse and/or trouble in any manner whatsoever. The developers in due discharge shall grant acknowledgement of receipt in respect of such original document so entrusted and return such document or before signing the agreement and shall duly indemnify the Owners in the event of any loss or miss placement or otherwise of the aforesaid documents.

ARTICLE - III

(Owner's Right and Representation)

3.1 The owner is absolutely seized and possessed of and / or ell and sufficiently entitled to the land as specifically mentioned in the Schedule "A" hereunder written.

3.2 None other than the owner has any claim right, title and/or demand over and in respect or the said land/or any portion thereof.

3.3 The said land is free from all encumbrances,

charges, lines dependencies, trusts, attachments, acquisitions/
requisitions whatsoever and howsoever.

3.4 The said land is not affected by provisions of the
Urban Land (Ceiling & Regulations) Act. 1976.

3.5 The owner's allocation would exclusively belong to
the owner which they would be liberty to use, occupy and
enjoy and / or to dispose of according to their will and choice
and the developer shall not create any problem in that respect,
in any manner whatsoever subject to the covenants contained
in para 4.5 herein.

ARTICLE - IV

(Developers'/Builders' Obligation, Right & Representation)

4.1 After execution of this agreement and within 30 days
thereof the Developer shall cause searches to make out the
marketable title of the owner's land and after making out the
good and marketable title to the said property the developer
shall forthwith intimate such factum to the owner in writing
and shall prepare and/or cause to prepare the building plan

by his Architect or Engineer or L.B.S. in accordance with law and shall submit such plan for sanction before the Kolkata Municipal Corporation in that connection the owner will sign the proposed building plan, all application, declarations as required by the developer for obtaining sanction, be it mentioned that in case the owner fails to make out a good and marketable title to the said property in that event developer shall have the option and shall be entitled to get the all legitimates expenses actually incurred by the developer for causing such searches in provided the owner is given reasonable opportunity to rectify the defect if found any.

4.2 The Developers shall construct the building in accordance with these present by virtue of the Power of Attorney.

4.3 The proposed building plan will be approved and sanctioned by K.M.C. and if any amendment modification is required to be made in the said building plan, the same shall be done by the Developer at his own costs and expenses for an on behalf of the owners and the developer will pay and bear all fees, including architect's fees, all Municipal fees, charges and expenses required to be paid or

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deposited in that respect, and the owner would not be liable thereof.

4.4 The Developer shall construct and complete the said building mentioned in para 6.1 as per sanctioned plan and specification and hand over the possession of the self contained flats to the owners complete in all respect within the time frame as agreed upon in these presents, and shall undertake full responsibility and the owner shall not be responsible and /or liable for any incident or accident which may occur in the said premises due to its constructional activities and the developer shall be liable and shall keep the owner fully indemnified at all times against any loss or damages which may be caused to the owners or any one else due to any accident during construction or for any unauthorized construction in deviation of the sanctioned plan and /or due to any other cause whatsoever and the developer hereby gives an undertaking to this effect.

4.5 Nothing in presents shall construed as a demise or assignment or conveyance in law by the owner of the said land or any part thereof to the developer or creating any right, title or interest in respect thereof of the developer other

than an exclusive permission to the to the developer to develop the said premises in terms hereof by construction a building on the said land and to deal with the developer's allocation in the building in the manner stated of which separate agreement would be executed.

4.6 The developer and the owner shall have the exclusive right to execute, sign sale deeds in favour of the intending purchasers to be procured by the developer and place for registration all such deeds and the owner shall execute appropriate Power of Attorney in favour of the developer for right of construction on the proposed building.

4.7 The developer shall be entitled to enter into agreement with intending buyer / buyers for booking of flat/flats together with proportionate undivided share of land from earnest money to be paid by the intending buyer/buyers/purchaser/s and both parties shall execute and place for registration the deed/s favour of intending purchasers.

4.8 The time as mentioned for completion of the project shall always deemed to be treated as the essence of this contract and save any force majeure recorded herein.

ARTICLE - V

(Construction and Space Allocation)

5.1 In consideration of the owner having agreed to grant exclusive right to the developer to develop the said premises in addition to the owners' allocation as herein provided, the developer shall complete construction of said building and deliver the owner's allocation complete in all respect and in habitable condition with all facilities and or amenities attached thereto as described in the Schedule - "B" hereunder written within 24 months from the date plan sanction. If the developer fails and/or neglects to complete and/or deliver the possession of owners' allocation to the owners within the said stipulated period Rs. 100/- (Rupees One Hundreds) only will pay per days as compensation till delivery.

5.2 The developer shall be exclusively entitled to the developer's allocation in the proposed building with the right to execute agreement for sale or other wise deal with the same when those are ready and the owner shall not in any way

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interfere with or disturb the quite and peaceful possession of the developers' allocation.

5.3 The owner shall be entitled to sale or transfer and/or otherwise deal with the owners' allocation in the proposed building and the developer shall sign in such transfer deed or deeds or agreement for sale as confirming party.

5.4 In so far as necessary shall be in the name of the owners for which purpose the owners hereby undertakes to give to the developer a Power of Attorney in the form and manner reasonably required by the developer with clear understanding that such dealing shall not in any way faster or create any financial liability upon the owner and the developer shall always keep the owners fully indemnified in every manner whatsoever. The developer shall strictly act within the periphery of the power so conferred by the dint of the said Power of Attorney and shall not act in excess of the same. subject to the covenants contained in para 4.5 herein.

ARTICLE - VI

(Building)

6.1 The Developers shall at his/their own costs and expenses construct erect and complete the building on the said land within 24 months from the date of KMC sanctioned plan.

6.2 The Developers shall construct and erect in the said Multi-Storied building as per sanctioned plan at their own costs and expenses together with its pump overhead reservoirs, electrification, permanent is obtained, temporary electric connection shall be provided and other necessary facilities as are required shall be provided in the said building having self-contained apartments thereat by the Developers.

6.3 The Developer shall be authorized in the name of the owner in so far as is necessary to apply for and obtain quotas entitlements and other allocation of for cement steel bricks and other building materials allocable to the owner for the construction of the building as per sanctioned plan and to similarly apply for and obtain temporary and permanent

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connection of water, electric power, drainage, construction of the building and other inputs and facilities required for the construction of the building for which purpose the owner shall execute in favour of the developer a power of attorney of other authorities as shall strictly conform to the ambit of the Authority conferred and the owner would not be held responsible of any financial liability and/or any illegal and wrongful act is committed by the developer furtherance of the power conferred. The developer should act diligently honestly and with integrity.

6.4 The said premises shall be demarcated by boundary walls on all sides upto 5' feet height complete with cement plastering an standard colouring and the main entrance shall be iron gate and all statutory open spaces will be cemented with 2'-6' height papers walls with cement plastering at the developer's cost.

6.5 The developer shall at his/their own costs and expenses and without creating any financial or other liability on the owner constructed and complete the said building as

per sanctioned plan including the owner's allocation.

6.6 All costs, charges and expenses including Municipal fees of the entire premises until handing over possession shall be discharged by the developer and the owners shall bear no responsibility in this context.

ARTICLE - VII

(Common Facilities)

7.1 The Developer shall pay and bear all outstanding property taxes and other dues and outgoings in respect of the developers' allocation and owners allocation accrued, due as and from the date of handing over the said land to the developers, till completion of construction vis-a-vis possession of the respective flats to the owner and the intending purchaser/s.

7.2 As soon as the building is completed as per sanctioned plan/law the developer shall give written notice by Regd Post with A/D to the owners requiring the owners to take possession of the owner's allocation in the building and

after 30 days from the date of service of such notice and at all times thereafter the owner shall be exclusively responsible for their respective shares of flats payment of Municipal and property taxes, rates dues duties and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the owners' allocation, after such due date.

7.3. After delivery of possession of the owner's allocation the responsibility of the developer shall cease in respect of owner's allocation.

7.4 The Developer shall be entitled to put their sign board on the said land stating the name of the developer, his address and other particulars as may be required, from the date of execution of this agreement and the developer shall have right to advertise in leading newspaper and in any manner whatsoever in the name of the Firm of self for publicity and sale of flats etc.

7.5 The Developer shall punctual and regularly pay for

the allocations and the said rates to the concerned authorities.
The Developer shall keep the owners' indemnified against all claims actions, demands costs, charges and expenses and proceeding whatsoever directly or indirectly instituted against or suffered by or paid by the owners in the event of default by the developer in this behalf.

7.6 As and from the date of service of notice of possession as aforesaid the owner shall be responsible to pay and bear their allocated charges and shall forthwith pay on demand to the developer 50% of the service charges for the common facilities in the building in respect of the owner's allocation, and maintenance, and electricity charges and common light and 50% Municipal tax and other outgoings, if the occasion so demands.

7.7 The owners shall not do any act deed or whereby the developer shall be prevented from construction and/or completion of the said building.

ARTICLE VII

(Owner Further Obligation)

8.1. The owners hereby agree and covenant with the developer not to cause any interference or disturbance in the construction of the said building as per approved plan on the said plot by the developer, provided the developer develops the project in accordance with sanctioned plan and in terms and in terms of these presents.

8.2. The owners hereby agree and covenant with the developer not to do any act deed or thing whereby the developers may be prevented from selling its property and disposing of any of the developers' allocation provided the developer acts in terms of the agreement.

8.3. The owners hereby agree and covenant with the developer not to let out grant lease mortgage and or charge the said land or any portion thereof for any reason whatsoever during the continuance of the agreement.

8.4 The owners shall sign all necessary papers and documents as may be required for the purpose of construction of ownership flats as per sanctioned plan and would be necessary for the purpose of construction and for mutation of intending purchaser.

ARTICLE - IX

(Miscellaneous)

9.1 The owner and the developer have entered into this agreement purely on the terms as contained under these present and nothing contained herein shall be deemed to construe between the developer and the owners as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an association of persons.

9.2 It is understood that from time to time to facilitate the construction of the building by the developer various deeds matter and things not herein specified our be required to be done by the developer and for which the developer may need the authority of the owners and various applications and other documents may be required to be signed or made by the owners relating to which specified provisions any not have nee

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mentioned herein the owners hereby undertake to do all such lawful acts, deeds matters and things and the owners shall execute additional power of attorney and/or authorization if required by the developers of the e purpose and the owners also undertake to sign and execute all such lawful acts deeds matters and things if the same do not in any way infringes and/or affect the right of the owners in respect of the said plot and/or the owners' allocation and /or go against the sprits of the agreements.

9.3 Any notice required to be given by the developer shall be deemed to have served on the owner if delivered by hand and duly acknowledgement due and shall likewise be deemed to have been served on the developers if delivered by hand or sent by prepaid registered cost with acknowledgement due to the developer.

9.4 The developer and the owners may mutually frame scheme for the management and /or administration of the said building and/or common portion and facilities thereof.

9.5 The owner and the developer hereby agree to abide by all the rules and regulation of such management/ society

Associations/ Organizations and hereby give their consent to abide by the same.

9.6 The name of the building shall be given by the owner but in this matter any proposal coming from the developer shall be considered by the owner.

9.7 The Builder/ Developer herein will bear the monthly **shifting charges** for the owners herein from the date of vacating the said premises till date of handover of owners' allocation by the Builder/ Developer.

ARTICLE - X

(Force Majeure)

10.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation was prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

10.1 Force majeure shall mean flood, earth quake, riot war, storm, tempest civil commotion beyond the control of the parties hereto.

ARTICLE - XI

(Dispute of Differences)

11.1 If any lawful defect or defects or disputes may arise in connection with the said title of property the owner shall be liable to pay reasonable compensation or damages to the Developer, provide the owners be given reasonable opportunity to rectify the defect, if found any.

11.2 In the event of any dispute of difference arising out of or inconnection with the agreement the parties hereto will firstly discuss with an Arbitrator followed by proper legal forum.

THIS SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 05 (five) Cottaks 06 (six) Chittaks 30 (thirty) Sq.ft. more or less together with 100 Sft. R.T. Shed structure standing thereon, lying and situated at Mouza - Gangarampur, Pargana - Magura, J.L. No. 5, Touzi No. 101, R.S. Khatian No. 340, R.S. Dag No. 111/561, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 110, being

K.M.C. Premises No. 0118, Diamond Harbour Road, bearing
Postal Address 610, Diamond Harbour Road, Behala, Kolkata
- 700034 under Police Station - Behala, Addl. District Sub-
Registrar Office Behala in the District of South 24 Parganas.

Zone :- Premises Located on D.H. Road.

It is buttressed and bounded by :-

- On the North : 616/1, D.H. Road.
On the South : House of Gopinath Dhall.
On the East : 120'0" wide D.H. Road.
On the West : Partly 616/1 & rest of 618, D.H. Road.

**SCHEDULE "B" FOR OWNERS' ALLOCATION ABOVE
REFERRED TO :-**

ALL THAT

1. a flat situate at 4th floor, South-East side,
measuring 866 Sq.ft. super built-up area.
2. a flat situate at 3rd floor, South-East Side,
measuring 866 Sq.ft. super built-up area.
3. a flat situate at 3rd floor, East Side, measuring
866 Sq.ft. super built-up area.
4. a flat situate at 3rd floor, North-East Side,
measuring 866 Sq.ft. super built-up area.

05. **Four Shops** on the **Ground floor** sequentially **North-East Side each 100 Sq.ft.** built up area.

06. **One Shop** on the **Ground Floor, North-East Side** measuring **70 Sq.ft.** built up area.

07. **Undivided 50% Floor Area** of **First Floor** along with commercial stairs proportionately.

08. **One Garage** on the **Ground floor, North-West side** for two tenants' rehabilitation for two tenants' rehabilitation **ALONG WITH non-refundable** sum of Rs. 50,00,000/- (Rupees Fifty Lakhs only) which will be paid by the Builder to the Owners herein as per the **PAYMENT SCHEDULE** as mentioned herein before together with the undivided proportionate interest in the land attributable to each such flat of the proposed building together with the right to use the common areas and facilities as fully mentioned under Schedule "B" hereunder written.

SCHEDULE "C" FOR DEVELOPER'S ALLOCATION ABOVE

REFERRED TO :

ALL THAT the remaining **F.A.R.** of the said premises (excluding Owners' allocation) together with the undivided proportionate interest in the land together with the right to use and enjoy the common area, facilities and amenities being

K.M.C. Premises No. 0118, D.H. Road, Police Station - Behala,
Kolkata - 700034, bearing Postal Address : 616, D.H. Road,
Behala, Kolkata - 700034.

SCHEDULE "D" ABOVE REFERRED TO

(List of Deposits and Expenses)

- a) Cost charges of the formation of Owners' Association if any.
- b) Cost and charges for installation of Electric Meter from C.E.S.C Ltd.
- c) Regular maintenance charges as to be decided by the Developer and/or Owners' Association.

ATTACHED SPECIFICATION FOR OWNERS

Structures :

R.C.C. frame structure with column footing as per sanctioned plan of K.M.C.

Brick Works :

With good quality bricks in cement mortar 8" / 11" thick wall in external portion and all internal wall to be 5 1/2" with cement plaster

Flooring :

Standard quality marble, with 6" skirting.

Drw/Dyn. Flooring :

Standard Quality Marble.

Doors

All flush doors and wooden frame: main entrance

wooden shutter.

Windows

Standard Aluminium windows with M.S. grill and glass fittings.

Lift Standard quality lift will be provided.

Kitchen

Kitchen also with black stone finish and glazed tile at necessary points with sink and necessary taps and floor Kumar marble.

Bathroom/Sanitary

Floor will be kumara marble and slabs upto 7' 6" height with necessary taps and toilet with home lachun - hammer P.V. and T.P. and one commode system and all amenities. Footings with standard quantities one washing basin will be provided at dining.

Wall Finishing

Cement plastered wall with plaster of paris with cement primer finish (except stair case with washable colour paint).

Colour

Doors, windows and grills to be finished by colour points outside wall by white or colour as shown in.

Electrical

Electrical concealed wiring with necessary point in all rooms and fittings of reputed make.

Water Supply

Pump motor provided for overhead tank through T.M.C. water.

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

Signed, sealed and delivered at Kolkata in the presence of WITNESSES :-

1. Jaydeep Chatterjee
19, Nafis Chandra Das Road,
Kolkata - 700034.

Shambhu Yadav
Mohan Yadav
Ishan Yadav

**SIGNATURE OF OWNERS/
FIRST PARTY HEREIN**

2. Sanjay Kumar Chatterjee
73A, J. K. Paul Road
Kolkata - 700038.

Signature of Developer
Date: 20/11/2018

**SIGNATURE OF DEVELOPERS/
BUILDERS/SECOND PARTY HEREIN**

MEMO OF CONSIDERATION

RECEIVED of and from the within named Builder the within mentioned sum of **Rs. 4,00,000/-** (Rupees Four Lakhs) only as per the memo below.

MEMO :

<u>Date</u>	<u>CHEQUE NO./ CASH</u>	<u>BANK & BRANCH</u>	<u>AMOUNT (RS.)</u>
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TOTAL RS. 4,00,000/-

(Rupees Four Lakhs only)

WITNESSES :

1. Jaydeep Ghoshalaya
49, Wafar Chandra An Road,
Kolkata - 700034.

Shankar Yadav
Mohan Yadav
Saket Yadav

2. Sanat Kumar Ghoshal
73A - J. K. Paul Road
KJ - 700038

SIGNATURE OF OWNERS/FIRST PARTY

Drafted by me :
Subhender Banerjee.
20 S R O KHALA.

Computer printed at :
Panchanatan Lane,
Kolkata - 700016.
M. S. Sarkar.

Left hand	Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb
Right hand	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Name <u>Shankar Yadav</u>					
Sign <u>[Signature]</u>					
Left hand	Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb
Right hand	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Name <u>Pradyumn Singh</u>					
Sign <u>[Signature]</u>					
Left hand	Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb
Right hand	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Name <u>Mohan Yadav</u>					
Sign <u>[Signature]</u>					
Left hand	Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb
Right hand	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Name <u>Zohar Yadav</u>					
Sign <u>[Signature]</u>					












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 16071000174190/2016

I. Signature of the Person(s) - ~~at the Office~~ at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	SANKAR YADAV 616, D. H. ROAD, P.O.- BEHALA, P.S.- Behala, District -South 24- Parganas, West Bengal, India, PIN - 700034	Land Lord			 11/05/16 Sankar Yadav
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
2	MOHAN YADAV 616, D. H. ROAD, P.O.- BEHALA, P.S.- Behala, District -South 24- Parganas, West Bengal, India, PIN - 700034	Land Lord			 11/05/16 Mohan Yadav
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
3	SOHAN YADAV 616, D. H. ROAD, P.O.- BEHALA, P.S.- Behala, District -South 24- Parganas, West Bengal, India, PIN - 700034	Land Lord			 11/05/16 Sohan Yadav

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	PRODIP BAG 20. S. N. ROY ROAD, P.O.- SAHAPUR, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038	Representative of Developer [M/S. LOKENATH ENTERPRISE]			<i>Prodip Bag</i> 11.08.2016.
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	JAYDEEP BHATTACHARYA Son of A N BHATTACHARYA 49, NAFAR CH DAS ROAD, P.O.- BEHALA, P.S.- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034	SANKAR YADAV, MOHAN YADAV, SOHAN YADAV, PRODIP BAG		<i>Jaydeep Bhattacharya</i> 11/08/16	

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



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

Query No / Year	16071000174190/2016	Query Date	05/05/2016 1:23:14 PM
Office where deed will be registered	A.D.S.R. BEHALA, District: South 24-Parganas		
Applicant Name	Pradip Bag		
Address	20/B, S. N. Roy Road, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700038		
Applicant Status	Others		
Other Details	Mobile No. : 9830381134		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction Details	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]		
Set Forth value	Rs. 10,00,000/-	Total Market Value:	Rs. 2,31,04,742/-
Stampduty Payable	Rs. 40,071/-	Stampduty Article:-	45(g)
Registration Fee Payable	Rs. 4,417/-	Registration Fee Article:-	E, E, E, B
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Shambhu yadav
Mohan Yadav
Zohar yadav
Pradip Bag

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.- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Harbour Road, Road Zone : ((Ward no. 120,130) Premises located on DH Road - y/ . Premises No. 118, Ward No: 130	((Ward no. 120,130) Premises located on DH Road - y)	5 Katha 8 Chatak 30 Sq Ft	9,70,000/-	2,30,74,742/-	Proposed Use: Bastu, Width of Approach Road: 120 Ft.

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	Gr. Floor	100 Sq Ft			Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft	30,000/-	30,000/-	Structure Type: Structure

Land Lord Details				
Sl No.	Name & Address	Status	Execution And Admission Details	Other Details
1	SANKAR YADAV Son of Late RAJ DEO YADAV GOALA 616, D. H. ROAD, P.O.- BEHALA, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Individual	Executed by: Self, To be Admitted by: Self.	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India,
2	MOHAN YADAV Son of Late RAJ DEO YADAV GOALA 616, D. H. ROAD, P.O.- BEHALA, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Individual	Executed by: Self, To be Admitted by: Self.	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India,
3	SOHAN YADAV Son of Late RAJ DEO YADAV GOALA 616, D. H. ROAD, P.O.- BEHALA, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Individual	Executed by: Self, To be Admitted by: Self.	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India,

Details of Details

Sl No	Name & Address (Organization)	Status	Executive And Administration Details	Other Details
1	M/S. LOKHATILU DEVELOPMENT 208 B, EL PASO BLDG, 1 ST FL, DELHI A P O Delhi District, South of Connaught Place New Delhi, India, PIN - 110014	Organization	Executed By Representative	

Representative Details

Sl No	Representative Name & Address	Other Details	Executive And Administration Details	Representation of
1	CHANDER DIXIT 208 B EL PASO BLDG, 1 ST FL DELHI A P O, Delhi District South of Connaught Place New Delhi, India, PIN - 110014	Sex: Male, Dy Grade: Director Occupation: Business & Member of India P A S S E Association		M/S. LOKHATILU DEVELOPMENT PVT. LTD.

Identified Name & Address

MAHARAJA BHAI RAJ HAVLA,
Town of A B D D E A L A H A S
208 B EL PASO BLDG, 1ST FL, DELHI A
P O, Delhi District, South of Connaught
Place, New Delhi, India, PIN - 110014

Other Details

Sex: Male, Dy, Grade: Director, Occupation:
Business & Member of India

Representation of

M/S. LOKHATILU DEVELOPMENT
PVT. LTD.

Transfer of Property from Land Lord To Developer

Sl No	Land Lord Name	Developer Name	Transferred Area	Transferred Area (%)
11	MAHARAJA BHAI RAJ HAVLA	M/S. LOKHATILU DEVELOPMENT	208 B EL PASO BLDG	100%
11	MAHARAJA BHAI RAJ HAVLA	M/S. LOKHATILU DEVELOPMENT	208 B EL PASO BLDG	100%
11	MAHARAJA BHAI RAJ HAVLA	M/S. LOKHATILU DEVELOPMENT	208 B EL PASO BLDG	100%

Transfer of Property from Land Lord To Developer

Sl No	Land Lord Name	Developer Name	Transferred Area	Transferred Area (%)
11	MAHARAJA BHAI RAJ HAVLA	M/S. LOKHATILU DEVELOPMENT	208 B EL PASO BLDG	100%
11	MAHARAJA BHAI RAJ HAVLA	M/S. LOKHATILU DEVELOPMENT	208 B EL PASO BLDG	100%
11	MAHARAJA BHAI RAJ HAVLA	M/S. LOKHATILU DEVELOPMENT	208 B EL PASO BLDG	100%

For Information only

Note

1. If the given information is 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 18/06/2016.
3. Standard User charge of Rs. 240/- (Rupees two hundred forty only) includes all taxes per transaction upto 17 (seventeen) pages and Rs 7/- (Rupees seven 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. 10 (specify the exact 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 B.L.H.O office for Mutation.

(Biswajit Goswami)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BEMALA
South 24 Parganas, West
Bengal


ELECTION COMMISSION OF INDIA
 ଭାରତୀୟ ନିର୍ବାଚନ आयोग

IDENTITY CARD
 पहचान पत्र

WB/18/113/474391




Elector's Name ଜାଦାଙ୍କର ନାମ	Jada Sankar ଜାଦାଙ୍କର
Father/Mother/ Husband's Name ପିତା/ମାତା/ସ୍ୱାମୀଙ୍କ ନାମ	Rajdeo ରାଜଦେବ
Sex ଲିଙ୍ଗ	Male ମୁଁଲ
Age as on 1.1.95 5.3.94 - 4 ବର୍ଷ	26 26

Shankar Sankar

Address :
616, Diamond Harbour Road, Behala,
S.24 Pgs.

ଠିକଣା
616, ଡାଇମଣ୍ଡ ହାର୍ବର ରୋଡ, ବେହାଲ,
ସି.24 ପୃଷ୍ଠା



Facsimile Signature of
Electoral Registration Officer
ଭାରତୀୟ ନିର୍ବାଚନ आयोग

For 113-Behala West Assembly Constituency
113 ବେହାଲ ପଶ୍ଚିମ ବିଧାନ ସଭା ନିର୍ବାଚନ ଅଞ୍ଚଳ

Place	Alipore Salar
ସ୍ଥାନ	ଆଲିପୁର ସାଲାର
Date	26.12.95
ତାରିଖ	26.12.95

Shankar Sankar



Mohan Yadav



Mohan Yadav

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

सोहन यादव
 SOHAN YADAV

RAJDEO YADAV

15UG1873
 Permanent Account Number

ABA175337Q

सोहन यादव
 Signature



Sohan yadav

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

सोहन यादव
 SOHAN YADAV

RAJDEO YADAV

15UG1873
 Permanent Account Number

ABA175337Q

सोहन यादव
 Signature

Sohan yadav



Handwritten signature or text, possibly "M. S. ..."



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

PRODIP BAG

BECHARAM BAG

31/12/1967

Permanent Account Number
AGCPB4546N

Handwritten signature



01/01/1968

Handwritten signature

यदि यह कार्ड किसी अन्य व्यक्ति के पास
जाए तो उसे वापस करने का प्रयास करें।
यदि वापस नहीं किया जा सकता है तो
इस कार्ड को नष्ट करने का प्रयास करें।
991-221-411-045

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,
New Bazaar Telephone Exchange,
Bangor, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: taxes@nsdl.com

शायकर विभाग
SOCIETY DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAYDEEP BHATTACHARYA
A N BHATTACHARYA
2305/1978
Permanent Account Number
AHPPB2444P



Jaydeep Bhattacharya

Seller, Buyer and Property Details

Land Lord & Developer Details

Presentant Details	
Sl. No.	Name and Address of Presentant
	<p>SANKAR YADAV Son of Late RAJ DEO YADAV GOALA 616, D. H. ROAD, P. O. - BEHALA, P. S. - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700034</p>

Land Lord Details	
Sl. No.	Name, Address, Photo, Finger print and Signature
1	<p>SANKAR YADAV Son of Late RAJ DEO YADAV GOALA 616, D. H. ROAD, P. O. - BEHALA, P. S. - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status: Individual, Date of Execution: 11/05/2016, Date of Admission: 11/05/2016, Place of Admission of Execution: Pvt. Residence</p>
2	<p>MOHAN YADAV Son of Late RAJ DEO YADAV GOALA 616, D. H. ROAD, P. O. - BEHALA, P. S. - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status: Individual, Date of Execution: 11/05/2016, Date of Admission: 11/05/2016, Place of Admission of Execution: Pvt. Residence</p>
3	<p>SOHAN YADAV Son of Late RAJ DEO YADAV GOALA 616, D. H. ROAD, P. O. - BEHALA, P. S. - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status: Individual, Date of Execution: 11/05/2016, Date of Admission: 11/05/2016, Place of Admission of Execution: Pvt. Residence</p>

Developer Details

IL No	Name, Address, Photo, Finger print and Signature
	M/S. LOKENATH ENTERPRISE 20/B, S. N. ROY ROAD, P.O. - BEHALA, P.S. - Behala, District -South 24-Parganas, West Bengal - 74 PIN - 700038. Status - Organization, Represented by representative as given below:-
(1)	PRODIP BAG 20, S. N. ROY ROAD, P.O. - SAHAPUR, P.S. - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No AGKPB4546N., Status: Representative, Date of Execution: 11/05/2016, Date of Admission: 11/05/2016, Place of Admission of Execution: Pvt. Residence

Identifire Details

Identifier Details			
L No	Identifier Name & Address	Identifier of	Signature
	JAYDEEP BHATTACHARYA Son of A N BHATTACHARYA 49, NAFAR CH DAS ROAD, P.O. - BEHALA, P.S. - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India	SANKAR YADAV, MOHAN YADAV, SOHAN YADAV, PRODIP BAG	

Transacted Property Details

Land Details						
Srch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
1	District: South 24-Parganas, P.S. - Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Harbour Road, Road Zone: ((Ward no: 120, 130) Premises located on DH Road - 1, Premises No: 118, Ward No: 130	((Ward no: 120, 130) Premises located on DH Road - 1)	5 Katha 6 Chatak 30 Sq Ft	9,70,000/-	2,00,74,740/-	Proposed Use: Batta, Width of Approach Road: 120 Ft.

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

Sl. No.	Structure Location	Area of Structure	Structure Details		Other Details
			Setforth Value(In Rs.)	Market Value(In Rs.)	
0	Gr. Floor	100 Sq Ft	0/-		Residential Use, Cemented Floor, Age of Structure - 0Year, Roof Type - Tiles Shed, Extent of Completion - Complete, Structure Type - Structure
1	On Land L1	100 Sq Ft	30,000/-	30,000/-	

Transfer of Property from Land Lord to Developer				
Sl. No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area In(%)
L1	SANKAR YADAV	M/S LOKENATH ENTERPRISE	2,97917	33.3333
	MOHAN YADAV	M/S LOKENATH ENTERPRISE	2,97917	33.3333
	SOHAN YADAV	M/S LOKENATH ENTERPRISE	2,97917	33.3333

Transfer of Property from Land Lord to Developer				
Sl. No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area In(%)
S1	MOHAN YADAV	M/S LOKENATH ENTERPRISE	33,3333 Sq Ft	33.3333
	SANKAR YADAV	M/S LOKENATH ENTERPRISE	33,3333 Sq Ft	33.3333
	SOHAN YADAV	M/S LOKENATH ENTERPRISE	33,3333 Sq Ft	33.3333

Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Pradip Bag
Address	20/8, S. N. Roy Road, Thana Behala, District South 24-Parganas, WEST BENGAL, PIN - 700038
Applicant's Status	Others

Office of the A.D.S.R. BEHALA, District: South 24-Parganas

Endorsement For Deed Number : I - 160703978 / 2016

Query No/Year	16071000174190/2016	Serial no/Year	1607004149 / 2016
Deed No/Year	I - 160703978 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	SANKAR YADAV	Presented At	Private Residence
Date of Execution	11-05-2016	Date of Presentation	11-05-2016

Remarks

On 05/05/2016

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 2,31,04,742/-

(Biswarup Goswami)

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

On 11/05/2016

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

Presented for registration at 18.25 hrs on : 11/05/2016, at the Private residence by SANKAR YADAV, one of the Executants

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

Execution is admitted on 11/05/2016 by

SANKAR YADAV, Son of Late RAJ DEO YADAV GOALA, 616, D. H. ROAD, P.O. BEHALA, Thana Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, By caste Hindu, By Profession Business
Indetified by JAYDEEP BHATTACHARYA, Son of A N BHATTACHARYA, 49 NAFAR CH DAS ROAD, P.O. BEHALA, Thana Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, By caste Hindu, By Profession Business

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

Execution is admitted on 11/05/2016 by

MOHAN YADAV, Son of Late RAJ DEO YADAV GOALA, 616, D. H. ROAD, P.O. BEHALA, Thana Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, By caste Hindu, By Profession Business
Indetified by JAYDEEP BHATTACHARYA, Son of A N BHATTACHARYA, 49 NAFAR CH DAS ROAD, P.O. BEHALA, Thana Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, By caste Hindu, By Profession Business

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

Execution is admitted on 11/05/2016 by

SOHAN YADAV, Son of Late RAJ DEO YADAV GOALA, 616 D H ROAD P O BEHALA, Thana Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034. By caste Hindu. By Profession Business.
Indebted by JAYDEEP BHATTACHARYA, Son of A N BHATTACHARYA, 49, NAFAR CH DAS ROAD, P O BEHALA, Thana Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034. By caste Hindu. By Profession Business.

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

Execution is admitted on 11/05/2016 by

PRODIP BAG PROPRIETOR, M/S. LOKENATH ENTERPRISE, 20/B S N ROY ROAD P O - BEHALA P S - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700038. PRODIP BAG, Son of Late BECHARAM BAG, 20, S N ROY ROAD, P O SAHAPUR, Thana Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700038, By caste Hindu. By profession Business.
Indebted by JAYDEEP BHATTACHARYA, Son of A N BHATTACHARYA, 49, NAFAR CH DAS ROAD, P O BEHALA, Thana Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, By caste Hindu. By Profession Business.

(Biswarup Goswami)

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

On 12/05/2016

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 4,417/- (B = Rs 4,350/- E = Rs 28/-) and Registration Fees paid by Cash Rs 4,417/-.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs 40,071/- and Stamp Duty paid by Draft Rs 35,075/-, by Stamp Rs 5,000/-.

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 588577, Purchased on 11/03/2016 Vendor named S S ROYCHOWDHURY.

Description of Draft

1. Rs 35,075/- is paid, by the Draft (other) No: 735571000404, Date: 10/05/2016, Bank: STATE BANK OF INDIA (SBI), RABINDRANAGAR (BEHALA).

(Biswarup Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A D S R BEHALA
South 24-Parganas, West Bengal

19/05/2016 Query No:-16071000174190 / 2016 Deed No. 1 - 160703578 / 2016 Document Digitally Signed

Page 57 of 54

Certificate of Registration under section 60 and Rule 69
Registered in Book - I
Volume number 1607-2016, Page from 128032 to 128085
Serial No 160703978 for the year 2016.



Handwritten signature

Digitally signed by BISWARUP
GOSWAMI
Date: 2016.05.19 12:33:52 +05:30
Reason: Digital Signing of Deed

Biswarup Goswami) 5/19/2016 12:33:51 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)