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Certified that the document is admitted to registration. The Signature sheet and the exhibition sheet attached with this document are the part of this document.

Address: District Sub-Registrar
Baruipur, South 24 Parganas

22 FEB 2021

DEVELOPMENT AGREEMENT

Asit Ranjan Mandal
North Kherwar Mandar
Mukherjee Mandal

Nilima Dasgupta

Susama Mondal

Asit Ranjan Mandal

Asit Ranjan Mandal

THIS AGREEMENT made in this the 22nd day of February Two Thousand Twenty One.

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See 12

BETWEEN

*Asit Ranjan Mondal
Nisith Kumar Mondal
-Nikhil teke Mondal*

Nilima Naskar

Sushama Mondal.

Nikhilesh

1. **ASIT RANJAN MONDAL** (PAN- AENPM5892D), Aadhaar no- 539099616077, Voter I.D. No- DZW0896408, Mobile no- 8900148282 . 2. **NISITH KUMAR MONDAL** , PAN NO- AEAPM9832Q, Aadhaar No- 413599595336, Voter I.D. NO- TFE2278398, Mobile no-8902689788, 3. **NIKHILESH MANDAL** , PAN NO- AERPM9723M, Aadhaar no- 582377544648, Voter I.D. NO- WB/18/104/285578, Mobile no- 9433430270, All Son of Late Prahlad Chandra Mondal , All are by faith Hindu by occupation Retire person all residing at Purba Ukilpara Panchanantala Road ward no 14, Post Office and Police Station Baruipur, Dist. South 24 Parganas, Kolkata- 700144. 4. **SMT.NILIMA NASKAR** , PAN NO- AKRPN6141Q, Aadhaar no- 982457699976, Voter I.D. NO-DHW3089620, Mobile no- 9331426565, Wife of Subal Chandra Naskar daughter of Late Prahlad Chandra Mondal, by faith Hindu by occupation house wife , residing at 143/2G Bhagabati Charan Chatterjee Street Post office- and Police Station -Belgharia Dist. North 24 Parganas , Pin 700056. 5. **SMT. SUSHAMA MONDAL**, , PAN NO- GFZPM8659R, Aadhaar no- 597005718122, Voter I.D. NO- JTJ015696, Mobile no-9674557797, Wife of Haran Mondal, daughter of Late Prahlad Chandra Mondal residing at Paschim Chakpanchghora, Post Office Poonpou, Police

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Asst Panyji Mondal
Nirrit Kumar Mondal
Nirrit Kumar Mondal

Nilima Mondal

Saruna Mondal

Shri S. S. S. S.

Station Joynagar , Dist. South 24 Parganas, Pin=743372, hereinafter referred to as the '**OWNERS FIRST PART**' (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-Office and permitted assigns) of the **ONE PART**.

AND

SRI JOYDEV SARDAR , PAN NO-AUNPS1762Q, Aadhaar no-308125348302, Mobile no-9477927189.Voter I.D no-JTJO128140., Son of Sri Sanatan Sardar, by faith Hindu, by occupation Business, residing at B-32 Atabagan , Post Office Garia, Police Station Regent Park now Bansdronei, Pin Kolkata- 700084, hereinafter referred to as the **DEVELOPER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-Office and permitted assigns) of the **OTHER PART**.

WHEREAS one Jamuna Mondal was absolutely owner in respect of property situated at Mouza -Baruipur , J.L. No.- 31, R.S. NO-71, Tauzi no-250 RS. Khatian no 2889, RS. Dag no- 1292 land measuring 5 ½ Decimal by way of purchase from it's the then owner Prankrishna Das Adhikari vide deed no-77 for the year 1978, registered in book no-1, Volume no- 05, Pages from 219 to

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10/11/2015

Asit Ranjan Mondal
Nisith Kumar Mondal
Nikhilesh Mondal

Nilima Naskar

Susama Mondal.

Asit Ranjan Mondal

234 registered in ADSR Baruipur and RS. Dag NO- 1293 RS. Khatian no- 3505 in Mouza -Baruipur , J.L. No.- 31, R.S. NO- 71, Tauzi no-250 land measuring 5 decimal by way of gift from it's the then owner Praladh Chandra Mondal vide deed no-553 for the year 1979, registered in book no-1, Volume no- 18, Pages from 11 to 15 registered at ADSR Baruipur .

AND WHEREAS while the said Jamuna Mondal was in possession over the said land she died in the year 11/04/1998 leaving behind her Three sons namely **ASIT RANJAN MONDAL** , **NISITH KUMAR MONDAL** , **NIKHILESH MANDAL** ,and two daughters namely **SMT.NILIMA NASKAR** ,and **SMT. SUSHAMA MONDAL**, as her only legal heirs and successors. Thereafter the said heirs of the said Jamuna Mondal mutated their names before the Baruipur Municipality vide Holding no- 286 Assesse no- 1103801570667 under Baruipur Municipality ward no-14.

AND WHEREAS on the other hand the said **NIKHILESH MANDAL** is the absolute owner in respect of Bastu land measuring **08** decimal more or less in Dag no- 1294,RS. Khatian no-3505 , in Mauza Baruipur , J.L. no- 31, under Baruipur Municipality ward no-14, Holding no- 1238 , under P.S. Baruipur 24 Parganas south Pin Kolkata-700144 . by way two separate gift deeds vide no- 2789 for the year 1987, registered in

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Nisith Kumar Mondal

Book no-1, volume no-31, pages from 407 to 412, registered at ADSR Baruipur from his mother Jamuna Mondal and another gift deed vide no- 02792 for the year 2015, registered in book no- 1, CD volume no- 5, pages from 338 to 353 registered at ADSR Baruipur from his elder brother **NISITH KUMAR MONDAL**.

AND WHEREAS the **Owner /FIRST PART** is desirous of developing the said premises by demolition Partly of the existing structure and constructing multi-storied building **(G+IV)** in accordance with the sanctioned building plan vide Building Permit No- **106/2021** .dated **13/11/2020** issued by Baruipur Municipality.

AND WHEREAS upon the aforesaid representation of the owner and subject to verification of title of the owners concerning the said premises, promoter/developer have agreed to develop the said premises by constructing a multistoried building on the land measuring **15 ½** decimal more or less in accordance with the sanctioned building plan on the terms and conditions hereinafter appearing.

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

1.a) **OWNERS** shall mean **ASIT RANJAN MONDAL** , **NISITH KUMAR MONDAL** , **NIKHILESH MANDAL** , **SMT.NILIMA**

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Asit Ranjan Mondal
Nishi Kumar Mondal
Pratishtha Mondal

Nilima Nayak

Surama Mondal

Sushama Mondal

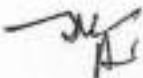
NASKAR, SMT. SUSHAMA MONDAL, its administrators, assigns, successors-in-office.

1.b) **PROMOER/DEVELOPER** shall mean **JOYDEV SARDER** and its administrators, assigns, successor-in-office.

1.c) **TITLE DEED** shall mean all the documents referred to herein above and all documents of title in respect of the aforesaid property.

1.d) **PREMISES** shall mean the Holding no- 286 Assesse no- 1103801570667, and Holding no- 1238, Assesse no- 1103802236056 under Baruipur Municipality ward no-14 , Mouza -Baruipur , J.L. No.- 31, R.S. NO-71, Tauzi no-250 RS. Khatian no 2889, RS. Dag no- 1292 land measuring **2.50** DECIMAL OUT OF **5 ½** Decimal and RS. Dag NO- 1293 RS. Khatian no- 3505 in Mouza -Baruipur , J.L. No.- 31, R.S. NO-71, Tauzi no-250 land measuring **5** decimal Total **7 ½** decimal and land measuring **08** decimal in Dag no- 1294,RS. Khatian no- 3505 , in Mauza Baruipur , J.L. no- 31, under Baruipur Municipality ward no-14, Holding no- 1238 , under P.S. Baruipur 24 Parganas south Pin Kolkata-700144 . more or less more fully and particularly described in the Schedule '**A**' and '**B**' hereunder written.

1.e) **BUILDING** shall mean the multi storied buildings to be



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Nishi Kumar Mondal
Nishikant Mondal*

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Nilima Norkoz

Suama Mondal.

Sikhis Bhatia

constructed on the said premises.

1.f) **COMMON FACILITIES AND AMENITIES** shall include corridors stairways, passage ways drive ways common lavatories pumps rooms overhead reservoir meter pump, motor, Tube well, lift room, lift machineries and lift and other facilities which may be mutually agreed upon between the parties and required for the establishment location enjoyment provisions roof and terrace of the building maintenance and/or management of the building.

1.g) **SALEABLE SPACE** shall mean the entire area in the building available for independent use and occupation after making the provisions for common facilities and the space required that for.

1.h) **OWNER'S ALLOCATION** : The Owners herein shall get **35%** of the total constructed area ad measuring **2339.29 SQM more or less** as sanction by the Baruipur Municipality on the said property in lieu of the land fully described in the Schedule 'A' and "B"

1.i) **DEVELOPER'S/PROMOTER'S ALLOCATION** : the Developer herein will get remaining **65%** of the total constructed area ad measuring 2339.29 SQM more or less on the said property fully described in the Schedule 'A' and "B" herein below.

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Pratibha Mondal
Nirith Kumar
Niraitesh Mondal

Nilima Norkoz

Surama Mondal

Pratibha Mondal

1.j) The sale price shall be mutually decided by the Parties and all the consideration received shall be deposited in the special embarked account for this purpose. the respective share of the parties shall be paid from this Account.

1.k) Roof Right shall mean Roof of the said building and all the parties of this agreement shall enjoy the roof as per ratio.

2. THE OWNER'S DECLARE AS FOLLOWS :-

a) That the owner above named is absolutely seized and possessed of and/or well and sufficiently entitled to the said premises.

b) That the said promises is free from all encumbrances charges and owners had a marketable title in respect of the said premises.

c) That the said premises is free from all encumbrances charges and liens, lispendents attachments trust acquiescence requisitions whatsoever or howsoever.

d) That there is no excess vacant land of the said premises within the meaning of Urban Land (Ceiling & Regulation) Act, 1976.

Pratibha

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Ajit Ram / a Member
Nishith Kumar
Member.
Niveshik Mandal

Nilima Narkar

Susana Mondal

Dr. S. S. S. S.

3. The Owner and the Developer/Promoter do hereby declare and covenant as follows :

a) That the owners hereby grant exclusive right to the Developer/Promoter to prepare building plan and to have sanctioned or re-sanctioned of the same at his own costs and to undertake make construction after demolishing the existing structure **PARTLY** standing on the said premises at his own costs in accordance with the plan to be sanctioned by the Baruipur Municipality. And the developer shall be liable to remove rubbish /and existing building materials from the said premises .

b) That all applications, plans completion certificate other papers and documents as may be prepared by the Developer/Promoter for the purpose of obtaining necessary sanction from the appropriate authority shall be prepared and submitted by the Developer/Promoter on behalf of the owners at the Developer/Promoter's own cost and expenses and the owner shall sign all the necessary papers for the same at the request of the Developer/Promoter as and when required.

c) That nothing herein contained shall be construed as demised or assignment or conveyed or as creating any right title or interest in respect of the said premises in favor of

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 Nilima Narayan
 Sumana Mondal
 others etc

Developer/Promoter other than an exclusive license or right to the Developer/Promoter to do or refrain from doing the acts and things in terms whereof and to deal with the Developer/Promoter allocation.

d) That the owner shall hand over the vacant peaceful possession of the aforesaid premises to the Developer/Promoter at the time of signing of this agreement.

e) That the owner shall grant to the Developer/Promoter a Development Power of Attorney as may be required for the purpose of obtaining the sanction/re-sanctioned plan and all necessary permission and obtain completion certificate and sanction from different authorities in connection with the construction of the building and also for pursuing the following of the matters with the Baruipur Municipality and other competent authorities.

f) That the owner and the Developer/Promoter shall exclusively to the entire building with right to transfer or otherwise deal with or dispose of the same without any right or claim of others or interest therein whatsoever of the other and the owner shall not in any interfere with or disturb the quite and peaceful possession of the Developer/Promoter's allocation.

g) That in so far as necessary dealings with the

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 Nilima Narkar
 Susama Maudal
 Sri Kishore Maudal

Developer/Promoter in respect of the building including agreement for sale or transfer concerning the Developer/Promoter's allocation shall in the name of the owner for which purpose the owners undertake to give the Developer/Promoter a Development Power of Attorney in a form and manner required by the Developer/ Promoter.

h) That owner shall execute the deed of conveyance or conveyances in favor of the Developer/Promoter's allocation and all costs and expenses including stamp duty and registration charges shall be borne and paid by the Developer/Promoter or its nominee or nominees.

i) That the Developer/Promoter shall at his own cost construct and complete the new multi-storied building at the said premises accordance with the sanctioned plan and as may be recommended by the Architect of the Developer/Promoter. The owner shall not be responsible or liable for any deviation from sanctioned plan in the construction of new building by the Developer/Promoter.

j) That the Developer/Promoter shall install in the said building at his own cost pump, overhead reservoir, electric wiring and installation and other facilities as are required to be provided in the new building constructed for sale do flats therein on ownership basis and as mutually agreed. Content Page -12

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Nisith Kumar
Mouda
Sikilish Mouda

Nilima Nasir

Susma Moudal.

Pratik

k) That the Developer/Promoter shall be authorized to negotiate with the intending Purchaser or Purchasers for sale of the Developer/Promoter's allocation and to enter into any agreement with the intending Purchaser or Purchasers and to receive earnest money against valid receipts put the same shall not create any financial liability upon the owner in any manner whatsoever on for the Developer's share.

l) That the Developer/Promoter shall at his own cost and expenses construct and complete the said multistoried building in accordance with the sanctioned plan and any amendment thereto or modifications thereof made or cause to be made by the Developer/Promoter. The Developer/Promoter is entitled to obtain loan from any financial institution or Bank by creating mortgage the same.

m) That as from the date of sanction of the construction plan by the Baruipur Municipality the municipal rates and taxes as also other out goings in respect of the said premises.

n. The developer shall at his own costs and expenses constructed and arrangements for connection with new building to old existing building in each floor with water line connection. So that intending purchaser or purchasers of flats in the new building will be entitled to use the stair case of the old building (on emergencies basis) .



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Nirish Kumar
Mandal.
Nirshilek Mandal
Nilima Naykar
Susama Mandal
DR. B. S. KHARKE

The owners of the old building will be entitled all commercial benefits of the newly constructed building or any part thereof including any of the constructed area available or used for any benefit.

4. That the owner hereby agreed and covenant with the Developer/Promoter as follows :

(a) Not to cause any interference or hindrance in the construction of the said building at the said premises by the Developer/Promoter.

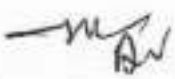
(b) Not to do any act, deed or thing what by the Developer/Promoter may be prevented from selling assigning or disposing of any of the Developer/Promoter allocated portion in the building as the said premises.

(c) Not to let out grant lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer/Promoter during the period of the said construction.

5. THE DEVELOPER/PROMOTER HEREBY AGREE AND COVENANT WITH THE OWNERS AS FOLLOWS :

(a) To complete the construction of the multi-storied building within 36(thirty six) months approx. from the date of obtaining sanctioned building plan.

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Asst. Dy. Commr.
Nisikh Nagar
Mumbai

Witnesses

Nilina Noskar

Susama Monda

Shri. R. H. D. K.

(b) Not to violate or contravene any of the provisions or rules applicable to the construction of the said building..

(c) Not to do any act, deed or thing to encumber the property-whereby the owner is prevented from enjoying selling assigning and/or disposing of any portion in the building at the said premises.

(d) To keep the owner indemnified against all third party claims and actions arising out of any sort of the act of commission of the Developer/Promoter in relative to the construction of the said building.

(e) To keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer/Promoter's action with regard to the development of the said premises and in the matter of construction of the said building and/or for any defects therein.

6. THE OWNER AND THE DEVELOPER/PROMOTER ALSO HEREBY CONVENANTS AS FOLLOWS :

(a) The owners hereby undertake that the Promoter/Developer shall be entitled to the said construct and shall enjoy its allocated space and top roof of the building without any interference or disturbance provided the Promoter/Developer performed and fulfill all the terms and conditions herein contained.

Content Page -15

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Dr. Rajin Marda
Nishit Kumar
Mondal
Nishit Mondal

Nilima Narskar

Sudama Mondal

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(b) That owner and the Promoter/Developer hereby declare that they have entered into this agreement purely as a contract basis and as a joint venture in any manner nor shall the parties hereto constitute as association of persons.

(c) The Owners shall do or execute or caused to be done or executed all such further deeds matters and things not herein specified as may be required to be done by the Promoter/Developer and for which the Promoter/Developer meet the authority of the Owners including any such additional power of attorney and/or authorization as may be required for the purpose provided that all such acts deeds matters and things shall not in any way infringe on the rights of the owners/ and/or go against the spirit of these presence.

(d) The Owners shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer/Promoter's allocation which shall be liability of the Developer/Promoter who shall keep the Owners indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.

(e) That the Developer/Promoter frame scheme for the management and administration of the said building or buildings and/or common part thereof and agree to abide by all the rules and regulations to be framed by any society or association who will be in charge of such nominee or nominee of the affairs of the building or common part thereof.

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Dr. Bhanu Prasad
North Kumar
Mando

Nikshil Mando

Nilina Narskar

Susana Mando

Sushil Kumar

f. That both the parties will indemnify or keep indemnified the other party against all loss and damages out of their own obligation as stated hereinbefore and in the event of any disputes relating to this agreement the parties shall have the right and option to take appropriate steps against the other party according with the Laws of land.

g. That the developer arranged the building plan from the municipality authority , on behalf of the owners and has started the construction of the said proposed building being named " **J P ABASAN**", flat or flats ,garage space with all amenities for the ownership building such as over head tank, septic tank, drains, stair case , meter room, security room, passage , entrance etc. for the common use of the flat owners of the proposed building.

FIRST SCHEDULE REFERRED TO ABOVE

" A "

ALL That piece and parcel plot of land aggregating **07 ½** decimal out of **10 ½** decimal more or less situated at Mouza -Baruipur , J.L. No.- 31, R.S. NO-71, Tauzi no-250 RS. Khatian no 2889, RS. Dag no- 1292 land measuring **2.50** decimal out of **5 ½** and RS. Dag NO- 1293 land measuring **5** decimal under Baruipur Municipality Holding no- 286 Assesse no- 1103801570667, ward no-14.

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"B"

Asit Ranjan Mondal
Nisith Kumar
Mondal.

Nisith Kumar Mondal

Nilima Naskar

Suman Mondal

Asit Ranjan Mondal

ALL That piece and parcel plot of land aggregating **08** decimal more or less in Dag no- 1294,RS. Khatian no-3505 , in Mauza Baruipur , J.L. no- 31, under Baruipur Municipality ward no-14, Holding no- 1238 , District 24 Parganas South, Kolkata-700144, Asseseno1103802236056 Ukil Para Road . The total land measuring about **15 ½** decimal more or less **TOGETHR WITH** all easement rights , benefits, facilities and other advantages attached therein .

The Said Property Butted and Bounded by-

North-Municipal Road thereafter house of Debabrata Naskar

South-House of Satyarangan Roy and Manaranjan Sardar

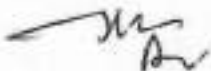
East-Vacant land of Lt. Kanan Pramanik

West-Common passage/ Ukil Para Road 20 "

SECOND SCHEDULE ABOVE REFERRED TO-

All that owners allocation , Owner no **1. ASIT RANJAN MONDAL** shall be entitled to get i.e.**57.52 sqm.** more or less covered area(to be adjusted from developer) in **3rd floor flat" G"** of the building.

Owner no-**2. NISITH KUMAR MONDAL** shall be entitled to get i.e.**57.52 sqm.** more or less covered area (to be adjusted from



Asit Ranjan Mandal
Nirith Kumar
Mandal
Nikhilesh Mandal

Nilima Naskar

Sushama Mondal.

Asit Ranjan Mandal

Asit Ranjan Mandal

developer) in **1st floor flat no- "A"** of the building.

Owner no **3. NIKHILESH MANDAL** shall be entitled to get i.e. **57.52 sqm.** more or less covered area (to be adjusted from developer) in **2nd floor flat no "G"** In schedule **A** and 306.79 sqm in schedule **B** more or less covered area (to be adjusted from developer) in **1st floor flat no C, D, E AND 3rd floor flat no- C,** and **3rd floor E** and **4th floor flat no-C** of the building.

Owner no **4. SMT.NILIMA NASKAR** shall be entitled to get i.e. **57.52 sqm.** more or less covered area (to be adjusted from developer) in **3rd floor flat no "B"** of the building.

Owner no- **5. SMT. SUSHAMA MONDAL,** shall be entitled to get i.e. **57.52 sqm.** more or less covered area to be adjusted from developer) in **4th floor flat no- B** of the building.

TOGETHER WITH proportionate undivided share of the land underneath the building as per sanction building plan and the said property is more particularly shown and delineated in the site plan with **RED** border line therein as per in addition to the owner allocation in the new building as aforesaid and all other common rights, benefits ,and facilities including right to use vacant space adjacent to the old building with the new building along with the other spaces in the building including 35% of garage space in the ground floor .

Asit Ranjan Mandal

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Dr. Rajar Mohan
Nishikant Mondal
Nishikant Mondal
Nilima Nasfkar
Susama Mondal
Rajendra Mondal

THE THIRD SCHEDULE ABOVE REFERRED TO-

ALL THAT remaining constructed area of the new building consisting of numbers of self contained flats and the said property more particularly shown delineated in the site plan with GREEN border line therein as part . numbers car parkings in the proposed building (save and except owners allocation as mentioned above) to be constructed by the developer herein together with undivided proportionate share in the land and other common rights over the common spaces in the proposed building .

Specification of the proposed building / construction

The construction of the proposed building shall be constructed in accordance with the sanction building plan design and specification of the Baruipur Municipality.

STRUCTURE AND FOUNDATION:- Bulding design on **RCC** Foundations confirming to National Building Code Rules of concerning authority or as per sanction plan floor and design.

FLOOR & SKIRTING;- All bed rooms and dining will have floor vitrified tiles finish with 4 inch dado.

TOILETS:- Toilets will be provided with PVC pipe for general water supply from over head tank with water connection from

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AV

Devi Ranjan Mandal
Nisith Kumar
Mandal

Mandal

Nilima Nayak

Sobana Mandal
Sobana Mandal

reasonable source . One slandered white basin, one white commode **FPWC** with low down cistern for toilet and walls have glaze tiles upon 6 foot height all around and 6'-0 foot height in bath area and flooring will be tiles and provision a cut round shape on the wall or exhaust fan including hot & cold water line.

KITCHEN:- Kitchen will be have cast-in- tiles wit 4"skirting all around . Kitchen will have one Black Stone table one stainless steel sink, walls have glazed tiles upon 2.5 foot height from the top of black stone , Kitchen table and provision a cut round shape on the wall for exhaust fan.

DOORS AND DOORS FRAME :- All doors will have Sal wooden frame and flush door.

WINDOWS FRAME & GRILLS:- All windows are made by Aluminum sliding with 3 mm smoke sheet glass.

INTERNAL WALLS;- Plaster walls finished with plaster of putty, Bricks works will be done **8 inch** thickness for external and 3inch/ 5 inch for internal partition walls.

EXTERNAL WALLS:- External walls to be two coated with water proof cement paints with one coat primer.

WIRING;- All concealed wiring in every rooms with ISI approved brand.

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Abhishek Rajya Mondal
Nishik Kumar
Mondal
Nishik Kumar Mondal

Nidina Naskar

Susama Mondal.

ihirshik

BED ROOMS:-

One bracket light point, one tube light point, One ceiling fan point. one night lamp point, One 3/5 amp. pin plug point on switch board, One AC point per flat.

LIVING / DINING- As per Promoter/Developer choice

TOILET KITCHEN- As per Promoter/Developer choice and all the building materials installed as per Promoter/Developer choice.

COMMON AREA-

- I) The land on which the building is located all easement rights and appurtenances belonging to land and building.
- II) The foundation , columns, girders, beams supports, main wall, lobbies corridors, stair staircase, ways, entrances and exits of the building.
- III) The easements, wards storage space.
- IV) Installation of common service such as powers lights, water sewerage etc.
- V) Tanks, pumps meters, compressors pipes and tubes and general apparatus and installation consisting for common use and passage and paths etc.
- VI) All other parts of this property necessary for convenience to the existence maintenances and safety of the building

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Aest Banjar Mandak
North Kumar
Mandak
Sihilek Mandak

Nilima Moskar

Surdama Mandak

Mhas Eshik

- VII) and common enjoyment or normally in common use.
- VIII) LIFT and Municipal water connection, and submersible pump.
- IX) Boundary walls ,ventilation duct.
- X) Electric meters room, main electric meters, pump and switches fixed in the common areas.
- XI) Roof right common is common for all flat owner.
- XII) Lighting arrangement in open area
- XIII) Proper drainage & outlets.
- XIV) Parking area, security room excluding common area.
- XV) Electric Transformer or generator if required for the interest of all flat owners of the said building, the cast will be bear by all the flat owners as per ratio .

IN WITNESS WHERE OF both the parties have hereunto set and subscribed their respective hands and seals this the day , month and year first above written.

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SIGNED SEALED AND DELEVERED:-

Witness

1. Dipak Biswas,
S/O Manju Biswas,
Vill, P.O. & P.S. - Baruipur,
Kolkata - 144

2. Ashwini Mandal,
Late. Anugadon Mandal,
East Uki para,
Baruipur
Kolkata - 144

Asit Ranjan Mandal
Nisith Kumar Mandal
Nishit Mandal
Nilima Naskar
Susama Mandal.
i/12/15/15/15/15

Signature of owners / 1st part

1. Asit Ranjan Mandal
2. Nisith Kumar Mandal.
3. Nishit Mandal
4. Nilima Naskar
5. Susama Mandal.

Signature of Developer / 2nd part

DRAFTED BY-

Tapas Naskar } 2/11/15 5/07/15

TAPAS NASKAR (Advocate)

Baruipur Civil Court Bar Association

Regd. No- 2409/2674/02

Computer typed by-

Tapas Naskar
Tapas Naskar.

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name
 Signature *Asul Ranjan Mandal*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name *Nisith Kumar Mandal*
 Signature *Nisith Kumar Mandal*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name
 Signature *Nishitank Mandal*

Name

Signature



Ni

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Nibima Naskar*...

Thumb 1st finger Middle Finger Ring Finger Small Finger



Susama Mondal

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Susama Mondal*.....

Thumb 1st finger Middle Finger Ring Finger Small Finger



9

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Anil Kumar Sahoo*.....



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192020210232182661
GRN Date: 22/02/2021 12:04:16
BRN : IK0AZONAB2
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 22/02/2021 12:02:57
Payment Ref. No: 2000377752/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: ASIT RANJAN MONDAL
Address: PURBA UKILPARA, WARD NO- 14 BARUIPUR
Mobile: 9331614232
Depositor Status: Others
Query No: 2000377752
On Behalf Of: Mr Tapas Naskar
Identification No: 2000377752/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000377752/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	5010
2	2000377752/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	5024

IN WORDS: FIVE THOUSAND TWENTY FOUR ONLY.

ध्वज संकेत संख्या

PERMANENT ACCOUNT NUMBER



AENPM5892D

नाम NAME

ASIT RANJAN MONDAL

पिता का नाम FATHER'S NAME

PRAHLLAD CHANDRA MONDAL

जन्म तिथि DATE OF BIRTH

10-02-1950

हस्ताक्षर / SIGNATURE

Asit Mondal

Asit Mondal

आवर संख्या, प.सं. XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें (संयुक्त अध्यक्ष (पद्धति एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta-700 069.

Asit Ranjan Mondal

भारत सरकार
Government of India
Avt Ranjan Mondal
DOB: 10/02/1950
MALE



5390 9961 6077

मेरा आधार, मेरी पहचान

एनएचएल
Unique Identification Authority of India

ADDRESS:
Avt Ranjan Mondal
10/02/1950
Male



5390 9961 6077

Avt Ranjan Mondal

ভাৰতৰ নিৰ্বাচন কমিশ্বন
परिचय पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
DZW0896498



নিৰ্বাচকেৰ নাম : অসিতৰঞ্জন মন্ডল

Elector's Name : Astranjan Mandal

পিতাৰ নাম : প্ৰহলাদচন্দ্ৰ মন্ডল

Father's Name : Prahaladachandr Mandal

লিঙ্গ / Sex : পুং / M

জন্ম তাৰিখ / Date of Birth : XX / XX / 1949

DZW0896498

ঠিকনা:
জোনাপুৰ ৰোড - ৪ বীজপুৰ উত্তৰ ২৪ পৰগণা
743145

Address:
Jonapur Road, 4 Bijpur North 24
Parganas 743145

Date: 21/02/2007
128-বীজপুৰ নিৰ্বাচন কেন্দ্ৰৰ নিৰ্বাচন নিয়ন্ত্ৰক
ৰ নিৰ্বাচকৰ প্ৰতীকিত্ব
Facsimile Signature of the Electoral
Registration Officer for
128-Bijpur Constituency

বিভিন্ন পৰিৱৰ্তন হলে নতুন ঠিকনাত কেৱল এই স্মাৰ্ট কাৰ্ড নং
কোলাৰ ৰেংগত একই নম্বৰে নতুন স্মাৰ্ট কাৰ্ড প্ৰতিবেদনত প্ৰবেশ
কৰা নহ'ব। গতিকে এই পৰিৱৰ্তনৰ বাবে এই স্মাৰ্ট কাৰ্ড
in case of change in address mention this Card No.
in the relevant Form for including your name in the
list at the changed address and to obtain the card
with same number.

07/02/07

Astranjan Mandal



ভারত সরকার
Government of India



নিসিথ কুমার মন্ডল
Nisith Kumar Mondal
পিতা : প্রহলাদ চন্দ্র মন্ডল
Father - PRAHALAD CHANDRA MONDAL
জন্ম তারিখ : DOB : 02/07/1954
পুল : Male



4135 9959 5336

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: BL-B A2, TOLLY TWIN, M G
রক বি এড , টলি টুইন, এম জি
রোড ক্যাবরডাঙ্গা মোড়, কোলকাতা
(এম সি), আর.সি. ঠাকুরানী,
কোলকাতা, পশ্চিম বঙ্গ, 700104
Address:
BL-B A2, TOLLY TWIN, M G
ROAD KABARDANGA MORE,
Kolkata (MC), R.C. Thakuran,
Kolkata, West Bengal, 700104

4135 9959 5336



1800 300 1847



help@uidai.gov.in



www.uidai.gov.in

Nisith Kumar Mondal



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

TFE2278396



নির্বাচকের নাম : নিশীথ কুমার মন্ডল
Elector's Name : Nisith Kumar Mondal
পিতার নাম : প্রহ্লাদ চন্দ্র মন্ডল
Father's Name : Prahlad Chandra Mondal
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ : 02/07/1954
Date of Birth :

TFE2278398

ঠিকানা:
A2, BLK-B, CC টি রোড (উত্তর), লজকা, হরদেবপুর পূর্ব
24 পর্গানা-700104

Address:
A2, BLK-B, M.G. ROAD (UTTAR)
LJOKA, HARDEVPUR, SOUTH 24
PARGANAS-700104

Nisith Kumar Mondal

Date: 02/12/2013

155-সংখ্যা: পূর্ব বেহালা পূর্ব 24
সংসদীয় এলাকা হরদেবপুর
Facsimile Signature of the Electoral
Registration Officer for
155-Behala Purba Constituency

কোন পরিবর্তন হলে এটি সনাক্ত করার ক্ষেত্রে এই কার্ডের কপি
সঙ্গে সঙ্গে পরিবর্তন করা হলে কার্ডের
পরিবর্তন করা হবে।

In case of change in address mention the Card No
in the relevant form for including your name in the
roll at the changed address and to obtain the card
with same number.

Nisith Kumar Mondal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NISITH KUMAR MONDAL
PRAHALAD CHANDRA MONDAL
02/07/1954
Permanent Account Number
AEAPM9832Q




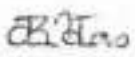


In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 674.

यदि कार्ड खो जाने वा कुरावा सुचित गर्नु/सोपान :
आयकर पैन सेवा युनिट, UTISI,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई - ४०० ६७४.

Nisith Kumar Mondal .

- 25 -

	स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER AERPM9723M	
	नाम / NAME NIKHILESH MANDAL	
	पिता का नाम / FATHER'S NAME PRAHLAD CHANDRA MANDAL	
	जन्म तिथि / DATE OF BIRTH 01-09-1956	
हस्ताक्षर / SIGNATURE 	 आयकर अधिकारी, प.सं.-XI COMMISSIONER OF INCOME-TAX, W.P.-XI	

Nikhilesh Mandal

इस कार्ड के लो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
 संयुक्त आयकर अधिकारी (पदाभि एवं तकनीकी),
 पी.टी.
 चौमगाछी स्क्वायर,
 कोलकाता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 P.T.,
 Chowmaghee Square,
 Calcutta - 700 069.





ভারত সরকার

Government of India



নিকিলাশ মন্ডল

Nikhilesh Mandal

পিতা : প্রহলাদ চন্দ্র মন্ডল

Father : Prahlad Chandra Mandal

জন্ম তারিখ/DOB: 01/09/1988

পুংস / Male



5823 7754 4648

স্বাক্ষর - সাধারণ মানুষের অধিকার

Nikhilesh Mandal



ভারতীয় অভিন্নতা পরিচয় প্রাধিকার

Unique Identification Authority of India

ঠিকানা: এ ডিও সিও
অফিস, পঞ্চানন্দালা রোড, উকিল পাড়া
বরুইপুর, দক্ষিণ ২৪ পরগণা
পশ্চিম বঙ্গ

Address S/O: Prahlad
Chandra Mandal,
PANCHANANTALA ROAD,
UKL PARA, Baruipur,
Baruipur, South 24
Parganas, West Bengal,
700144

5823 7754 4648

1927
1801 571 1927

1927
1801 571 1927

1927
1801 571 1927



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 18 / 104 / 285578

পরিচয় পত্র



Elector's Name নির্বাচকের নাম	Mondal Nikhilesh মন্ডল নিখিলেশ
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Prahladchandra প্রহ্লাদচন্দ্র
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	35 ৩৫

Nikhilesh Mondal

Address

Panchanantala Para, Baruiপুর-31,
Baruiপুর, S.24-Pgs.

বিতান

পঞ্চানন্দলা পাড়া, বারুইপুর-৩১, বারুইপুর,
সি. ২৪ পঃ

Facsimile Signature
Electoral Registration Officer
নির্বাচন-নিবন্ধন অফিসার

For 104 - BARUIPUR

Assembly Constituency

১০৪ - বারুইপুর

বিধানসভা নির্বাচন কেন্দ্র

Place ALIPORE

থানা আলিপুর

Date 09.09.95

তারিখ ০৯.০৯.৯৫

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NILIMA NASKAR

PRAHLAD CHANDRA MANDAL

12/08/1955
Permanent Account Number
AKRPN6141Q

Nilima Naskar
Signature



10082016

Nilima Naskar





भारत सरकार
GOVERNMENT OF INDIA



नीलिमा नसकर
Nilima Naskar
जन्मदिन / DOB: 12/08/1955
पुंस / MALE



9824 5769 9976

आधार-आधार मानव अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

पता: सुबल चंद्र नसकर,
143/2डी, वि वि वि स्ट्रीट,
कालीघाट (एन), डेहरा ३४
पुर्वांचल,
पश्चिम बंग - 700056

Address:

143/2D, Subal Chandra Naskar, 1432G,
B.C.C. STREET, Kalyanpur (n),
North 24 Parganas,
West Bengal - 700056

9824 5769 9976

Aadhaar-Aam Admi ka Adhikar

Nilima Naskar

भारतीय निर्वाचन आयोग
भारत सरकार
ELECTION COMMISSION OF INDIA
IDENTITY CARD

DHW3089620



निर्वाचक नाम : नीलिना नास्कर
Elector's Name : Nilina Naskar

शुभीर नाम : सुबल चंद्र नास्कर
Husband's Name : Subal Chandra Naskar

लिंग / Sex : स्त्री / F
जन्म तारीख / Date of Birth : 12/08/1955

Nilina Naskar



आयकर विभाग
INCOME TAX DEPARTMENT

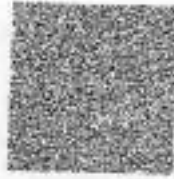


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

GFZPM8659R



नाम / Name
SUSHAMA MONDAL

पिता का नाम / Father's Name
PAHLLAD MANDAL

जन्म की तारीख /
Date of Birth
10/12/1957

Sushama Mondal
हस्ताक्षर / Signature

17000220

इस कार्ड के खोने/पाने पर तुरंत सूचित करें/लौटवाएं:

आयकर विभाग (एनडी), एन एस डी एन
चौथी फ्लोर, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडेल कोलोनी, नज़द डीप बंगलाउ चौक,
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bangalou Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Sushama Mondal.

आयकर विभाग
INCOME TAX DEPARTMENT

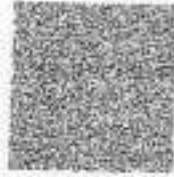


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

GFZPM8659R



नाम / Name
SUSHAMA MONDAL

पिता का नाम / Father's Name
PAHLAD MANDAL

जन्म की तारीख /
Date of Birth
10/12/1967

Sushama Mondal
हस्ताक्षर / Signature

87060320

इस कार्ड के खोले/पाने पर तुरन्त सूचित करें/लौटायें:

आयकर विभाग इकाई, एन एस डी यूएन
प्रीमो मॉडर्न, मंडी स्ट्रीट,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्म बंगला चौक के पास,
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Sushama Mondal.



ভাৰতৰ নিৰ্বাচন কমিশ্বন
 भारत चयन आयोग
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 JTJ0156596



নিৰ্বাচকেৰ নাম : সুবন্দা মন্ডল
 Elector's Name : Subana Mondal
 স্বামীৰ নাম : হৰান মন্ডল
 Husband's Name : Haran Mondal
 লিংগ / Sex : স্ত্ৰী / F
 জন্ম তাৰিখ / Date of Birth : 10/12/1957

JTJ0156596

শিলাল
 নস্কৰ পাৰা, জংগালীয়া, জয়নগৰ, পশ্চিম 24 পৰগনা
 743372

Address:
 Naskar Para, Jangalia, Joynagar, South
 24 Parganas - 743372

Date: 28/07/2007
 103-জয়নগৰ নিৰ্বাচন কেন্দ্ৰৰ নিৰ্বাচন বিষয়া
 103-Joynagar Constituency
 Facsimile Signature of the Electoral
 Registration Officer for
 103-Joynagar Constituency

শিলাল নিৰ্বাচন কেন্দ্ৰৰ জয়নগৰ পৰিচালক বিষয়াৰ
 সন্মতিত এই কাৰ্ডখনত যিকোনো পৰিৱৰ্তনৰ বাবে
 কাৰ্ডখনত সন্মতি দিয়াৰ বাবে
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Subana Mondal.



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ভাটিকাভুক্তির নম্বর/Enrolment No.: 1190/14593/00096

Download Date: 23/03/2014

To
সুধমা মন্ডল
Sushama Mondal
W/O: Heran Mandal

Paschim Chakpanchghora
South 24 Parganas Pimpua
West Bengal - 743372

Generation Date: 23/03/2014

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

5970 0571 8122

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India.



সুধমা মন্ডল
Sushama Mondal
অনুষ্ঠানিক/DOB: 10/12/1957
মহিলা / FEMALE



5970 0571 8122

আমার আধার, আমার পরিচয়



- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করা
- এটা এক ইলেক্ট্রনিক প্রক্রিয়াকৃত তথ্য

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ
Unique Identification Authority of India

ঠিকানা:
W/O: হেরান মন্ডল, - - - পশ্চিম
চকপাঁচঘড়া, দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 743372

Address:
W/O: Heran Mandal, - - -
Paschim Chakpanchghora,
South 24 Parganas,
West Bengal - 743372

5970 0571 8122



http://uidai.gov.in



www.uidai.gov.in

Sushama Mondal.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

JTK2430973

পরিচয় পত্র



Elector's Name Dipak Biswas

নির্বাচকের নাম দীপক বিশ্বাস

Mother's Name Radha

মাতার নাম রাধা

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2001 22

১.১.২০০১-এ বয়স ২২

Address

Dukhnar Purba, Lawanagar-2, Barulpur
South 24 - Parganas 743387

ঠিকানা

দুখনই পূর্ব লাননগর-২ বারুলপুর দক্ষিণ ২৪ পরগণা
৭৪৩৩৮৭

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অফিসার

For 104-Barulpur

Assembly Constituency

১০৪-বারুলপুর

বিধানসভা নির্বাচন কেন্দ্র

Place South 24 - Parganas

স্থান দক্ষিণ ২৪ পরগণা

Date 27.01.2001

তারিখ ২৭.০১.২০০১

Dipak Biswas

Major Information of the Deed

Deed No :	I-1611-01564/2021	Date of Registration	22/02/2021
Query No / Year	1611-2000377752/2021	Office where deed is registered	
Query Date	19/02/2021 12:01:41 PM	1611-2000377752/2021	
Applicant Name, Address & Other Details	Tapas Naskar Baruipur Civil Court,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9331614232, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 3,00,000/-	Rs. 89,24,249/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 14/- (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:- Baruipur, Municipality: BARUIPUR, Road: Ukilpara Road, Mouza: Baruipur, , Ward No: 14, Holding No:1238 JI No: 31, Pin Code : 700144

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-1292	RS-2889	Bastu	Bastu	2.5 Dec	1,00,000/-	14,39,395/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,



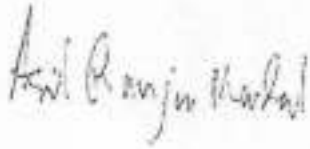


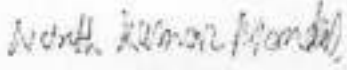


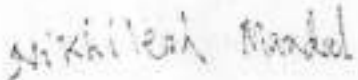
District: South 24-Parganas, P.S:- Baruipur, Municipality: BARUIPUR, Road: Ukilpara Road, Mouza: Baruipur, , Ward No: 14, Holding No:1238 JI No: 31, Pin Code : 70144

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-1293	RS-2889	Bastu	Bastu	5 Dec	1,00,000/-	28,78,790/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,



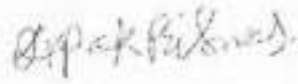
District: South 24-Parganas, P.S:- Baruipur, Municipality: BARUIPUR, Road: Ukilpara Road, Mouza: Baruipur, , Ward No: 14 JI No: 31, Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	RS-1294	RS-3505	Bastu	Bastu	8 Dec	1,00,000/-	46,06,064/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					15.5Dec	3,00,000 /-	89,24,249 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Asit Ranjan Mondal (Presentant) Son of Late Prahlad Chandra Mondal Executed by: Self, Date of Execution: 22/02/2021 , Admitted by: Self, Date of Admission: 22/02/2021 ,Place : Office			
		22/02/2021	LTI 22/02/2021	22/02/2021
Purba Ukilpara Panchanantala Road Ward-14, P.O:- Baruiapur, P.S:- Baruiapur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx2D, Aadhaar No: 53xxxxxxxx6077, Status :Individual, Executed by: Self, Date of Execution: 22/02/2021 , Admitted by: Self, Date of Admission: 22/02/2021 ,Place : Office				
2	Name Nisith Kumar Mondal Son of Late Prahlad Chandra Mondal Executed by: Self, Date of Execution: 22/02/2021 , Admitted by: Self, Date of Admission: 22/02/2021 ,Place : Office			
		22/02/2021	LTI 22/02/2021	22/02/2021
Purba Ukilpara Panchanantala Road Ward-15, P.O:- Baruiapur, P.S:- Baruiapur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx2Q, Aadhaar No: 41xxxxxxxx5336, Status :Individual, Executed by: Self, Date of Execution: 22/02/2021 , Admitted by: Self, Date of Admission: 22/02/2021 ,Place : Office				
3	Name Nikhilesh Mandal Son of Late Prahlad . Chandra Mondal Executed by: Self, Date of Execution: 22/02/2021 , Admitted by: Self, Date of Admission: 22/02/2021 ,Place : Office			
		22/02/2021	LTI 22/02/2021	22/02/2021
Purba Ukilpara Panchanantala Road Ward-14, P.O:- Baruiapur, P.S:- Baruiapur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx3M, Aadhaar No: 58xxxxxxxx4648, Status :Individual, Executed by: Self, Date of Execution: 22/02/2021 , Admitted by: Self, Date of Admission: 22/02/2021 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Dipak Biswas Son of Mantu Biswas Baruipur, P.O:- Baruipur, P.S:- Baruipur, District-South 24-Parganas, West Bengal, India, PIN - 700144			
	22/02/2021	22/02/2021	22/02/2021

Identifier Of Asit Ranjan Mondal, Nisith Kumar Mondal, Nikhilesh Mandal, Nilima Naskar, Sushama Mondal, Joydev Sardar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Asit Ranjan Mondal	Joydev Sardar-0.5 Dec
2	Nisith Kumar Mondal	Joydev Sardar-0.5 Dec
3	Nikhilesh Mandal	Joydev Sardar-0.5 Dec
4	Nilima Naskar	Joydev Sardar-0.5 Dec
5	Sushama Mondal	Joydev Sardar-0.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Asit Ranjan Mondal	Joydev Sardar-1 Dec
2	Nisith Kumar Mondal	Joydev Sardar-1 Dec
3	Nikhilesh Mandal	Joydev Sardar-1 Dec
4	Nilima Naskar	Joydev Sardar-1 Dec
5	Sushama Mondal	Joydev Sardar-1 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Asit Ranjan Mondal	Joydev Sardar-1.6 Dec
2	Nisith Kumar Mondal	Joydev Sardar-1.6 Dec
3	Nikhilesh Mandal	Joydev Sardar-1.6 Dec
4	Nilima Naskar	Joydev Sardar-1.6 Dec
5	Sushama Mondal	Joydev Sardar-1.6 Dec

On 22-02-2021

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 13:15 hrs on 22-02-2021, at the Office of the A.D.S.R. BARUIPUR by Asit Ranjan Mondal, one of the Executants.

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 89,24,249/-

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

Execution is admitted on 22/02/2021 by 1. Asit Ranjan Mondal, Son of Late Prahlad Chandra Mondal, Purba Ukilpara Panchanantala Road Ward-14, P.O: Baruiipur, Thana: Baruiipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business, 2. Nisith Kumar Mondal, Son of Late Prahlad Chandra Mondal, Purba Ukilpara Panchanantala Road Ward-15, P.O: Baruiipur, Thana: Baruiipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business, 3. Nikhilesh Mandal, Son of Late Prahlad Chandra Mondal, Purba Ukilpara Panchanantala Road Ward-14, P.O: Baruiipur, Thana: Baruiipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business, 4. Nilima Naskar, Wife of Subal Chandra Naskar, 143/2g Bhagabati Charan Chatterjee Street Kamarhat, P.O: Kamarhati, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife, 5. Sushama Mondal, Wife of Haran Mondal, Paschim Chakpanchghora, P.O: Poonpoua, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743372, by caste Hindu, by Profession House wife, 6. Joydev Sardar, Son of Sanatan Sardar, B 32 Atabagan, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Dipak Biswas, , Son of Mantu Biswas, Baruiipur, P.O: Baruiipur, Thana: Baruiipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/02/2021 12:06PM with Govt. Ref. No: 192020210232182661 on 22-02-2021, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AZONAB2 on 22-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,010/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1584, Amount: Rs.5,000/-, Date of Purchase: 15/02/2021, Vendor name: S NASKAR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/02/2021 12:06PM with Govt. Ref. No: 192020210232182661 on 22-02-2021, Amount Rs: 5,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AZONAB2 on 22-02-2021, Head of Account 0030-02-103-003-02

Asmondal

Subhrangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2021, Page from 40632 to 40681

being No 161101564 for the year 2021.



Digitally signed by SUBHRANGSHU
SHEKHAR MANDAL

Date: 2021.02.24 13:33:52 +05:30

Reason: Digital Signing of Deed.

Subhramandal

(Subhrangshu Shekhar Mandal) 2021/02/24 01:33:52 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)
