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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AB 043849

**DEVELOPMENT AGREEMENT WITH  
GENERAL POWER OF ATTORNEY**

THIS INDENTURE is made on this  
the 12<sup>th</sup> day of March, 2019

BETWEEN

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*[Faint handwritten notes and stamps]*

भारतीय गैर न्यायिक  
एक सौ रुपये

भारत INDIA  
INDIA NON JUDICIAL

AB 043849

WEST BENGAL

12 MAR 2019

নং - ১৬৪৬

সন - ১৪০১/১৭ ১৭ জুন ১৯৩৬

ক্রমিক নাম - Anindama Dhoti's Holm...

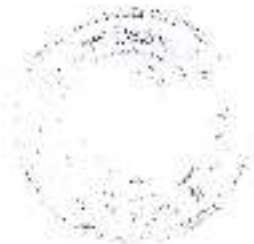
নাম - Anindama Dhoti's Holm...

মূল্য - ১৫০০/-

স্বাক্ষর - N. Anindama Dhoti's Holm...

শ্রী অনিন্দম বসু

১৭ জুন ১৯৩৬



১২ মার্চ ২০১৮

12 MAR 2018



1) **SRI KANCHAN MEHTA**, son of Late Jayanti Lal Mehta, by faith - Hindu, Citizen - Indian, by occupation - Business, having Permanent Account Number (PAN) - ARKPM9993M,  
2) **SRI SARAT MEHTA**, son of Late Jayanti Lal Mehta, by faith Hindu, Citizen - Indian, by occupation - Business, having Permanent Account Number (PAN) - AGVPM2039A, both are residing at 38, Goodshed Road, Ward No. 7, P.O. & P.S. Burdwan, District - Burdwan, PIN - 713101 and 3) **SMT. KABITA DOSHI**, wife of Sudhir-N-Doshi and daughter of Late Jayanti Lal Mehta, by faith - Hindu, Citizen - Indian, by occupation - Housewife, presently residing at 704, Sapphire Court, Azad Nagar, Near Apna Bazar, P.O. & P.S. - Andheri West., Mumbai - 400053, Permanently residing at 38, Goodshed Road, Ward No. 7, P.O. & P.S. - Burdwan, District - Burdwan, PIN - 713101, having Permanent Account Number (PAN) - ADRPD1269R, hereinafter be called and referred to as the "**OWNERS**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, successors, executors, administrators and/or assigns) of the **ONE PART.**

**A N D**

**M/S. JAI HANUMAN RESIDENCY PVT. LTD.**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Room No. 410, Fourth Floor, 21, Hemanta Basu Sarani, Kolkata - 700001, having Permanent Account Number (PAN) - AADCJ1357M, being represented by its Directors namely  
a) **Sri Vinod Kumar Jajoo**, son of Late Phoos Raj Jajoo, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at Flat No. 3D, Third Floor, Radha Gobinda Apartment, 22, R. G. Nagar Road, Post Office - Hindmotor, Police Station - Uttarpara, District - Hooghly, PIN - 712233, having Permanent Account Number (PAN) - ACSPJ4673Q, b) **Sri Moley Sadhukhan**, son of Sri Kanaailal Sadhukhan, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at 2, Baidikpara Ghat Lane, Post

Contd . . . P/3



Office - Hindmotor, Police Station - Uttarpara. District - Hooghly, PIN - 712233, having Permanent Account Number (PAN) - AVNPS3686A and c) **Sri Durga Prasad Chowdhuri**, son of Late Sambhu Nath Chowdhuri, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at 61, Hem Chandra Lane, Post Office - Bhadrakali, Police Station - Uttarpara, District - Hooghly, PIN - 712232, having Permanent Account Number (PAN) - ABYPC5192Q, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, legal representatives, executors, administrators and/or assigns) of the **OTHER PART**.

**WHEREAS** ALL THAT piece and parcel of Bastu Land measuring land area more or less 11 (eleven) Cottahs 2 (two) Chittacks 27 (twenty seven) Sq. Ft. together with building standing thereon, lying in Mouza - Nari, J. L. No. 70, comprised in C.S. Dag Nos. 307, 308, R.S. Dag Nos. 307/3695, 308/3705 under R.S. Kharian No. 275, corresponding to L.R. Dag Nos. 341, 344 under L.R. Kharian Nos. 9824, 9825, 9826, having Municipal Holding No. 38, Goodshed Road, within the ambit of the Burdwan Municipality, P.S. - Burdwan, A.D.S.R. Office - Burdwan, District - Purba Burdwan (previously Burdwan), PIN - 713101, which is specifically mentioned in the Schedule 'A' written hereunder and hereinafter referred to as the "said property" togetherwith other properties was the absolute property of Sri Chandulal Mehta.

**AND WHEREAS** out of the abovementioned total land area measuring more or less 11 (eleven) Cottahs 2 (two) Chittacks 27 (twenty seven) Sq. Ft. said Sri Chandulal Mehta obtained land area measuring more or less 6 (six) Cottahs 13 (thirteen) Chittacks 20 (twenty) Sq. Ft. through a registered Deed executed on 24.06.1937 and duly registered at the office of District Sub-Registrar Burdwan and recorded therein in Book No. I, Volume No. 26, Pages from 167 to 168, Being No. 2426 for the year 1937 and he obtain remaining land area more or less 4 (four) Cottahs 5 (five) Chitracks 7 (seven) Sq. Ft. through a registered Deed

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executed on 28.05.1936 and duly registered at the office of District Sub-Registrar Burdwan and recorded therein in Book No. 1, Volume No. 30, Pages from 276 to 277, Being No. 2355 for the year 1936.

**AND WHEREAS** said Chandulal Mehta died intestate leaving behind his only son namely Sri Jayanti Lal Mehta as his only legal heir and successor and he inherited said property of left Chandulal Mehta according to Hindu Law. It is to be mentioned that the wife of Chandulal Mehta died before his death.

**AND WHEREAS** after obtaining the said property through inheritance said Sri Jayanti Lal Mehta became the sole and absolute owner of the same and he mutated his name in the records of the Burdwan Municipality and also in the Settlement Office by paying relevant taxes and rents therein in his own name.

**AND WHEREAS** said Jayanti Lal Mehta died intestate on 10.05.2002 leaving behind his wife Smt. Anjana Mehta, 2 (two) sons namely Sri Kanchan Mehta, Sri Sarat Mehta and 1 (one) daughter namely Smt. Kabita Doshi, as his only legal heirs and successors and they jointly inherited the said property according to Hindu Succession Act, 1956.

**AND WHEREAS** thereafter said Anjana Mehta died intestate on 10.03.2005 leaving behind her aforesaid sons and daughter namely Sri Kanchan Mehta, Sri Sarat Mehta and Smt. Kabita Doshi, the Owners herein, as her only legal heirs and successors and they jointly inherited undivided 1/4<sup>th</sup> share of the said property left by their mother Anjana Mehta as per Hindu Succession Act, 1956.

**AND WHEREAS** after obtaining the said property through inheritance the Owners herein have become the joint and absolute owners of the same and they jointly mutated their names in the records of the Burdwan Municipality and also in the Settlement Office by paying relevant taxes and rents therein in their own name.



**AND WHEREAS** the Owners herein are seized, possessed and occupied the said property as absolute and sixteen annas owners thereon by exercising each of their right, title and interest thereon without any interruption from any corner, whatsoever.

**AND WHEREAS** that previously on 09.10.2017 the parties herein have entered into a registered Development Agreement with General Power of Attorney on 09.10.2017 which was duly registered before the office of the A.D.S.R. - Burdwan, District - Burdwan and recorded therein in Book No. 1, Volume No. 0203-2017, Pages from 120015 to 120058, Being No. 020307167 for the year 2017 on the terms and conditions mentioned therein but due to change of Owners' & Developer's Allocation and as well as for incorporation of actual & proper measurement of the land area the parties herein cancelled the said Development Agreement with General Power of Attorney (with the intention to execute a fresh Development Agreement with General Power of Attorney) dated 09.10.2017 vide Cancellation of Development Agreement with General Power of Attorney dated ~~12.03.2019~~ which was registered before the office of the A.D.S.R. - Burdwan, District - Burdwan vide Deed No. ~~12-127~~..... for the year 2019.

**AND WHEREAS** the Developer has agreed to get the said property developed by constructing a multi-storied building upon the said land at its own costs and expenses under the terms and conditions stipulated in this agreement.

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

1. (a) **Owners** : shall mean 1) **SRI KANCHAN MEHTA**, son of Late Jayanti Lal Mehta, by faith - Hindu, Citizen - Indian, by occupation - Business, 2) **SRI SARAT MEHTA**, son of Late Jayanti Lal Mehta, by faith - Hindu, Citizen - Indian, by occupation - Business, both are residing at 38, Goodshed Road, Ward No. 7, P.O. & P.S. - Burdwan, District - Burdwan, PIN - 713101 and 3) **SMT. KABITA DOSHI**, wife of Sudhir N-Doshi and daughter of Late Jayanti Lal Mehta, by faith - Hindu, Citizen - Indian, by occupation - Housewife, presently residing at 704, Sapphire Court, Azad Nagar, Near Anna Bazar, P.O. & P.S. - Andheri West., Mumbai - 400053, Permanently residing at 38, Goodshed Road, Ward No. 7, P.O. & P.S. - Burdwan, District - Burdwan, PIN - 713101, and include their legal heirs, successors, executors, administrators and/or assigns.
- (b) **Premises** : shall mean Municipal Holding No. 38, Goodshed Road, within the ambit of the Burdwan Municipality, P.O. & P.S. - Burdwan, District - Purba Burdwan (previously Burdwan).
- (c) **Developer** : shall mean the aforesaid **M/S. JAI HANUMAN RESIDENCY PVT. LTD.**, and its legal representatives, successor-in-office, executors, administrators and/or assigns.
- (d) **Building** : shall mean the multi-storied building to be constructed at the aforesaid holding over the land mentioned in the Schedule 'A' herein under in accordance with the sanctioned plan of the Burdwan Municipality.

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- [e] **Common Facilities and Amenities** : Corridor, Stairways, Passages, Overhead Tank, Water Pump a Motor and front and side open spaces drainage pipe lines, septic tank and other facilities which may be mutually agreed upon between the parties and required for establishment, maintenance and/or management of the building.
- [f] **Saleable Space**: shall mean the space in the proposed building available for independent use and occupation after making the provision for common facilities.
- [g] **Owners Allocation**: that as owners' allocation the owners herein shall receive 40% (forty percent) of the constructed area (upto Fourth Floor) and 25% (twenty five percent) of the constructed area (over Fourth Floor) of the proposed multi-storied building to be constructed over the schedule "A" mentioned property. That it is to be mentioned that the Owners shall receive their allocation in different floors and in different position within the proposed multi storied building and such areas shall be amicably decided between the parties hereinafter.

That it is also to be mentioned that the Developer has already paid a total sum of Rs. 20,00,000/- (Rupees Twenty Lacs) only in favour of the Owners herein as adjustable advance in the manner mentioned in the Memo of Payment herein below and such amount shall be adjusted from the owners allocated area.

- [h] **Developer's Allocation** : that as Developer's allocation the Developer herein shall receive 60% (sixty percent) of the constructed area (upto Fourth Floor) and 75% (seventy five percent) of the constructed area (over Fourth Floor) of the proposed multi-storied building to



be constructed over the schedule "A" mentioned property. That it is to be mentioned that the Developer shall receive their allocation in different floors and in different position within the proposed multi storied building and such areas shall be amicably decided between the parties hereinafter.

(i) **Time for Completion** : will be for 30 (thirty) months from the date of execution of this present Agreement.

2. That this agreement shall be deemed to have commenced on with effect from the day of execution of this present agreement.
3. The Developer shall develop the said property more fully described in the Schedule 'A' hereunder written by constructing a multi-storied building on it as per the existing building plan duly sanctioned by the Burdwan Municipality vide registration No. 1612 dated 30.01.2018 or any plan or permission to be granted by the Burdwan Municipality or any other appropriate authority hereinafter.
4. The Developer shall arrange for obtain necessary permissions as may be required from time to time for development of the said property at the costs and expenses of the Developer and the Developer shall be at liberty to engage engineer, architect, masons, labours etc. at its own cost and Owners shall have no liability in this regard but the Owners shall provide their best co-operation to the Developer.
5. The Developer shall during the construction and development of the said property follow the laws, rules and regulations of the Government, statutory or local bodies and

other concerned authority in this regard and shall complete in all suitable manners needful taste of the land with modern outlook and ensure the safety and security of the construction of the building proposed to be constructed thereon.

6. The Owners have absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property. The Owners declare that the said property is free from all sorts of encumbrances, charges, demands, liens, attachments and dependences of whatsoever nature and the same is not affected by any scheme or proceedings or notice for acquisition or requisition by the Central or State Government or any local body or authorities or Municipal Authority.
7. There is no impediment of any nature whatsoever for the Owners to entrust to the Developer herein with the development of the said property in the manner herein agreed and/or the construction of the said building as per the building plan duly sanctioned by the Murdwan Municipality.
8. The Owners hereby confirm that they are not presently binding into any Agreement for Sale and/or Development Agreement in respect of the said property or any part or portion thereof with any person or party.
9. The Owners after execution of this Agreement shall not in any manner encumber, mortgage, sell or transfer or let out or otherwise deal with or dispose of the said property or any part or portion thereof though the Owners shall have every right to transfer their allocated portion as mentioned hereinabove.



10. The Owners herein declare and confirms that there is no injunction in connection with any suit or other legal proceedings concerning or relating to the said property of the Owners pending or instituted in any Court of Law, which may prevent the Owners to execute this agreement with the present Developer.
11. That during demolition or construction, if any accident occurs, the Developer will be solely responsible for the same and the Owners shall not have any responsibility in this regard.
12. That the Owners shall give all facilities to the Developer for entry, peaceful and vacant possession of the said property for the purpose of carrying out demolition and/or implementation and/or construction of the building in the said property in terms of this Agreement.
13. The Owners shall not do or cause to be done any act, deed, thing or matter nor permit any one to do any act, deed or matter which may in any manner cause obstruction and/or interference in the development of the said property and/or construction of the said multi storied building provided that it will be constructed as per the sanction and / or revised building plan.
14. The Developer agrees to bear all Municipal and/or other rents and taxes from the date of possession of the said property till the transfer of the flats to the intending purchasers and the Owners herein in the proposed multi-storied building to be constructed on the said property and the Owners shall liable to clear the Municipal and / or other rents and taxes, if any, for the period before handing over the possession of the said property in favour of the Developer.

13. The Developer shall subject to force majeure complete the said development and construction of the building in all respect and habitable condition including the Owners' Allocated area upon the said property as per the building plan to be sanctioned by the Burdwan Municipality within 30 (thirty) months from the date of execution of this present Agreement. The Developer shall complete the Owners' allocated area in the manner mentioned in the Schedule 'B' hereinbelow.
16. That if required the Owners shall execute Deed of Conveyance/Conveyances in respect of the individual proportionate and impartible share or interest in the said property in favour of the Developer and/or intending Purchaser/Purchasers to be nominated by the Developer of flat/flats, car-parking space / spaces and shop/shops forming part or portion of the building attributable to and/or in relation to such flats or saleable space of the Developer's allocation.
17. The Developer is hereby authorized and empowered by the Owners at all times during subsistence of this Agreement in relation to the said construction work so far as may be necessary to apply and obtain temporary and permanent connection of water, electricity and/or gas to the building and other facilities required for construction of the building.
18. The Owners shall not do any acts, deeds or things whereby the Developer shall be prevented from construction and completion of the said building and shall render all co-operation and assistance to the Developer as may be required from time to time for the purpose of construction and completion of the building on the said property including sanction, extension and/or revised building plan of the local municipal authority.



19. That all the original documents of title including Title Deeds, Porcha, Municipal Tax Receipt, Agreements etc. in respect of the said property as described in the Schedule 'A' hereunder written shall always be kept harmless in the custody of the Developer and after transferring all units of the developer allocation the developer shall return such original Deeds and documents in favour of the owners.
20. The Developer shall be entitled to put its Sign Board on the said property describing its name, address and other particulars and also shall have right to advertise in media for self-publicity and sale of flats, shops and car-parking spaces.
21. That after completion of the proposed multi-storied building the Developer shall handover the Owners' allocated area within 30 (thirty) months from the date of execution of this present Agreement, simultaneously with the other prospective purchasers of the different units of such proposed multi-storied building.
22. That intending purchasers of the proposed multi-storied building irrespective of owners allocation or Developer allocation shall pay GST in favour of the Developer herein in respect of transaction of any unit.
23. To facilitate the uninterrupted construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need and seek 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 specific provisions may not have been framed herein, the Owners hereby undertakes to do all such deeds, matters and things and the Owners shall execute any such additional authorization as may be

required by the Developer for this purpose and the Owners also undertake to sign and execute all such additional applications and other documents, as the case may be, if the reasonably demands and provided the Owners feel it necessary and it is not outside the scope of the understanding herein.

24. That the Developer herein shall not have any right to obtain any loan or financial assistance from any Bank or financial institution against the schedule "A" mentioned property though the intending buyers/purchasers may receive loan from any Bank or financial institution for purchasing their unit.
25. That the Developer shall pay a sum of Rs.10,000/- (Rupees Ten Thousand) only per month in favour of the Owners No. 1 & 2 herein each till handing over the owners allocated area as compensation for professional loss.
26. That after constructing a part of the proposed multi storied building the owners shall be shifted to such part temporarily till handing over possession of the owners allocated portion.
27. It is to be mentioned that through this present agreement Developer shall not obtain any title over the Schedule 'A' mentioned property but the Developer shall transfer the Developer's Allocation mentioned herein above through General Power of Attorney and in this respect the Owners shall not raise any objection.
28. That the Developer shall have no right to sell the Owners' allocation portion.



We. 1) **SRI KANCHAN MEHTA**, son of Late Jayanti Lal Mehta, by faith - Hindu, Citizen - Indian, by occupation - Business, 2) **SRI SARAT MEHTA**, son of Late Jayanti Lal Mehta, by faith - Hindu, Citizen - Indian, by occupation - Business, both are residing at 38, Goodshed Road, Ward No. 7, P.O. & P.S. - Burdwan, District - Burdwan, PIN - 713101 and 3) **SMT. KABITA DOSHI**, wife of Sudhir-N-Doshi and daughter of Late Jayanti Lal Mehta, by faith - Hindu, Citizen - Indian, by occupation - Housewife, presently residing at 704, Sapphire Court, Azad Nagar, Near Anna Bazar, P.O. & P.S. - Andheri West, Mumbai - 400053, Permanently residing at 38, Goodshed Road, Ward No. 7, P.O. & P.S. - Burdwan, District - Burdwan, PIN - 713101, SEND GREETING.

**NOW KNOW BY THESE PRESENTS** that we doth hereby nominate constitute and appoint **M/S. JAI HANUMAN RESIDENCY PVT. LTD.**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Room No. 410, Fourth Floor, 21, Hemanta Basu Sarani, Kolkata - 700001, being represented by its Directors namely a) **Sri Vinod Kumar Jajoo**, son of Late Phoons Raj Jajoo, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at Flat No. 3D, Third Floor, Radha Gobinda Apartment, 22, R. G. Nagar Road, Post Office - Hindmotor, Police Station - Uttarpara, District - Hooghly, PIN - 712233, b) **Sri Moloy Sadhukhan**, son of Sri Kanailal Sadhukhan, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at 2, Baidikpara Ghat Lane, Post Office - Hindmotor, Police Station - Uttarpara, District - Hooghly, PIN - 712233 and c) **Sri Durga Prasad Chowdhuri**, son of Late Sarabhu Nath Chowdhuri, by faith - Hindu, Citizen - Indian, by occupation -

Business, residing at 61, Hem Chandra Lane, Post Office - Bhadrakali, Police Station - Uttarpara, District - Hooghly, PIN - 712232, as our true and lawful Attorney and Agent for us, in our names and on our behalf, to execute and perform all or any of the following acts, deeds, matters and things as mentioned hereinafter.

- A. To pay all rents, taxes, charges, expenses and other outgoings whatsoever payable for and on behalf of the said property or any part thereof
- B. To appear and represent me before all authorities including those under the Burdwan Municipality and Government Department and / or Officers and also all other State, Executive, Judicial or quasi-judicial authorities for having the mutation if necessary, effected in all public records and with all authorities and / or persons and for fixation and finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents including building plan and to do all other acts, deeds and things as our said Attorney may deem it fit and proper.
- C. To appear and to sign and represent me before any Notary Public, Registrar of Assurances, District Sub-Registrar, Additional District Sub-Registrar and other officer or officers or Authority or Authorities having jurisdiction and to execute, present for registration and to acknowledge and register or have registered and perfected all deeds, instruments and writings which shall be executed and signed by our said Attorney in any manner concerning different units of the Developer's Allocation of the proposed multi storied building to be constructed over the said property.



- D. To commence, prosecute, enforce, defend, answer and oppose all actions and other proceedings and demands touching any of the matters concerning the said property or any part thereof including those relating to acquisition and / or requisition and / or tenancies and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgement or become non-suited in any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue, including the Rent Controller.
  
- E. To sign in any agreement for sale and in such other document relating to the said property and to take earnest money/advance and/or part or full consideration money and also to sign in the Sale Deed, Lease Deed, Gift Deed or any other transfer documents on my behalf in respect of Developer's Allocation.
  
- F. To sign declares and/or affirm any Pleat, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant, Memorandum of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
  
- G. To pay all outgoings, including Municipal Tax, Urban Tax, Rent, Revenue and Other Charges whatsoever, payable for and on account of the said property and receive refunds and other moneys.

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H. To receive or accept consideration money or sale proceeds as arising out of and/or in connection of disposal or transfer of Developer's allocation of the proposed multi-storied building to be constructed over the said property mentioned in the Schedule 'A' below.

AND WHEREAS the said Attorney shall have the power to do all such other acts, deeds and things relating to the said property, in all manners whatsoever, on our behalf as we could have lawfully done, if personally present.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully doth or causes to be done.

**SCHEDULE 'A' ABOVE REFERRED TO**

ALL THAT piece and parcel of Bastu Land measuring land area more or less 11 (eleven) Cottahs 2 (two) Chittacks 27 (twenty seven) Sq. Ft., together with cement flooring two-storied building standing thereon, having its total covered area 2500 Sq. Ft. (Ground Floor 1500 Sq. Ft. (Pucca 1000 Sq. Ft. & Tiles Shed 500 Sq. Ft.) and First Floor 1000 Sq. Ft.), lying in Mouza - Nari, J. L. No. 70, comprised in C.S. Dag Nos. 307, 308, R.S. Dag Nos. 307/3695, 308/3705 under R.S. Khatian No. 275, corresponding to L.R. Dag Nos. 341, 344 under L.R. Khatian Nos. 9824, 9825, 9826, having Municipal Holding No. 38, Goodshed Road, within the ambit of Ward No. 7 of the Burdwan Municipality, P.O. & P.S. - Burdwan, A.D.S.R. Office - Burdwan, District - Purba Burdwan (previously Burdwan), PIN - 713101, alongwith all easement rights attached thereto.



It is to be mentioned that out of total land area, land area measuring more or less 6 (six) Cottahs 13 (thirteen) Chittacks 20 (twenty) Sq. Ft. is within C.S. Dag No. 308, R.S. Dag No. 308/3705 under R.S. Khatian No. 275, corresponding to L. R. Dag No. 344 under L.R. Khatian Nos. 9824, 9825, 9826 and land area measuring more or less 4 (four) Cottahs 5 (five) Chittacks 7 (seven) Sq. Ft. is within C.S. Dag No. 307, R.S. Dag No. 307/3695 under R.S. Khatian No. 275, corresponding to L. R. Dag No. 341 under L.R. Khatian Nos. 9824, 9825, 9826.

The property is butted and bounded by :

- ON THE NORTH : 6' feet wide Common Passage.
- ON THE SOUTH : Property of Asit Ranjan Roy & Municipal Drain.
- ON THE EAST : Property of Others.
- ON THE WEST : Goodshed Road.

**SCHEDULE - 'B' ABOVE REFERRED TO**

The Standard Specification for each Flat is mentioned hereinafter

1. FOUNDATION R.C.C. Foundation and Frame Structure from Ground to Top Floor.
2. BRICKWORK 8" good quality brick walls in the external face. 5" walls internally.
3. FLOOR Vitrified tiles flooring with 5" skirting on all sides.
4. WALLS Internal : Finished with Putty.  
External : Finished with good quality exterior paint.
5. DOORS Laminated Commercial Flush Door, Toilet PVC.

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6. WINDOWS Aluminium sliding Channel window fitted with glass with M.S. Grill.
7. KITCHEN Kitchen will be provided with Vitrified tiles and Grenage Cooking Platform with Glazed tiles upto window level from the platform with steel sink.
8. TOILET Toilet will be provided with Vitrified tiles flooring and Glazed tiles upto Door level with Cizer Point.
9. ELECTRICITY Total 30 No. Points.
10. WATER SUPPLY Twenty-four hours supply through 6 Nos. water points through concealed wearing.
11. BASIN One White Basin will be provided in the Dining.

Extra payment shall be paid in advance for any extra work other than standard specification mentioned hereinabove.

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

**SIGNED, SEALED & DELIVERED**

In presence of :-

*Kanchan Mehta*

**WITNESSES:**

1. *Rabindra Kumar Das*  
*Kofal, ...*

*Sachin Mehta*

*Kavita Das*

**Signature of the OWNERS**

ANANUMAN RESIDENCY PVT. LTD

*...*

*Moloy Sankhyan*

*Durga prasad choudhury*

2. *Saigal Mehta*  
*Wazirpur, Haryana*

**Signature of the DEVELOPER**

ANANUMAN RESIDENCY PVT. LTD

*...*

*Moloy Sankhyan*

*Durga prasad choudhury*

**Signature of the**

**ATTORNEY HOLDER**

**MEMO OF PAYMENT**

Received from the within named Developer the said sum of Rs. 20,00,000/- (Rupees Twenty Lac) only as in the manner mentioned herein below :-

Sl. No.	R.T.G.S	Date	Bank & Branch	Amount (Rs.)
i	Ref. No. IDR20000170000181000	06.10.2017	HDFC Kolkata to PNB Bardwan	10,00,000/-
ii	Ref. No. IDR20000170000181004	06.10.2017	HDFC Kolkata to PNB Bardwan	10,00,000/-
TOTAL :				20,00,000/-

(Rupees Twenty Lac) only.

**WITNESSES:**

1. *Karima Khatun*  
*Khatun*

*Karima Khatun*

2. *Sajid Ditta*  
*Mankara, Hooghly*

*Sajid Ditta*

*Kavita Dasgupta*

Signature of the OWNERS

Drafted by :

*Arindam Datta*  
Arindam Datta  
Advocate,  
High Court, Calcutta.  
Enrollment No. WB/499/2000.

Typed by :

*Karima Khatun*  
Karima Khatun,  
Bhadrakali, Hooghly.



**FORM OF TEN FINGERPRINTS OF BOTH HANDS**

Signature of the Executants / Presentants :					
 Kanchan Mehta					
	(LEFT HAND)				
					
(RIGHT HAND)					
Signature of the Executants / Presentants :					
 Parul Mehta					
	(LEFT HAND)				
					
(RIGHT HAND)					
Signature of the Executants / Presentants :					
 Kavita Dogra					
	(LEFT HAND)				
					
(RIGHT HAND)					
Signature of the Executants / Presentants :					
 Ujjwal					
	(LEFT HAND)				
					
(RIGHT HAND)					







भारतीय निर्वाचन आयोग  
ELECTORAL COMMISSION OF INDIA

भारतीय निर्वाचन आयोग  
IDENTITY CARD



व्यक्ति का नाम: कबीर गुडा  
 Surname Name: Kauria Guda  
 पिता का नाम: शंभुचंद्र गुडा  
 Father's Name: Shambhuchandra Guda

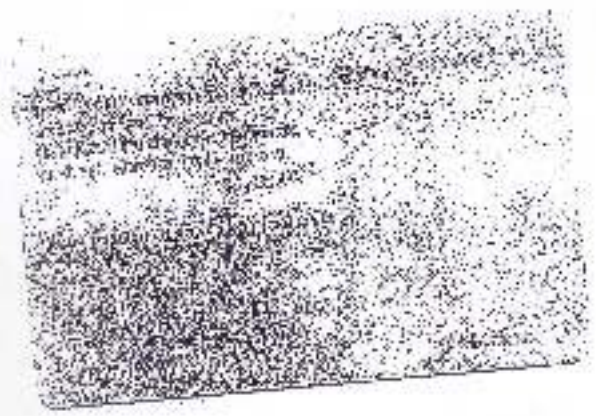
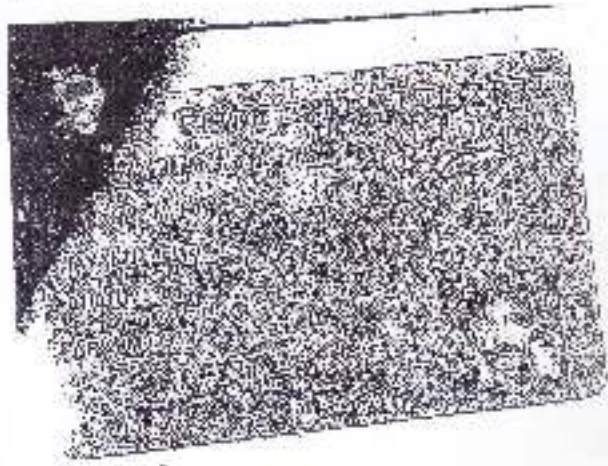
लिंग: पुरुष  
 Sex: Male  
 1.1.2009 से 1.1.2010 तक की आयु: 25  
 Age as on 1.1.2010: 25

पता:  
 28, Ghatak Banga Rd, 13, Uttarpara Hooghly, 712256

Address:  
 28 Ghatak Banga Rd 13 Uttarpara Hooghly 712256

भारतीय निर्वाचन आयोग  
 Facsimile Signature  
 Electoral Registration Officer  
 District: Hooghly  
 Assembly Constituency: 173-Uttarpara  
 Date: 05.11.2008

*Handwritten signature: Kauria Guda*



Kanchan Singh

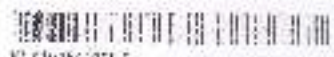




भारत सरकार  
जम्मू और कश्मीर

आधार संख्या / Aadhaar No.: 570650839177

संस्थापक  
संस्थापक  
संस्थापक  
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संस्थापक  
संस्थापक  
संस्थापक  
संस्थापक



संस्थापक



आधार संख्या / Your Aadhaar No.:

5706 5083 9177

— संस्थापक संस्थापक



भारत सरकार  
Government of India  
संस्थापक  
संस्थापक  
संस्थापक  
संस्थापक

5706 5083 9177

— संस्थापक संस्थापक



भारत सरकार



तथ्य

- आधार पहचान प्रमाण, नागरिकता प्रमाण नहीं।
- पहचान प्रमाण अनामत प्रमाणिकता नहीं प्रदान करता।

INFORMATION

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

- आधार सदा वैध रहेगा।
- आधार अनामत प्रमाणिकता प्रदान करने में सक्षम नहीं है।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार

पता, भारत सरकार, नई दिल्ली  
110001, नई दिल्ली, भारत  
संस्थापक

Address: BUSHED ROAD  
BANGALORE,  
Budhanagar (6) Bangalore,  
Budhanagar, West Bengal  
713001

5706 5083 9177



Kanchan Jethi

ACCOUNT NUMBER  
AGVPM2039A

NAME  
SARAT KANTA

NAME OF THE PATRONS NAME  
JYOTILAL MERTA

DATE OF BIRTH  
05-10-1959

PRINT IS REQUIRED

*Sarat Kanta*

COMMISSIONER OF INCOME TAX

आपका बैंक खाता नंबर है। इस खाते पर धन भेजा जायेगा।  
यदि आपकी कोई भी सहायता / धन का भेजना  
आपके बैंक खाते में भेजा जायेगा।  
आपका बैंक खाता नंबर है - AGVPM2039A  
In case of any bank branch, please contact the  
branch authority.  
If you have any queries, please contact the  
branch authority.

*Sarat Kanta*



www.rajya.com  
8113 3639 9833



www.rajya.com

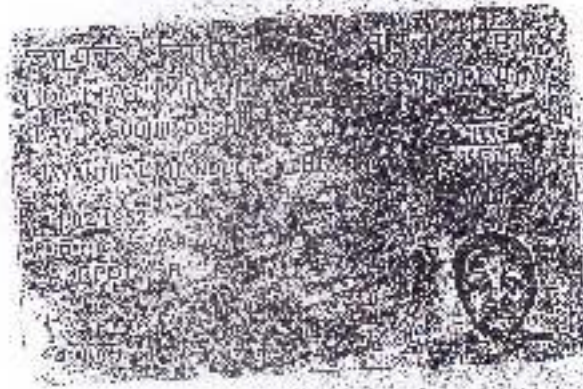
www.rajya.com

www.rajya.com

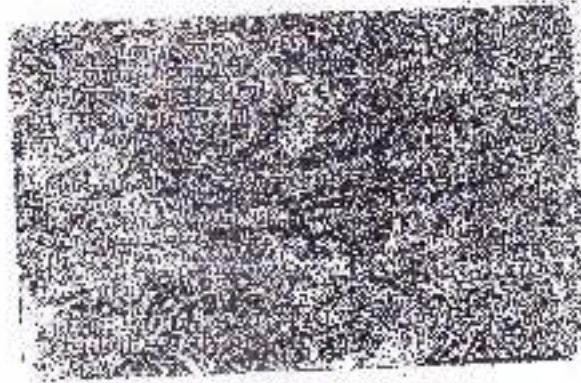
8113 3639 9833

আসার - মাসিক সাপ্তাহিক অধিকার

*Sant uelty*



Kavita Datta



Kavita Datta



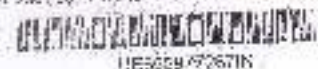


भारत सरकार  
 Unique Identification Authority of India  
 Government of India

एनआरआई संख्या / Enrollment No 1106/10273/11346

IN  
 Kavita Sushil Desai  
 W/O Sushil Desai  
 Flat A/10 Phase 2/9a Gopesh Court Area Nagar 1 J P  
 Road  
 Ambur Road  
 Andhra Pradesh  
 1500009 400 50

एनआरआई संख्या / Enrollment No 1106/10273/11346



1106/10273/11346



आपला आधार क्रमांक / Your Aadhaar No. :

**4400 9192 9015**

आधार -- सामान्य भाषणाचा अधिकार



भारत सरकार  
 Unique Identification Authority of India  
 Government of India



कविता सुशील देसाई  
 Kavita Sushil Desai  
 सन् १९६१ | Year of Birth: 1962  
 श्री / Female



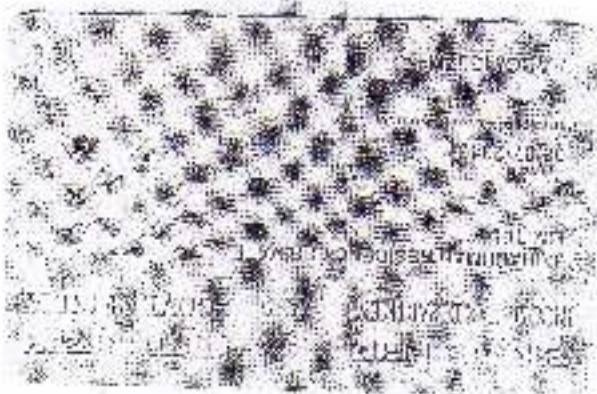
4400 9192 9015

आधार -- सामान्य भाषणाचा अधिकार

Kavita Desai

Kavita Desai

Ateloy Smallmouth





अजमेर जिला  
INDIA RAJASTHAN  
VEDH KUNYA JAGD



सरकार  
GOVT OF INDIA

PHOOS RAJ JAGD

25/1/1972

10/10/1972  
AUS/10/73C

*[Faint, illegible text]*



*[Handwritten signature]*

*[Faint, illegible text]*

*[Handwritten signature]*



স্বাধীনতা পুরস্কার

Government of India



বিনোদ কুমার জাজু  
Vinod Kumar Jajoo

পিতা : শ্রী রজ জাজু

Father : Phoo Raj Jajoo

জন্ম তারিখ / DOB : 06/12/1972

সঙ্গ / Male



2757 8781 9579

আধার - সাধারণ মানুষের অধিকার



স্বাধীনতা পুরস্কার

Unique Identification Authority of India

ঠিকানা:  
১২, রামস্বামীনাথন স্ট্রীট, জাজু  
উদয়গিরি (সেভেন্থ ফ্লোর),  
ইন্দোর, মধ্য প্রদেশ, ভারত,  
৪৬২০০১

Address:  
12, RAMSWAMINATHAN STREET,  
UDAYGIRI (SEVENTH FLOOR),  
INDORE, MADHYA PRADESH,  
INDIA, 462001

2757 8781 9579

1817  
1800 300 1817

info@uidai.gov.in

www.uidai.gov.in

১১১১



आयकर विभाग  
INCOME DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MOLAY SACHUKHAN  
KANAILAL SACHUKHAN

15/01/1976

AVNPS3696A

Molay Sachukhan



Molay Sachukhan



ভারত সরকার

Postal Identification Agency of India  
Government of India

ভারত সরকার পোস্ট পরিচালনা দপ্তর

Post  
No. 100  
Post Office  
23/01/2018 10:00 AM  
Kolkata  
Post Office  
Kolkata  
Post Office  
Kolkata



আস্বিত্য নম্বর (POST) / Your Address No.

8341 5155 7057

স্বাক্ষর - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India

Post Office  
Kolkata  
Post Office  
Kolkata  
Post Office  
Kolkata



8341 5155 7057

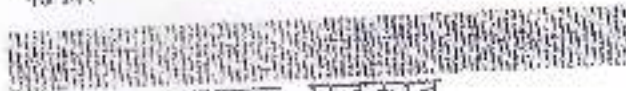
স্বাক্ষর - সাধারণ মানুষের অধিকার

Moloy Sankarham



1. The first part of the paper is devoted to a general discussion of the problem of the existence of solutions of the system of equations (1) in the case of a linear operator. It is shown that the system (1) has a solution in the space  $C^k$  if and only if the operator  $A$  is elliptic and the right-hand side of the system is in the space  $C^k$ . The second part of the paper is devoted to a study of the properties of the solutions of the system (1) in the case of a linear operator. It is shown that the solutions of the system (1) are unique in the space  $C^k$  if the operator  $A$  is elliptic and the right-hand side of the system is in the space  $C^k$ . The third part of the paper is devoted to a study of the properties of the solutions of the system (1) in the case of a nonlinear operator. It is shown that the solutions of the system (1) are unique in the space  $C^k$  if the operator  $A$  is elliptic and the right-hand side of the system is in the space  $C^k$ .

Durga Prasad Choudhury



ভারত সরকার

Government of India

সংস্কৃতিকর্মসম্পন্ন বি. বি. ইন্ডিয়াসি. নং: 13/0/2009-কস/1-44

To  
সংস্কৃতিকর্মসম্পন্ন  
Cultural Project Coordinator  
HEVOURGURU LANE  
JALPAIGURI KOLKATA  
BRANCH  
HEVOURGURU LANE  
KOLKATA 712002  
7087002  
KOLKATA  
KOLKATA 712002



আপনার অফিস নম্বর / Your Address No.

3424 7117 9337

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India  
সংস্কৃতিকর্মসম্পন্ন  
Cultural Project Coordinator  
HEVOURGURU LANE  
JALPAIGURI KOLKATA  
BRANCH  
HEVOURGURU LANE  
KOLKATA 712002



3424 7117 9337

আধার - সাধারণ মানুষের অধিকার

Durga prasad sharma



### Major Information of the Deed

Deed No :	1-0203-02148/2019	Date of Registration	12/03/2019
Query No / Year	0203-0000243595/2019	Office where deed is registered	
Query Date	12/02/2019 7:27:02 PM	A.D.S.R. BIRDWAN District Burdwan	
Applicant Name, Address & Other Details	Annam Datta 26, Charakanga Street, Thana- Uttarpara, District- Hooghly, W. B. INDIA, PIN- 712255. Mobile No. 9874285606, Status: Advocate		
Transaction	Additional Transaction		
[510] Sale, Development Agreement or Construction agreement	400?] Power of Attorney, General Power of Attorney [Rs. 500] [121] Other than Immovable Property, Receipt [Rs. 20,00,000/-]		
Set Forth value	Market Value		
Rs. Rs.	Rs. 1,52,70,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,000/- (A.100480%)	Rs. 20,044/- (A.100480%)		
Remarks	Received (Rs. 500/-) (T.D. Fee only) from the applicant for issuing the document of a (1/16) area.		

#### Land Details :

District- Burdwan, M.S. Bardhaman, Municipality- B. BIRDWAN, Road- Goodshed Road, Muzer No. Holding No. - 10, Pin Code- 713101

Sch. No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	LR-341	LR-9874	Basic	Basic	2 Katha 4 Chatak 21.68 Sq Ft	1/-	27,36,100/-	Width of Approach Road: 40 FT, Adjoining Water Road
12	LR-344	LR-9875	Basic	Basic	2 Katha 4 Chatak 21.56 Sq Ft	1/-	27,36,100/-	Width of Approach Road: 40 FT, Adjoining Water Road
13	LR-344	LR-9826	Basic	Basic	2 Katha 4 Chatak 21.38 Sq Ft	1/-	27,36,100/-	Width of Approach Road: 40 FT, Adjoining Water Road
14	LR-341	LR-9874	Basic	Basic	1 Katha 7 Chatak 2.03 Sq Ft	1/-	17,25,850/-	Width of Approach Road: 40 FT, Adjoining Water Road
15	LR-341	LR-9875	Basic	Basic	1 Katha 7 Chatak 2.30 Sq Ft	1/-	17,25,850/-	Width of Approach Road: 40 FT, Adjoining Water Road
16	LR-341	LR-9876	Basic	Basic	1 Katha 7 Chatak 2.04 Sq Ft	1/-	17,25,850/-	Width of Approach Road: 40 FT, Adjoining Water Road
<b>TOTAL</b>					<b>18.4181 Dec</b>	<b>6/-</b>	<b>133,96,005/-</b>	
<b>Grand Total :</b>					<b>18.4181 Dec</b>	<b>6/-</b>	<b>133,96,005/-</b>	






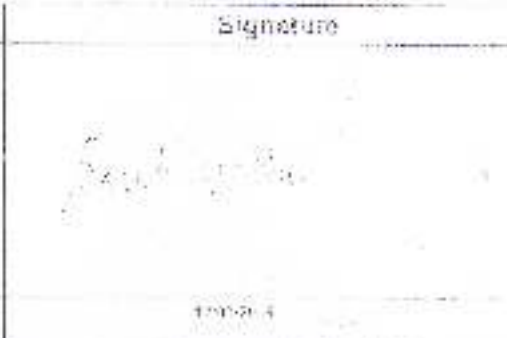
Major Information of the Deed: 1-0203-02148/2019-12/03/2019

**Structure Details :**

Sl. No.	Structure Details	Area of Structure	Sciforth Value (In Rs.)	Market value (In Rs.)	Other Details
01	On Floor L1, L2, L3, L4, L5, L6	2000 Sq Ft	77	15,00,000/-	Structure Type: Structure
<p>Gr Floor, Area of floor: 1000 Sq Ft Residential Use, Cemented Floor, Age of Structure: 0 Year, Floor Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor: 1000 Sq Ft Residential Use, Cemented Floor, Age of Structure: 0 Year, Floor Type: Pucca, Extent of Completion: Complete</p>					
02	On Floor L1, L2, L3, L4, L5, L6	500 Sq Ft	77	3,75,000/-	Structure Type: Structure
<p>Gr Floor, Area of floor: 500 Sq Ft Commercial Use, Cemented Floor, Age of Structure: 0 Year, Floor Type: Tiles Shed, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>2500 sq ft</b>	<b>77</b>	<b>18,75,000/-</b>	


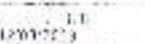

**Land Lord Details :**

Sl. No. Name, Address, Photo, Finger print and Signature

Sl. No.	Name	Photo	Finger Print	Signature
1	<p><b>Shri Kanchan Mehta</b> (Presentant) Son of Late Jyanti Lal Mehta Executed by: Self, Date of Execution: 12/03/2019 Admitted by: Self, Date of Admission: 12/03/2019, Place: Office</p>			
<p>38, Goodshed Road, Ward No. 7, P.O:- Bardwan, P.S:- Bardhaman, District: Bardwan, West Bengal, India, PIN - 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ARKPM8953A, Status: Individual, Executed by: Self, Date of Execution: 12/03/2019, Admitted by: Self, Date of Admission: 12/03/2019, Place: Office</p>				
2	<p><b>Shri Sarat Mehta</b> Son of Late Jyanti Lal Mehta Executed by: Self, Date of Execution: 12/03/2019 Admitted by: Self, Date of Admission: 12/03/2019, Place: Office</p>			
<p>38, Goodshed Road, Ward No. 7, P.O:- Bardwan, P.S:- Bardhaman, District: Bardwan, West Bengal, India, PIN - 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ACVPM 2039A, Status: Individual, Executed by: Self, Date of Execution: 12/03/2019, Admitted by: Self, Date of Admission: 12/03/2019, Place: Office</p>				

Major Information of the Deed :- I-0203-02145/2019 / 12/03/2019













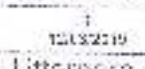


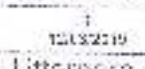


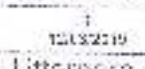

Name	Photo	Finger Print	Signature
<b>Smt Kabita Doshi</b> Wife of Shri. Suresh K Doshi Executed by: Self, Date of Execution: 12/03/2019 Admitted by: Self, Date of Admission: 12/03/2019, Place: Office			

704, Radhika Court, Azad Nagar, Near Anja Bazar, P.O:- Anandri West, P.S - 400031, District: Mumbai, Maharashtra, India, PIN - 400032 Sex: Female, By Caste: Hindu, Occupation: Homemaker, Citizen of India, PAN No.: ADRPD1296R, Status: Individual, Executed by: Self, Date of Execution: 12/03/2019, Admitted by: Self, Date of Admission: 12/03/2019, Place: Office



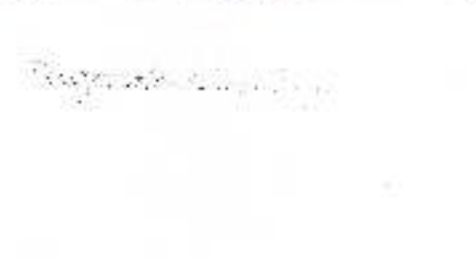
**Endorser Details**

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>JAI HANUMAN RESIDENCY PVT. LTD.</b> Room No. 410 4th Floor, 21, Hemanta Saha Sarani, P.O - C.P.O, P.S - Tara Street, District-Kolkata, West Bengal India PIN - 700021, PAN No. - WADGJ1337M, Status: Company, Executed by: Proprietor/Indiv




**Representative Details :**

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri Vinod Kumar Jajoo</b>            Son of Late. Phoolraj Jajoo            Date of Execution: 12/03/2019, Admitted by: Self, Date of Admission: 12/03/2019, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rachha Gobinda Apartment, 22, R. G. Nagar Road, Flat No: 3D Third Floor, P.O:- Hindimor, P.S - Uttarpara, District: Hooghly, West Bengal, India, PIN - 712233, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ACSPJ4873Q Status: Representative, Representative of: JAI HANUMAN RESIDENCY PVT. LTD. (as Director)</p>	Name	Photo	Finger Print	Signature	<b>Shri Vinod Kumar Jajoo</b> Son of Late. Phoolraj Jajoo Date of Execution: 12/03/2019, Admitted by: Self, Date of Admission: 12/03/2019, Place of Admission of Execution: Office			
Name	Photo	Finger Print	Signature						
<b>Shri Vinod Kumar Jajoo</b> Son of Late. Phoolraj Jajoo Date of Execution: 12/03/2019, Admitted by: Self, Date of Admission: 12/03/2019, Place of Admission of Execution: Office									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri Moley Sadhukhan</b>            Son of Shri. Kabala Sadhukhan            Date of Execution: 12/03/2019, Admitted by: Self, Date of Admission: 12/03/2019, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>2, Baidikpara Char, Lane, P.O - Hindimor, P.S: Uttarpara, District-Hooghly, West Bengal, India, PIN - 712233, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AVNPS2066, Status: Representative, Representative of: JAI HANUMAN RESIDENCY PVT. LTD. (as Director)</p>	Name	Photo	Finger Print	Signature	<b>Shri Moley Sadhukhan</b> Son of Shri. Kabala Sadhukhan Date of Execution: 12/03/2019, Admitted by: Self, Date of Admission: 12/03/2019, Place of Admission of Execution: Office			
Name	Photo	Finger Print	Signature						
<b>Shri Moley Sadhukhan</b> Son of Shri. Kabala Sadhukhan Date of Execution: 12/03/2019, Admitted by: Self, Date of Admission: 12/03/2019, Place of Admission of Execution: Office									

Video link mail of the Deed : 1203-02-15/2019-20/5/2019

Name	Photo	Finger Print	Signature
Shri Durga Prasad Chowdhuri Son of Late Sanjib Nath Chowdhuri Date of Execution - 12/03/2019, Admitted by: Sd/- Date of Admission: 12/03/2019, Place of admission of Execution: Office			
81, Hari Chandra Lane, P.O: Bhadrakali, P.S: Uttarpara District Hooghly, West Bengal, India. PIN - 712232, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India., PAN No - ADYAC0332A Status: Representative, Representative of JAI HANUMAN RESIDENCY PVT. LTD. (as Director)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>SANJIB DUTTA</b> Son of S. ID NATH DUTTA 22 CHANAK DANGA ROAD, P.O. NO1 MENTIONED P.S. Uttarpara District Hooghly, West Bengal, India. PIN - 712233			

Identifier Of Sd/- Karshan Mehta, Sd/- Sarat Mehta, Sd/- Kalya Doshi, Sd/- Vinod Kumar Dey, Sd/- Mohy Saha and Sd/- Durga Prasad Chowdhuri



**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	Sri Kanchan Mehta	JA HANUMAN RESIDENCY PVT. LTD.-1.25405 Dec
2	Sri Sarat Mehta	JA HANUMAN RESIDENCY PVT. LTD.-1.25405 Dec
3	Sri Kabi Doshi	JA HANUMAN RESIDENCY PVT. LTD.-1.25405 Dec

**Transfer of property for L2**

Sl.No	From	To, with area (Name-Area)
1	Sri Kanchan Mehta	JA HANUMAN RESIDENCY PVT. LTD.-1.25405 Dec
2	Sri Sarat Mehta	JA HANUMAN RESIDENCY PVT. LTD.-1.25405 Dec
3	Sri Kabi Doshi	JA HANUMAN RESIDENCY PVT. LTD.-1.25405 Dec

**Transfer of property for L3**

Sl.No	From	To, with area (Name-Area)
1	Sri Kanchan Mehta	JA HANUMAN RESIDENCY PVT. LTD.-1.25405 Dec
2	Sri Sarat Mehta	JA HANUMAN RESIDENCY PVT. LTD.-1.25405 Dec
3	Sri Kabi Doshi	JA HANUMAN RESIDENCY PVT. LTD.-1.25405 Dec

**Transfer of property for L4**

Sl.No	From	To, with area (Name-Area)
1	Sri Kanchan Mehta	JA HANUMAN RESIDENCY PVT. LTD.-0.792405 Dec
2	Sri Sarat Mehta	JA HANUMAN RESIDENCY PVT. LTD.-0.792405 Dec
3	Sri Kabi Doshi	JA HANUMAN RESIDENCY PVT. LTD.-0.792405 Dec

**Transfer of property for L5**

Sl.No	From	To, with area (Name-Area)
1	Sri Kanchan Mehta	JA HANUMAN RESIDENCY PVT. LTD.-0.792405 Dec
2	Sri Sarat Mehta	JA HANUMAN RESIDENCY PVT. LTD.-0.792405 Dec
3	Sri Kabi Doshi	JA HANUMAN RESIDENCY PVT. LTD.-0.792405 Dec

**Transfer of property for L6**

Sl.No	From	To, with area (Name-Area)
1	Sri Kanchan Mehta	JA HANUMAN RESIDENCY PVT. LTD.-0.792405 Dec
2	Sri Sarat Mehta	JA HANUMAN RESIDENCY PVT. LTD.-0.792405 Dec
3	Sri Kabi Doshi	JA HANUMAN RESIDENCY PVT. LTD.-0.792405 Dec

**Transfer of property for S1**

Sl.No	From	To, with area (Name-Area)
1	Sri Kanchan Mehta	JA HANUMAN RESIDENCY PVT. LTD.-668.6868700 Sq Ft
2	Sri Sarat Mehta	JA HANUMAN RESIDENCY PVT. LTD.-668.6868700 Sq Ft
3	Sri Kabi Doshi	JA HANUMAN RESIDENCY PVT. LTD.-668.6868700 Sq Ft

**Transfer of property for S2**

Sl.No	From	To, with area (Name-Area)
1	Sri Kanchan Mehta	JA HANUMAN RESIDENCY PVT. LTD.-168.6868700 Sq Ft
2	Sri Sarat Mehta	JA HANUMAN RESIDENCY PVT. LTD.-168.6868700 Sq Ft
3	Sri Kabi Doshi	JA HANUMAN RESIDENCY PVT. LTD.-168.6868700 Sq Ft

Main Information of the Deed :- 0203-02148/2019-12/03/2019



## Land Details as per Land Record

Period: Burdwan, P.S.- Bardhaman, Municipality- BURDWAN, Road: Goodshed Road, Mouza: Bara, Holding No: 311, Date: 17/11/2019

Sch No	Plot & Khadar Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No- 344, LR Khadar No- 9824	Owner: श्री कंचन मोहा, Curdian: कंचन मोहा Address: पिन , Classification: कैंटी, Area: 0.05100000 Acre,	Shri Kanchan Moha
L2	LR Plot No- 344, LR Khadar No- 9825	Owner: सती देवी, Curdian: सती देवी Address: पिन , Classification: कैंटी, Area: 0.05100000 Acre,	Shri Sarat Moha
L3	LR Plot No- 344, LR Khadar No- 9826	Owner: कविता देवी, Curdian: कविता देवी Address: पिन , Classification: कैंटी, Area: 0.05200000 Acre,	Sri. Kavita Dosa
L4	LR Plot No- 341, LR Khadar No- 9824	Owner: सती देवी, Curdian: सती देवी Address: पिन , Classification: कैंटी, Area: 0.02600000 Acre,	Shri Kanchan Moha
L5	LR Plot No- 341, LR Khadar No- 9825	Owner: सती देवी, Curdian: सती देवी Address: पिन , Classification: कैंटी, Area: 0.02700000 Acre,	Shri Sarat Moha
L6	LR Plot No: 311, LR Khadar No- 9820	Owner: कविता देवी, Curdian: कविता देवी Address: पिन , Classification: कैंटी, Area: 0.02700000 Acre,	Sri. Kavita Dosa

Endorsement For Deed Number : I - 020302148 / 2019

On 12/03/2019

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule (A), Article number (g) of Indian Stamp Act 1959.

**Presentation (Under Section 52 & Rule 22A(3) 48(1), W.B. Registration Rules, 1962)**

Presented for registration at 15.59 hrs. on 12-03-2019, at the Office of the A.D.S.R. BURDWAN by Shri Kanchan Moha, one of the Execlutants.

**Certificate of Market Value (WB PUVA rules of 2001)**

Confirmed that the market value of the property which is the subject matter of the deed has been assessed at Rs. 1,52,70,000/-

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

Execution admitted on 12/03/2019 by 1. Shri Kanchan Moha, Son of Late Jayant Lal Moha, 26, Government Road, Ward No. 7 P.O. Burdwan, Thana Bardhaman, Burdwan, WEST BENGAL, India, PIN - 713101, by caste Hindu, Profession- Business, 2. Shri Sarat Moha, Son of Late Jayant Lal Moha, 38, Goodshed Road, Ward No. 7 P.O. Burdwan, Thana Bardhaman, Burdwan, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession- Business, 3. Shri Kavita Doshi, wife of Shri Sachin N Doshi, 704, Sapthare Court, Azad Nagar, Sector-10A, Block-110, Anchar West, Thana, ANDHRA PRADESH, India, PIN- 400063, by caste Hindu, by Profession- Housewife

Notified by SANJIB BUTTA, A.S., Son of SHIBU BATH BUTTA, 25 CHHARAK DANCA ROAD - (NOT MENTIONED), Thana, Uttarpara, Hooghly, WEST BENGAL, India, PIN - 712258, by caste Hindu, by profession- Officer

Major Information of the Deed: I-0203-02148/2019-D-12/03/2019

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

Execution is admitted on 11/03/2019 by Sri Anur Kumar Jaisa, Director, JA HANUJAN RESIDENCY Pvt. Ltd. (Private Limited Company), Room No. 403A1, Floor 21, Hemanta Basu Sarani, P.O. - G.P.O. - PS - Hara Street, District-Kolkata, West Bengal, India, PIN - 700001

Modified by SANJIB DUTTA, Son of SHIBNATH DUTTA, 26 CHARAK DARGA ROAD, P.O. NOT MENTIONED, Thana Uttarpara, Panchajy WEST BENGAL, India, PIN - 712258, by caste Hindu, by profession Other

Execution is admitted on 12/03/2019 by Sri Noky Sudhuchan, Director, JA HANUJAN RESIDENCY Pvt. Ltd. (Private Limited Company), Room No. 403A1, Floor 21, Hemanta Basu Sarani, P.O. - G.P.O. - PS - Hara Street, District, Kolkata, West Bengal, India, PIN - 700001

Modified by SANJIB DUTTA, Son of SHIBNATH DUTTA, 26 CHARAK DARGA ROAD, P.O. NOT MENTIONED, Thana Uttarpara, Panchajy WEST BENGAL, India, PIN - 712258, by caste Hindu, by profession Other

Execution is admitted on 12/03/2019 by Sri Durga Prasad Choudhury, Director, JA HANUJAN RESIDENCY Pvt. Ltd. (Private Limited Company), Room No. 403A1, Floor 21, Hemanta Basu Sarani, P.O. - G.P.O. - PS - Hara Street, District, Kolkata, West Bengal, India, PIN - 700001

Modified by SANJIB DUTTA, Son of SHIBNATH DUTTA, 26 CHARAK DARGA ROAD, P.O. NOT MENTIONED, Thana Uttarpara, Panchajy WEST BENGAL, India, PIN - 712258, by caste Hindu, by profession Other

**Payment of Fees**

Notified that required Registration Fees payable for this document is Rs. 20,014/- (B = Rs. 20,000/-) and the said Registration Fee is paid by Cash - Rs. 0/- by online = Rs. 20,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/03/2019 - 7:15PM with Govt. Ref. No: 190218190371809151 on 06-03-2019, Amount: Rs. 20,014/-, Bank: SDFC Bank (IDFC0000014), Ref. No. 706249564 on 08-03-2019, Head of Account: 0000-00-106-001-10

**Payment of Stamp Duty**

Notified that required Stamp Duty payable for this document is Rs. 40,067/- and Stamp Duty is paid by Cash - Rs. 100/- by online = Rs. 39,967/-

**Description of Stamp**

1. Stamp, Type: Impressed, Serial no: 0080, Amount: Rs. 100/-, Date of Purchase: 14/03/2019, Vendor name: M/s. Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/03/2019 - 7:15PM with Govt. Ref. No: 190218190371809151 on 06-03-2019, Amount: Rs. 39,967/-, Bank: SDFC Bank (IDFC0000014), Ref. No. 706249564 on 08-03-2019, Head of Account: 0000-00-106-001-10

Kaushik Bhattacharya

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.P. BURDWAN

Burdwan, West Bengal

Major Information of the Deed: F-0225-027457019-2019-2019

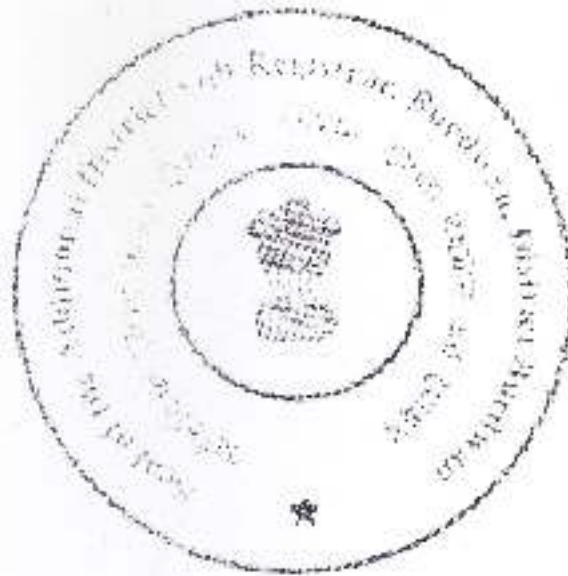


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2019, Page from 51205 to 51252

being No 020302148 for the year 2019.



Digitally signed by KAUSHIK  
BHATTACHARYA  
Date: 2019.03.19 11:35:50 +05:30  
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 3/19/2019 11:35:19 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BURDWAN  
West Bengal.



(This document is digitally signed.)