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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL document is admi-
 to registration. The signature sheet and
 the endorsement sheets attached to this
 document are the part of this document

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[Signature]
 Additional District Sub-Registrar,
 Garia South 24 Parganas

04 OCT 2018

JOINT VENTURE AGREEMENT

THIS AGREEMENT is made on this the 4th day of October, 2018
 BETWEEN SMT. MANJUSREE DAS (PAN No. AWAPD4460H) daughter of-
 Late Hiralal Das, by faith Hindu, by occupation - House-hold work, by
 nationality- Indian, residing at- 8B, Mahim Halder Street, P.O. & P.S.-
 Kalighat, Kolkata- 700026, hereinafter referred to as the **OWNER NO.1**
 -A N D- SRI SAMBHU MAZUMDER (PAN No. AEWPM1859H) son of- Late
 Radharaman Majumdar, by faith- Hindu, by occupation- Business, by
 nationality- Indian, residing at 16, Gobinda Bose Lane, P.O.-
 Bhawanipore, P.S.- Kalighat, Kolkata- 700025, hereinafter referred to
 as the **OWNER NO. 2**

No 1893 Date 28-08-18 Rs 50

Name - D. Bhattacharjee Adv
Address - High Court Calcutta

SANKAR KUMAR SARKAR
STAMP VENDOR
SONARPUR A.D.S.R. OFFICE
24 PARGANAS (SOUTH)

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Delivered by
Subjit Sarkar
High Court Calcutta
S/o. Prabin Sarkar
Hare Street, Kol-1

Additional District Sub-Registrar,
Garia South 24 Parganas

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-A N D- SRI SANTI GANGULY (PAN No. ADYPG2174L) son of- Late Gosto Behari Ganguly by faith - Hindu, by occupation- Business, by nationality- Indian, residing at- Fartabad Ganguly Para, P.O.- Garia, P.S. Sonarpur, Kolkata- 700084, hereinafter referred to as the **OWNER NO. 3** (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their heirs, successors, executors, administrators, legal representatives, assigns) of the **ONE PART**

A N D

S.P. CONSTRUCTION (PAN NO. ADIFS6473Q) a Partnership Firm having its office at - 610, East Tentulberia, P.O.- Panchpota, P.S.- Sonarpur, Kolkata- 700152 and represented by its Partners namely (1) **SRI SUKANTA KUMAR MONDAL**, (PAN NO. AHBPM1094Q) son of Sri Subir Mondal, (2) **SRI SUBRATA NASKAR** (PAN NO. ACKPN6880H) son of Sri Santosh Naskar, both by faith - Hindu, by occupation- Business, residing at Dhalua, P.S.- Sonarpur, Kolkata-700152, (3) **SRI PINTU DEBNATH** (PAN NO. AGHPD4819P) son of- Late Anil Debnath, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- L-7, Sreenagar Main Road, P.O.- Panchasayar, Police Station- Purba Jadavpur, Kolkata- 700094 and (4) **SRI PINTU MONDAL** (PAN NO. BWCPM7030B) son of- Sri Kanai Chandra Mondal, by faith- Hindu, by occupation- Business, residing at- Radhanagar, P.S.- Sonarpur, Kolkata- 700150, hereinafter called as the **DEVELOPER** (which terms or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators,



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legal representatives and assigns) of the OTHER PART

WHEREAS one Nihar Kana Das, wife of- Hiralal Das purchased the land measuring about 5 decimal or 3 cottahs (out of which 4 decimal in R.S. Khatian No. 248, R.S. Dag No. 853 and 1 decimal in R.S. Khatian No. 248, R.S. Dag No. 851, both in Mouza- Tentulberia) from Arubala Sengupta, daughter of- Late Jagat Chandra Sengupta by virtue of a Sale Deed registered on 07.01.1963 before District Registrar, Alipore and recorded in Book No.- 1, Volume No. 5, Pages 277 to 280, Being No.- 93 for the year 1963;

AND WHEREAS Nihar Kana Das, wife of- Hiralal Das again purchased the land measuring about 1 cottah in R.S. Khatian No. 248, R.S. Dag No. 853, Mouza- Tentulberia from Arubala Sengupta, daughter of- Late Jagat Chandra Sengupta by virtue of a Sale Deed registered on 02.03.1963 before District Registrar, Alipore and recorded in Book No.- 1, Volume No. 34, Pages 33 to 35, Being No.- 712 for the year 1963;

AND WHEREAS thus by virtue of the above-stated 2 (two) Sale Deeds Nihar Kana Das became the owner of the land total measuring about 4 cottahs and on 29.12.1964 a Deed of Exchange has been executed wherein the said Nihar Kana Das, wife of- Hiralal Das, Gouri Singha, wife of- Biswanath Singha and Arati Chakraborty, wife of- Hemendra Kishore Chakraborty were the First Party and Arubala Sengupta, daughter of- Jagat Chandra Sengupta was the



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Second Party, the said Deed of Exchange was registered before District Registrar, Alipore and recorded in Book No. 1, Volume No. 3, Pages 293 to 295, Being No. 1, for the year 1965 and by virtue of the said Deed of Exchange Nihar Kana Das has been exclusively allotted the above-stated 4 (four) cottahs of land;

AND WHEREAS after the demise of Nihar Kana Das on 31.12.2000 (her husband Hiralal Das pre-deceased her on 14.05.1968) her 4 (four) daughters namely Ratna Chanda, Rama Dey, Santi Majumder & Manjusree Das and only son Ashok Das - all 5 (five) of them jointly inherited the said property;

AND WHEREAS said Ashok Das and Manjusree Das entered into a Development Agreement dated 17/08/2001 with M/S.Reliable Construction represented by its sole proprietor Santi Ganguly and under the terms of the said development agreement dated 17/08/2001, Santi Ganguly was authorised to amalgamate the property more fully described in the Schedule "A" hereinbelow which was the subject matter of the said development agreement dated 17/08/2001 with the adjoining lands and under the terms of the said development agreement the owners' allocation is 1300 sq.ft. (each 650 sq.ft.) super builtup area of two flats and a shop measuring 50 sq.ft. covered area in the ground floor and the said flats situated on the third floor of the said building to be constructed including stairs along with rights of easements and user of common space, roof, passages and facilities attached with the building to be constructed on the Schedule "A" property along with the proportionate interest



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in the land underneath and sum of Rs. 70,000/-;

AND WHEREAS pursuant to that development agreement dated 17/08/2001 said Ashok Kumar Das and Manjusree Das executed and registered a general power of attorney dated 02/06/2003 in favour of Santi Ganguly;

AND WHEREAS Ratna Chandra who acquired 1/5th share in the property more fully described in the Schedule "A" hereinbelow died on 09/04/2006 leaving behind Bijay Chanda, her son and Jhuma Guha her daughter as her sole heirs and legal representatives, her husband having predeceased her. Thus Bijay Chanda and Jhuma Guha jointly acquired 1/5th share in the Schedule "A" property;

AND WHEREAS said Ashok Kumar Das died bachelor on 09/02/2016 leaving behind his three sisters namely Manjusree Das, Ruma Dey and Santi Majumdar as his sole heirs and legal representatives consequently 1/5th share of Ashok Das, since deceased in the property more fully described in the Schedule "A" below was inherited by Manjusree Das, Rama Dey and Santi Majumdar and the said Santi Majumdar and Rama Dey transferred their share in the Schedule "A" property in favour of the OWNER NO.1, party of the First part, by a registered Deed of Gift dated 04.10.2018 registered before A.D.S.R. Garia and being Deed No. 4699 of 2018. Similarly Bijay Chanda and Jhuma Guha who jointly had share in the Schedule "A" property transferred their said share in favour of Manjushree Das, the owner no.1 herein by by a registered Deed of Gift dated 04.10.2018 registered before A.D.S.R. Garia and being Deed

Manjusree Das



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No. 4700 of 2018. Thus the OWNER NO.1, party of the First part became the absolute owner of the property more fully described in the Schedule "A" hereinbelow and she alone is entitled to get 1300 sq.ft. Super built up area of two flats (each 650 sq.ft.) in the third floor and a shop measuring 50 sq.ft. covered area in the ground floor of the building to be constructed including stairs along with right of easements and user of common space roof passages and facilities attached with the building to be constructed on the Schedule "A" property along with the proportionate interest in the land underneath and sum of Rs.70,000/- which is the owners' allocation of the aforementioned development agreement dated 17/08/2001;

AND WHEREAS the OWNER NO. 2, party of the Second part became the absolute owner of 2 Cottahs 8 chittacks land more particularly described in the Schedule "B" hereinbelow after purchasing the same from Arubala Sengupta on the strength of the sale deed dated- 10/11/1966 being deed no. 5770 of 1966 registered in the office of District Registrar, 24 Parganas;

AND WHEREAS said OWNER NO. 2, party of the Second Part entered into a development agreement dated 17/08/2001 with M/s Reliable Construction, being represented by its sole proprietor Santi Ganguly under the terms of the said development agreement dated 17/08/2001, Santi Ganguly was authorised to amalgamate the property more fully described in the Schedule "B" hereinbelow with the lands and joining thereto. Under the terms of the said development agreement dated 17/08/2001 the owner's allocation is 1100 sq.ft (each 550 sq.ft.) super built up area of two flats in the third floor and a shop

Mangalika Das



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measuring 50 sq.ft. covered area in the ground floor of the said building to be constructed including stairs along with rights of easements and user of common space, roof, passages and facilities attached with the building to be constructed on the Schedule "B" property along with the proportionate interest in the land underneath and sum of Rs.5,000/-;

AND WHEREAS by the sale deed dated 03/03/2010 being deed no. 2414 of 2010 registered in the office of A.D.S.R. Sonarpur, the party of the third part purchased the property measuring about 4 cottahs from Gouri Singha, wife of Late Biswanath Singha more fully described in the Schedule "C" below which is adjoining to the properties more fully described in the Schedule "A" and Schedule "B" hereinbelow;

AND WHEREAS the OWNER NO. 2, the party of the second part executed and registered a general power of attorney dated 02/06/2003 being no 267 of 2003 in respect of the property more fully described in the Schedule "B" hereinbelow in favour of Santi Ganguly;

AND WHEREAS Santi Ganguly, the OWNER NO. 3 herein amalgamated the property more fully described in the Schedule "A" hereinbelow in respect of which he is the Developer, the property more fully described in the Schedule "B" hereinbelow in respect of which also he is the Developer and the property more fully described in the Schedule "C" hereinbelow in respect of which he is the owner. The amalgamated area of land measuring more or less 10 cottahs 08 chittacks is being more particularly described in the Schedule "D" hereinbelow;

AND WHEREAS as a co-owner of the property more fully described in the



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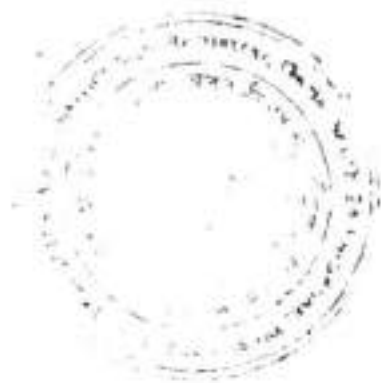
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Schedule "D" hereinbelow and on the strength of the aforementioned two development agreements and the general power of attorney dated 02/06/2003, the owner no 3 herein got the property more fully described in the Schedule "D" hereinbelow mutated in the office of the Rajpur-Sonarpur Municipality, got the same assessed as holding no. 478 and got a building plan sanctioned by the said municipality being plan no. 2365/CB/03/1 dated 01.12.2003 which was subsequently revised vide plan no 1824/REV/CB/04/20 dated 01/01/2013 for construction of Basement + G+4 storied building on the property more fully described in the Schedule "D" hereinbelow and got the said building plan renewed by the said municipality at his own cost and expenses;

AND WHEREAS the said OWNER NO. 3 herein completed the super structure of the said Basement + G+4 storied building at his own expenses;

AND WHEREAS under the aforementioned circumstances the OWNER NO. 3 is under obligation to deliver possession of, the flats and shop room more particularly described in the Schedule "E" hereinbelow by way of owner's allocation in terms of the development agreement dated - 17/08/2001, to the owner no. 1 and the flats and shop room more particularly described in the Schedule "F" hereinbelow to the OWNER NO. 2 in terms with the development agreement dated 17/08/2001;

AND WHEREAS the OWNER NO. 3 being in financial trouble is incapable of completing the construction of the proposed Basement + G + 4 storied building on the property more fully described in the Schedule "D" hereinbelow and to fulfill his obligations to the OWNER NO. 1 and OWNER NO. 2 herein;



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AND WHEREAS learning about the inability of the OWNER, NO. 3 herein to complete the said Basement +G+4 storied building on the property more fully described in the Schedule "D" hereinbelow the Developer herein approached the OWNER NO. 1, OWNER NO. 2 and OWNER NO. 3 herein and after lot of discussions the parties to this deed have agreed to enter into the instant development agreement;

AND WHEREAS the OWNER NO. 3 agrees to relinquish all his rights and privileges on the strength of the aforementioned development agreement dated 17/08/2001 with Manjusree Das and Ashok Kumar Das and the aforementioned development agreement dated 17/08/2001 with Sambhu Majumder and the OWNER NO. 1 and the OWNER NO. 2 herein accept such relinquishment of the OWNER NO. 3 herein and release the OWNER NO. 3 from the responsibility under the said two agreements consequently the development agreement dated 17/08/2001 with Manjusree Das and Ashok Kumar Das and the development agreement dated 17/08/2001 with Sambhu Majumder stand cancelled;

AND WHEREAS the Developer who is the party of the fourth part herein agrees to pay the OWNER NO. 3 herein sum of Rs. 2,80,00,000/- (Rupees Two Crores Eighty Lacs) only, one flat more particularly described in the Schedule "G" hereinbelow and one shop room more particularly described in the Schedule "H" hereinbelow by way of compensation in respect of the cost and expenses for construction of Basement + G+4 storied building on the property more fully described in the Schedule "D" below to the extent of the share of the



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OWNER NO.1 and the OWNER NO. 2 herein, by way of consideration money in respect of his share in the land more fully described in the Schedule "D" below as consideration money in respect of his share in the constructed area of the Basement + G + 4 storied building standing on the Schedule "D" property proportionate to his land area. The party of the Fourth Part further undertakes and agrees to deliver possession of the flats and shop room more fully described in the Schedule "E" below to the OWNER NO. 1 and the flats and shop room more fully described in the Schedule "F" below to the OWNER NO.2 herein;

AND WHEREAS the owner nos 1, 2 and 3 have agreed to the aforementioned proposal of the Developer, party of the fourth part herein;

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:-

1. That the Developer herein undertakes to complete the construction of the Basement + G+4 storied building in the Schedule "D" property at his own cost and expenses strictly in compliance with the sanctioned building plan 2365/CB/03/1 dated 01.12.2003 which was subsequently revised vide plan no 1824/REV/CB/04/20 dated 01/01/2013 and/or renewed or modified building plan sanctioned by the Rajpur-Sonarpur Municipality.
2. That the Developer is under obligation to deliver the possession of the flats and shop room more particularly described in the Schedule "E" below to the OWNER NO. 1 party of the First Part herein within the period of twenty four months from the date of obtaining revised sanction building plan from Rajpur Sonarpur Municipality and after starting of



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construction work on the Schedule-D premises.

3. That the Developer is under obligation to deliver the possession of the flats and shop room more particularly described in Schedule "F" below to the OWNER NO. 2 the party of the second part within the period of twenty four months from the date of obtaining revised sanction building plan from Rajpur Sonarpur Municipality and after starting of construction work on the Schedule-D premises.
4. That the Developer is under obligation to deliver the possession of the flats and shop room more particularly described in the Schedule "G" and Schedule "H" below to the owner no 3 and is also under obligation to pay sum of Rs. 2,80,00,000/- to the owner no. 3, party of the third part herein in the following manner:-

a)	On the date of execution of this agreement	Rs. 40,00,000/-
b)	On renewal/modification of building plan	Rs. 10,00,000/-
c)	Within Six months from the date of renewal	Rs. 30,00,000/-
d)	Within one year from the date of renewal /modification of building plan	Rs. 30,00,000/-
e)	Within eighteen months from the date of renewal/modification of building plan	Rs. 1,70,00,000/-
	Total:-	Rs. 2,80,00,000/-

BE IT TO BE NOTED THAT the Developer will pay the GST (if required) as per the Payment Schedule written hereinabove.

5. That, the cost of BL&LRO mutation, Rajpur Sonarpur Municipality mutation, cost for sanction of revised plan of the Schedule-D premises and other paper works (i.e. Deeds etc.) will be borne by the Developer but



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the said amount will be ^{refunded to the Developer.} ~~deducted~~ from the final payment (i.e. Rs. 1,70,00,000/-) to be payable by the Developer to the Owner No. 3 herein.

Sandy Gumbert

6. That it is being specifically agreed by the parties to this agreement that this agreement is a commercial agreement and time is the essence of this contract. In case of the failure of the Developer, the party of the Fourth Part to pay the amount as stipulated within the stipulated period as stated above to the party of the third part and/or in case of default in the payment of any installment by the party of the fourth part to the party of the third part, the party of the third part has the right to cancel or rescind this agreement and to get appropriate order of injunction from the appropriate Court restraining the party of the fourth part from carrying on further work of construction on the Schedule "D" property.

7. That the OWNER NO. 3, the party of the Third Part undertakes that the OWNER NO. 3 has not made any agreement for sale of any flat, car parking space or shop room with any prospective purchaser, has not received any amount by way of advance or part payment from any prospective purchaser, has not delivered the possession of any portion of the property more fully described in the Schedule "D" below and the constructions standing thereon, has not taken any loan from any bank or any other financial institution for the purpose of raising construction on the Schedule "D" property, has no subsisting loan to any supplier of building material consumed for the purpose of raising construction on



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the Schedule "D" property and has not done any act/acts which are detrimental to the Developer herein in the process of the latter's completing the construction of multistoried building and selling the constructed area to their prospective purchasers save and except the flats and shop rooms as described in the Schedule "E", Schedule "F", Schedule "G", and Schedule "H" below.

8. That the OWNER NO. 3 further undertakes that if any proposed purchaser legally claims any flat, shop room or car parking space on the strength of any agreement for sale with the OWNER NO. 3, party of the Third Part, the OWNER NO. 3 will remain obliged to satisfy the said proposed purchaser at his own accord and allocations and for this the Developer is in no way responsible.
9. That the OWNER NO. 3, party of the Third Part further undertakes that he will indemnify the Developer herein from all third party claims in respect of the construction that has been made by the OWNER NO. 3 till the execution and registration in respect of the Schedule-D premises.
10. That except the owners' allocations as set out in Schedule "E", "F", "G", "H" below, the remaining flats, shop rooms, car parking spaces more particularly described in the Schedule "I" hereinbelow are Developer's allocation.
11. That the entire project shall be carried on and completed or caused to be



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carried on and completed by the Developer at his own cost, care and risk on the said property.

12. That the Developer's allocation of share shall be the balance of the total super built up area of the said proposed building left after allocation of land owners' share as stated above in exchange of the entire cost of the said project to be incurred by the Developer along with right of easement and user of common spaces including roof, passages, and facilities to be provided in and around the said building and the proportionate share of land underneath.
13. That the said proposed multi storied building shall be constructed or caused to be constructed by the Developer in strict compliance with the plan and the specification as approved or sanctioned by the Rajpur-Sonarpur Municipality.
14. That the Developer shall at his own cost and care, get the sanctioned plan modified or renewed by the Rajpur-Sonarpur Municipality on submission of modified building plan in case of necessity.
15. That the Developer shall complete or cause to be completed the entire project within a period of 24 (Twenty Four) months from the date of obtaining revised sanction building plan from Rajpur Sonarpur Municipality and after starting of construction work on the Schedule-D premises.



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16. That further to facilitate the said project to be completed or cause to be completed by the Developer within time the land owners after signing this agreement shall hand over to the Developer copies of all deeds and documents relating to their title in respect of the property more fully described in the Schedule "A" below including sanctioned building plan, Municipal/ B.L.& L.R.O. Mutation Certificate, current tax receipts, records of right (parcha) etc. as and when the same will be required by the respective authorities. It is further mentioned herein that the land owners shall also hand over to the Developer the original of the said documents to the Developer on the date of execution and registration of this Agreement.
17. The owners herein will execute a registered Power of Attorney in favour of the Developer for the purpose of obtaining necessary permission and/sanction from different authorities in connection with the development of the said Schedule-D premises and also for pursuing up the matter with the Rajpur Sonarpur Municipality and other statutory authorities and also to initiate sale proceedings with intended purchasers in respect of its allocations as mentioned in Schedule-I hereinbelow.
18. That the Developer hereunder indemnifies the land owners from and against all actions, claims, costs, demands and also from any suit or proceedings, whatsoever by any person, authority or body of persons in

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Registrar General of India
New Delhi

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relating to the sale of the flats from their share of allocation as stated hereinbefore. It is specifically mentioned herein that this provision shall be properly incorporated in any agreement whatsoever as will be entered into between the Developer and the intending buyer or buyers of the said flat or flats.

19. That within one month of completion of construction of the said proposed building in a lawfully and technically sound and habitable condition the Developer shall handover the possession of the landowners' allocation in the said project as stated hereinbelow and shall issue prior notice in writing therefor informing the landowners the actual date of delivery of possession of the flats shops to be given by the Developer to the landowners. It is specifically mentioned herein that if any defect is found in the construction of the flat and/or in the fittings or any fixtures or other materials anywhere, as will be provided in the flat or shop by the Developer within 6 (six) months of taking over of possession, the land owners shall forthwith intimate the matter to the Developer verbally or in writing if needed and the Developer shall, be liable to repair it or replace it immediately.
20. That the landowners herein, however inform the Developer hereunder that:-
- i) The land owners have received no notice of acquisition or requisition from any competent authority, Govt. or semi Govt. or



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from any local authority in respect of the said property or any part or portion thereof.

- ii) The landowners have not entered into any agreement with any person or party or agency, whomsoever for the sale or development of the said property or any part or portion thereof.
- iii) The landowners have paid off all statutory dues of rents, and taxes upto date payable to the appropriate authority in respect of the said property.

21. That being, prima facie, satisfied with the title of the landowners the Developer agrees to undertake the said project to be completed by him but it is specifically mentioned herein that the landowners shall make out at their own cost a clear and marketable title of said property, free from all encumbrances and shall pay outstanding rents, taxes and duties if there be found any due in future and shall clear all defects in title.
22. The Developer will pay all arrears, rates and taxes in respect of the Schedule-D land from the date of execution of this Agreement and the owners and the Developer upon completion of the building shall pay and bear all taxes and other dues and outgoings including the service and maintenance charges (i.e. @ Rs. 1.50/- per sq. ft.) in respect of their respective allocations proportionately.



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23. The Owners and Developers shall enjoy the common areas as mentioned hereunder and will also have to bear the common expenses as mentioned hereunder.
24. That all the parties herein undertake to abide by their respective obligations and liabilities as laid down and agreed upon hereunder in the true spirit and intent of this instrument.
25. The clauses herein shall not be treated as default and the Developer's obligations and covenants will be suitably extended under the Force-Majeure clause. "Force-Majure" shall include natural calamities, Act of God, flood, earthquake, riot, war, storm, tempest, fire, civil-commotion, strikes, lock out, transport strike, notice or prohibitory order from Municipal Authority or any other statutory body or any Court, Receiver, Government Regulations, new and/or changes in any Municipal or other rules, laws or policies effecting or likely to affect the project or any part or portion thereof, any claim or disputes or clouds relating to or concerning the owners right, title, interest of the said First Schedule land including the statutory department such as BLLRO, ULC, Municipality etc. and/or any circumstances beyond the control or reasonable estimation of the Parties herein.
26. All disputes and differences by and between the parties hereto regarding the constructions or interpretation of any of the terms and conditions herein contained or touching these presents and/or the subject property



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or determination of any liability shall be referred to Sole Arbitrator jointly and mutually selected by both the Parties herein for Arbitration according to The Arbitration and Conciliation Act, 1996 or any other statutory modification or enactment for the time being in force and the award made in the same shall be final and binding on the parties hereto.

SCHEDULE - "A"

(Land of Niharkana Das)

ALL THAT 04 Cottahs land comprising of R.S. Dag nos. 853 and 851 R.S. Khatian no. 248 of Mouja Tentulberia, P.S.- Sonarpur, District: 24-Parganas (South) within Rajpur-Sonarpur Municipality.

SCHEDULE - "B"

(Land of Sambhu Majumder)

ALL THAT 02 cottahs 08 chittacks land comprising of R.S. dag nos. 853 and 851, R.S. Khatian No. 248 of Mouja Tentulberia, P.S.-Sonarpur District: 24 Parganas (Souh) within Rajpur-Sonarpur Municipality.

SCHEDULE - "C"

(Land of Santi Ganguly)

ALL THAT 4(Four) Cottahs bastu land comprising of R.S. Dag nos. 853 and 851 of R.S. Khatian No. 248 of Mouja Tentulberia, Touzi No. 271, J.L. No. 44, P.S. Sonarpur, District, South 24 Parganas within Rajpur-Sonarpur Municipality.



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SCHEDULE - "D"

(Amalgamated land)

ALL THAT piece and parcel of the Bastu land total measuring about **10 (ten) cottahs 8 (eight) chittacks 0 (zero) sq. ft.** along with brick built pucca structures standing thereon total measuring about 1000 sq. ft., lying and situated in Mouza- Tentulberia, J.L. No.- 44, R.S. No.- 8, Touzi No. 271, R.S. Khatian No.- 248, R.S. Dag No. 851 corresponding to L.R. Dag No.- 867 (3 cottahs), R.S. Dag No. 853 corresponding to L.R. Dag No.- 869 (7 cottahs 8 chittacks), under Sub. Registrar- Garia, P.S.- Sonarpur, under Ward No.- 4 of Rajpur Sonarpur Municipality, District- South 24 Parganas and the said property is butted and bounded as follows:-

ON THE NORTH : By 40 feet wide Gangajoara Main Road;
 ON THE SOUTH : By Land of Soma Mondal;
 ON THE EAST : By Ashirbad Apartment;
 ON THE WEST : By Land of Lila Sur & ors.;

SCHEDULE - "E"

(Allotment of OWNER NO.1)

ALL THAT two flats being each measuring 650 sq.ft. super built up area in the third floor and one shop room measuring more or less 50 sq.ft. in the Ground Floor of the Basement + G + 4 storied building standing on the land more fully described in the Schedule "D" hereinabove together with



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proportionate interest in the land therein and in the common areas and facilities along with rights of easements and user of common space, roof, stairs, passages and facilities as is provided in and around the said building in compliance with the sanctioned building plan.

SCHEDULE - "F"

(Allotment of OWNER NO. 2)

ALL THAT two flats each measuring 550 sq.ft. super built up area in the third floor and one shop room measuring more or less 50 sq.ft. in the ground floor of the Basement +G + 4 storied building standing on the land more fully described in the Schedule "D" hereinabove together with proportionate interest in the land therein and in the common areas and facilities along with rights of easements and user of common spaces, roof, stairs, passages and facilities as is provided in and around the said building in compliance with the sanctioned building plan.

SCHEDULE - "G"

(Allotment of OWNER NO. 3)

ALL THAT one flat measuring 700 sq.ft. super built up area in the Third Floor of the Basement + G + 4 storied building standing on the land more fully described in the Schedule "D" hereinabove together with proportionate interest in the land therein and in the common areas and facilities along with rights of easements and user of common space roof, stairs, passages and facilities as is provided in and around the said building in compliance with the sanctioned



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11 35

building plan.

SCHEDULE - "H"

(Allotment of OWNER NO. 3)

ALL THAT one shop room measuring more or less 162 sq. ft, super built up area in the ground floor of the Basement + G + 4 storied building standing on the land more fully described in the Schedule "D" hereinabove together with proportionate interest in the land therein and in the common areas and facilities along with right of easements and user of common space, roof, stairs, passages and facilities as is provided in and around the said building in compliance with the sanctioned building plan.

SCHEDULE - "I"

(Allotment of DEVELOPER)

Remaining Flats, shop-rooms and car-parking spaces as per the revised/modified Building sanctioned Plan duly sanctioned from the Rajpur Sonarpur Municipality apart from the already mentioned allocations of the Owners herein in Schedule- E,F,G & H hereinabove.

ANNEXURE

(Specifications of construction)

1. Foundation & Structures

As per choice of the Architect of the Developer.

2. Walls

- a. Putty will be given in the inside wall.



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- b. Attractive external finish with best quality cement paint.

3. Windows

Aluminum windows with large glass panes & grill.

4. Doors

All doors will be of Flush doors.

5. Flooring

Vitrified Tiles Flooring.

6. Kitchen

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

7. Bathrooms

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

8. Electricals

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



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11 35

- c. Electrical Calling Bell point at entrance of residential flats

9. Special Features

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

COMMON AREAS AND INSTALLATIONS

1. Paths, passages and driveways in the Building Complex earmarked by the Developer as common for all Unit Holders.
2. Lift/elevators, Staircase, lobby and landings with stair cover on the roof of the new building/s.
3. Water pump with motor and with water distribution pipes save those inside any Unit to the overhead water tank of each building and room if any for installing the water pump and motor.
4. Underground Water Reservoir and Overhead water tanks with distribution pipes therefrom connecting to different units and from the underground water reservoir to the overhead tanks.
5. Electrical wiring and fittings and other accessories for lighting the staircase lobby and landings and other common areas.
6. Electrical installations including transformer and substation (if any) for receiving electricity to supply and distribute amongst the Unit Holders with electrical room.



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11 30

7. Water waste and sewerage evacuation pipes from the flats/ units to drains and sewers common to the building.
8. Drain and Sewerage Pipes from the Building Complex to the municipal duct.
9. Boundary walls and Main gate to the premises and building

COMMON EXPENSES

1. All expenses for the maintenance, administration, repairs, replacement and renovation of the main structure and in particular the filter water and rain water pipes of the building water pipes and electric wire under or upon the building enjoyed or used by the Landowner, the Developer and all apartment owner of the building and the main entrance, landing stair case of the building as enjoyed by all the apartment owner with the Landowner and Developer in common as aforesaid and the boundary walls of the building compound etc. The costs of sweepers, electricians etc. for the common areas and facilities.
2. The Municipal taxes as levied or may be levied from time to time in respect of the whole of the building and all replacements improvements or additions or alterations of the common areas and facilities as described in Third Schedule hereinabove and all sums assessed against the apartment owner.
3. Costs of establishment and operations of the Association relating to the common purposes.
4. Litigation expenses incurred for the common purposes ;



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11 35

- 5. Office Administrative over head expenses incurred for maintaining the office for common purposes ;

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

WITNESSES

1. Sakant Das
Garia Stamb Road
KOL-152

Santi Gumbay,
Manjindra Das

Ganesh Kojurudez

SIGNATURE OF THE OWNERS

2. Mohit Das
Heliocate
High Court, Calcutta

SP CONSTRUCTION
Subrata NAYAK

Partner

SP CONSTRUCTION
Rintu Debroy
Partner

SP CONSTRUCTION
Pintu Mondal.

Partner

SP CONSTRUCTION

Soumitra Kumar Mondal
Partner

SIGNATURE OF THE DEVELOPER



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11 11

MEMO OF RECEIPT

RECEIVED of and from the Developer herein the sum of Rs. 40,00,000/- (Rupees Forty lakh) only as advance amount out of the total agreed amount :-

<u>CR NO</u>	<u>BANK</u>	<u>Date</u>	<u>Amount</u>
000748	Banquet Sarada	21/01/17	Rs - 10,00,000/-
096379	IDBI	21/01/17	Rs - 2,00,000/-
103138	SO	03/03/18	Rs - 2,00,000/-
113567	SO	18/06/18	Rs - 10,00,000/-
115247	SO	04/10/18	Rs - 5,00,000/-
115248	SO	04/10/18	Rs - 5,00,000/-
			<u>Total Rs - 40,00,000/-</u>

WITNESSES:-

1. Su Kanda Das
Su Kanda Das

2. Abhijit Saha
Abhijit Saha

Santi Ghosh

SIGNATURE OF THE OWNER No. 3

Drafted by:-

Dibakar Bhattacharjee
Dibakar Bhattacharjee
 Advocate,
 High Court, Calcutta.

WB-359/2001.



[Handwritten signature]
[Illegible text]

1111
1111

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO

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



Shanmuga Devi Das

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



Kamathu Mayamudra

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



Santi Sambas

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



Handwritten signature or scribble, possibly including the name "K. S. Srinivasan" and a date "1958".

11

11

SPECIMEN FORM FOR TEN FINGER PRINTS



Subrata Kumar

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



Subrata Kumar

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



Pintu Debroy

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



Pintu Mondal

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



भारतीय प्रशासनिक सेवा
भारत सरकार

२००३

PERMANENT ACCOUNT NUMBER
AHBPM1094Q

NAME
SUKANTA KUMAR MONDAL

FATHER'S NAME
SUBIR MONDAL

DATE OF BIRTH
03-12-1971

SIGNATURE
Sukanta Kumar Mondal

COMMISSIONER OF INCOME-TAX, W.B.



Sukanta Kumar Mondal

आयकर विभाग
INCOME TAX DEPARTMENT
PINTU MONDAL
KANAI MONDAL
15/04/1989
BWCPI70308
Pintu Mondal

भारत सरकार
GOVT. OF INDIA



Pintu Mondal.

सूचना विभाग
INCOMETAX DEPARTMENT
पिंतु देबनाथ
ANIL DEBNATH
02/11/1971
Permanent Account Number
AGHPPD4819P
सूचना विभाग
GOVT. OF INDIA

Pintu Debnath

धारा 13(1) के तहत जारी / PERMANENT ACCOUNT NUMBER
ACKPN6880H

नाम / NAME
SUBRATA NASKAR

पिता का नाम / FATHER'S NAME
SANTOSH NASKAR

जन्म तिथि / DATE OF BIRTH
12-09-1973

हस्ताक्षर / SIGNATURE
Subrata Naskar

SBTas
आयकर अधिकारी, प. नं. 111
COMMISSIONER OF INCOME TAX, W.B. - III

Subrata Naskar

Your PAN Application Status

Acknowledgment Number: 852031119043466

Name: S P CONSTRUCTION

Category: Firm

Your PAN card dispatched by Registered Speed Post™ vide airway bill no. EA57506306319 has been returned unclaimed NSDL on 12-Jun-2017. Please contact NSDL or the TIN-Facilitation Centre (TIN-FC) where application was made by you.

Status: ** EMXXXXXXXXX represents Airway Bill Number for Speed Post & RMXXXXXXXXX represents Airway Bill Number of Registered Post.

Permanent Account Number (PAN): AQIFS6473Q

1. PAN card will be despatched only to the communication address provided in your PAN application. Whenever the postage order is returned to NSDL vide Form 14-A, Form 41A, etc. without any application, PAN card will be despatched to the PAN card holder.
2. If your communication address has changed, please submit a Request for New PAN Card or a Change or Correction in PAN data form so that the Income Tax Department's database is updated with your current address.
3. When communications from the Income Tax Department will be directed to the communication address recorded against your PAN. So to avoid any inconveniences in future, please ensure that your communication address is up-to-date in the Income Tax Department's database.

BACK

January 2014 | NSDL | © Income Tax Department, Government of India

findy demand.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AEWPPM1859H



नाम / NAME

SAMBHU MAZUMDER

पिता का नाम / FATHER'S NAME

RADHARAMAN MAZUMDER

जन्म तिथि / DATE OF BIRTH

16-10-1932

हस्ताक्षर / SIGNATURE

Sambhu Mazumder

आयकर अधिनियम, 1922

Sambhu Mazumder

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

Sambhu Mazumder

इस कार्ड के लिये / फिल व
बाले प्राधिकारी को सूचित
संयुक्त आयकर अधिनियम
1922.
द्वितीय संस्करण,
कलकत्ता - 700 065

In case this card is
the issuing authority
Joint Commission
P-7,
Chowringhee
Calcutta-70

PERMANENT ACCOUNT NUMBER

ADYPG2174L



NAME
SANTI GANGULY

FATHER'S NAME
GOSTA BEHARI GANGULY

DATE OF BIRTH
20-04-1962

SIGNATURE

Santi Ganguly

SB Ganguly

SECRETARY

COMMISSIONER OF INCOME TAX, W.B. - II

Santi Ganguly

आयकर विभाग
INCOME TAX DEPARTMENT
MANJUSREE DAS



भारत सरकार
GOVT. OF INDIA

HIRALAL DAS

10/03/1953
Permanent Account Number
AWAPD4450H

Manjusree Das
Signature



Manjusree Das

Manjusree Das

पं. नं. 4450 - 10/03/1953
आयकर विभाग, पं. नं. 4450
अर्थ मंत्रालय, नया दिल्ली
आयकर विभाग, पं. नं. 4450
पं. नं. 4450

पं. नं. 4450 - 10/03/1953
आयकर विभाग - 10992010
Income Tax PAN Services Unit, NSDL,
3rd Floor, Soyamta Chambers,
Near 11th Telephone Exchange,
Mumbai, Phone - 411 0145
Tel: 91-20-2721 8050, Fax: 91-20-2721 8101
www.incometaxindia.gov.in

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

19-201819-029457585-1
Date: 03/10/2018 15:28:34
184776035

Payment Mode Online Payment

Bank : IDBI Bank
BRN Date: 03/10/2018 15:29:33

DEPOSITOR'S DETAILS

Id No. : 16290001554639/2/2018
(Query No./Query Year)

Name Pintu Mondal
Contact No. Mobile No. +91 9831609404
E-mail
Address Radhanagar Sonarpur Koi 700150
Applicant Name Mr Dibakar Bhattacharjee
Office Name
Office Address
Status of Depositor Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16290001554639/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	10001
2	16290001554639/2/2018	Property Registration- Registration Fees	0030-03-104-001-18	40007
Total				50008

In Words : Rupees Fifty Thousand Eight only

Major Information of the Deed

Deed No / Year	I-1629-04701/2018	Date of Registration	04/10/2018
Deed No / Year	1629-0001554639/2018	Office where deed is registered	A.D.S.R. GARIA, District: South 24-Parganas
Deed Date	01/10/2018 8:20:56 PM	Applicant Name, Address & Other Details	
Applicant Name, Address & Other Details		Dibakar Bhattacharjee High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831072514, Status : Advocate	
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	[4311] Other than Immovable Property, Receipt [Rs : 40,00,000/-]
Set Forth value	Rs. 8,00,000/-	Market Value	Rs. 99,35,157/-
Stamp duty Paid (SD)	Rs. 10,051/- (Article:48(g))	Registration Fee Paid	Rs. 40,007/- (Article:E, B)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S - Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Gangajoara Road, Mouza: Tentulibedia

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-867	LR-248	Bastu	Bastu	3 Katha	2,00,000/-	26,29,688/-	Width of Approach Road: 40 Ft. Adjacent to Metal Road, , Project Name :
L2	LR-869	LR-248	Bastu	Bastu	7 Katha 8 Chatak	5,00,000/-	65,74,219/-	Width of Approach Road: 40 Ft. Adjacent to Metal Road, , Project Name :
TOTAL :					17.325Dec	7,00,000 /-	92,03,907 /-	
Grand Total :					17.325Dec	7,00,000 /-	92,03,907 /-	



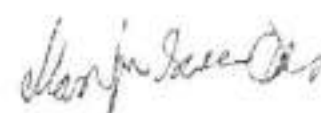
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1000 Sq Ft	1,00,000/-	7,31,250/-	Structure Type: Structure
Floor No: 1, Area of floor : 1000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1,00,000 /-	7,31,250 /-	



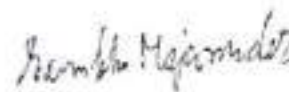
Major Information of the Deed :- I-1629-04701/2018-04/10/2018

Details :




Name, Address, Photo, Finger print and Signature

Name	Photo	Fingerprint	Signature
Mrs Manjusree Das Daughter of Late Hiralal Das Executed by: Self, Date of Execution: 04/10/2018 , Admitted by: Self, Date of Admission: 04/10/2018 ,Place : Office			
04/10/2018	04/10/2018	04/10/2018	04/10/2018

8B, Mahim Halder Street, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWAPD4460H, Status :Individual, Executed by: Self, Date of Execution: 04/10/2018 , Admitted by: Self, Date of Admission: 04/10/2018 ,Place : Office

Name	Photo	Fingerprint	Signature
Mr Sambhu Mazumder Son of Late Radharaman Mazumder Executed by: Self, Date of Execution: 04/10/2018 , Admitted by: Self, Date of Admission: 04/10/2018 ,Place : Office			
04/10/2018	04/10/2018	04/10/2018	04/10/2018

16, Gobinda Basu Lane, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEWPM1859H, Status :Individual, Executed by: Self, Date of Execution: 04/10/2018 , Admitted by: Self, Date of Admission: 04/10/2018 ,Place : Office

Name	Photo	Fingerprint	Signature
Mr Santi Ganguly Son of Late Gosto Behari Ganguly Executed by: Self, Date of Execution: 04/10/2018 , Admitted by: Self, Date of Admission: 04/10/2018 ,Place : Office			
04/10/2018	04/10/2018	04/10/2018	04/10/2018

Fartabad Ganguly Para, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADYPG2174L, Status :Individual, Executed by: Self, Date of Execution: 04/10/2018 , Admitted by: Self, Date of Admission: 04/10/2018 ,Place : Office



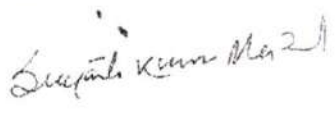


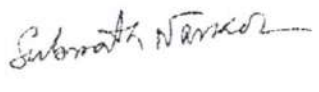



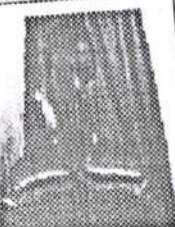

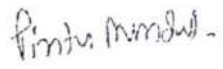
Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	S.P. CONSTRUCTION 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 . PAN No.:: ADIFS6473Q, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1629-04701/2018-04/10/2018

Particulars Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Sukanta Kumar Mondal Son of Mr Subir Mondal Date of Execution - 04/10/2018, , Admitted by: Self, Date of Admission: 04/10/2018, Place of Admission of Execution: Office	 Oct 4 2018 3:17PM	 LTI 04/10/2018	 04/10/2018
Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHBPM1094Q Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)			
Mr Subrata Naskar Son of Mr Santosh Naskar Date of Execution - 04/10/2018, , Admitted by: Self, Date of Admission: 04/10/2018, Place of Admission of Execution: Office	 Oct 4 2018 3:18PM	 LTI 04/10/2018	 04/10/2018
Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACKPN6880H Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)			
Mr Pintu Debnath (Presentant) Son of Late Anil Debnath Date of Execution - 04/10/2018, , Admitted by: Self, Date of Admission: 04/10/2018, Place of Admission of Execution: Office	 Oct 4 2018 3:19PM	 LTI 04/10/2018	 04/10/2018
L-7, Sreenagar Main Road, P.O:- Panchasayar, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGHPD4819P Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)			
Mr Pintu Mondal Son of Mr Kanai Chandra Mondal Date of Execution - 04/10/2018, , Admitted by: Self, Date of Admission: 04/10/2018, Place of Admission of Execution: Office	 Oct 4 2018 3:19PM	 LTI 04/10/2018	 04/10/2018
Radhanagar, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BWCPM7030B Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)			

Major Information of the Deed :- I-1629-04701/2018-04/10/2018

Owner Details :

Name & address

Sambhujit Sinha
 Son of Mr Prabir Sinha
 Chhatra, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By
 Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mrs Manjusree Das, Mr Sambhu Mazumder, Mr
 Santi Ganguly, Mr Sukanta Kumar Mondal, Mr Subrata Naskar, Mr Pintu Debnath, Mr Pintu Mondal

04/10/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Manjusree Das	S.P. CONSTRUCTION-1.65 Dec
2	Mr Sambhu Mazumder	S.P. CONSTRUCTION-1.65 Dec
3	Mr Santi Ganguly	S.P. CONSTRUCTION-1.65 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Manjusree Das	S.P. CONSTRUCTION-4.125 Dec
2	Mr Sambhu Mazumder	S.P. CONSTRUCTION-4.125 Dec
3	Mr Santi Ganguly	S.P. CONSTRUCTION-4.125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Manjusree Das	S.P. CONSTRUCTION-333.33333300 Sq Ft
2	Mr Sambhu Mazumder	S.P. CONSTRUCTION-333.33333300 Sq Ft
3	Mr Santi Ganguly	S.P. CONSTRUCTION-333.33333300 Sq Ft

Owner and Land or Building Details as received from KMC :

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details

Endorsement For Deed Number : I - 162904701 / 2018

On 04-10-2018

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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:50 hrs on 04-10-2018, at the Office of the A.D.S.R. GARIA by Mr Pintu Debnath

Major Information of the Deed :- I-1629-04701/2018-04/10/2018

26/10/2018 Query No:-16290001554639 / 2018 Deed No :I - 162904701 / 2018, Document is digitally signed.

Assessment of Market Value (WB PUVI rules of 2001)

It is certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 157/-

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

Execution is admitted on 04/10/2018 by 1. Mrs Manjusree Das, Daughter of Late Hiralal Das, 8B, Mahim Halder Street, P.O: Kalighat, Thana: Kalighat, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. Mr Sambhu Mazumder, Son of Late Radharaman Mazumder, 16, Gobinda Basu Lane, P.C Bhawanipore, Thana: Kalighat, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 3. Mr Santi Ganguly, Son of Late Gosto Behari Ganguly, Fartabad Ganguly Para, P.O Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business. Identified by Mr Abhijit Sinha, Son of Mr Prabir Sinha, Dhalua, P.O: Panchpota, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-10-2018 by Mr Sukanta Kumar Mondal, Partner, S.P. CONSTRUCTION (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Identified by Mr Abhijit Sinha, Son of Mr Prabir Sinha, Dhalua, P.O: Panchpota, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Advocate

Execution is admitted on 04-10-2018 by Mr Subrata Naskar, Partner, S.P. CONSTRUCTION (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Identified by Mr Abhijit Sinha, Son of Mr Prabir Sinha, Dhalua, P.O: Panchpota, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Advocate

Execution is admitted on 04-10-2018 by Mr Pintu Debnath, Partner, S.P. CONSTRUCTION (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Identified by Mr Abhijit Sinha, Son of Mr Prabir Sinha, Dhalua, P.O: Panchpota, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Advocate

Execution is admitted on 04-10-2018 by Mr Pintu Mondal, Partner, S.P. CONSTRUCTION (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Identified by Mr Abhijit Sinha, Son of Mr Prabir Sinha, Dhalua, P.O: Panchpota, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,007/- (B = Rs 40,000/-, E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 40,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2018 3:29PM with Govt. Ref. No: 192018190294575851 on 03-10-2018, Amount Rs: 40,007/-, Bank IDBI Bank (IBKL0000012), Ref. No. 184776035 on 03-10-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,001/- and Stamp Duty paid by Stamp Rs 50/-, online = Rs 10,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1893, Amount: Rs 50/-, Date of Purchase: 28/08/2018, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2018 3:29PM with Govt. Ref. No: 192018190294575851 on 03-10-2018, Amount Rs: 10,001/-, Bank IDBI Bank (IBKL0000012), Ref. No. 184776035 on 03-10-2018, Head of Account 0030-02-103-003-02

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

Major Information of the Deed :- I-1629-04701/2018-04/10/2018

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1629-2018, Page from 145625 to 145669
being No 162904701 for the year 2018.



Digitally signed by DEBASISH DHAR
Date: 2018.10.26 14:28:28 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 26-Oct-18 2:27:32 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)