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Certified that the document is admitted to registration. The fee, stamp duty, assets and the amount due thereon have been paid to this document, and the same is admitted.

District Registrar-II
North 24 Parganas, Barakat

02 DEC 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 2nd Day of December
TWO THOUSAND AND NINETEEN (2019).

BETWEEN

1992 11/9/19

10072

T. K. Ghoshal and

Seawater Conveyance - 14

Ranjit Singh

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Registrar U/S 7(2)
District Sub. Registrar II
24 Parganas (N) Barasat

02 DEC 2019

Subanta Kumar Ghosh
for Tapan Kumar Ghosh
155, Jessore Road
Kolkata - 700 81
P.O. Rajbari Colony
P.S. Birpara
Birnagar

SRI MANTU SHAW ALIAS MONTU SHAW, (PAN NO.:- **AZNPS4510P**, **AADHAAR NO.:- 955175093569**), Son of Late Kishan Lal Saha (Shaw), & **SMT. URMILA SHAW**, (PAN NO.:- **AZNPS4511N**, **AADHAAR NO.:- 253113613525**), Wife of Sri Mantu Shaw alias Montu Shaw, both by religion-Hindu, both by Occupation-Business, both by Nationality- Indian, both residing at 19, Vivekananda Sarani, P.O.- Italgacha, P.S. Dum Dum, Kolkata-700079, District North 24 parganas hereinafter called as the **OWNERS** (Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include their heirs, successors, administrators, legal representatives and assigns) of the **ONE PART**.

AND


RBA ENTERPRISE PRIVATE LIMITED, (PAN NO.:- **AAICR6923L**), under the companies Act. 1956 having its registered office at J.K. Garden, Block- "A", Ground Floor, 12/1, Italgacha Road, P.O.- Italgacha, P.S.- Dum Dum, Kolkata-700028, represented its directors namely **(1) BAZI RAO MONDAL**, (PAN NO.:- **AOIPM4927J**, **AADHAAR NO.:- 728999144234**), Son of Late Barun Mondal, by Religion- Hindu, by Occupation- Business, by Nationality- Indian, residing at 1 No Incinerator Road, Police Station + P.O. Dum Dum, Kolkata 700028 **(2) ASHIM KUMAR SAHA**, (PAN NO.:- **ARVPS6262Q**, **AADHAAR NO.:- 603293164838**), Son of Late Ajit Kumar Saha, by religion Hindu, by occupation Business, residing at 18/9, U.K. Dutta Road, P.O. & P.S. - Dum Dum, Kolkata - 700028 **(3) RAM YADAV**, (PAN NO.:- **AASPY0184B**, **AADHAAR NO.:- 396755897471**), Son of Late Raman Yadav, by faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 73, R.B.C. Road, Police Station + P.O. Dum Dum, Kolkata- 700028 hereinafter called the **DEVELOPER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, legal representatives and assign) of the **OTHER PART**

WHEREAS the present owners herein purchased **ALL THAT** Piece and Parcel of land measuring .41 decimal i.e. 24 Cottahs 13 Chittacks 10 Sq.ft. more or less along with R.T Shed lying and situated at Holding No. 181, Sahara Sukanta Nagar, appertaining to Mouza- Sahara, J.L. No. 46, R.S.No. 3, Touzi No. 146, Dag No. 81 under khatian No. 190, L.R. Dag No. 241 under L.R.Khatian No. 2453 within the municipal limits of Madhamgram Municipality , ward No. 20, P.S. Airport formerly Barasat, dist- North 24 parganas more fully described in the schedule "A" herein below from Sri Shankar Raha Son of Late Laxmi Kanta



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


ARTICLE-I: DEFINITIONS

In these presents unless there is something in the subject or context repugnant to or inconsistent therewith:

- 1.1 **OWNERS** shall mean **Sri Montu Shaw & Smt. Urmila Shaw** and their respective heirs, successors, legal representatives, attorneys, executors, administrators, and assignees.
- 1.2 **DEVELOPER** shall mean the said **RBA ENTERPRISE PRIVATE LIMITED** and its successor or successors in office and assignees.
- 1.3 **PREMISES** shall mean **ALL THAT** Piece and Parcel of land measuring .41 decimal i.e. 24 Cottahs 13 Chittacks 10 Sq.ft. more or less along with R.T Shed lying and situated at Holding No.- 181, Sahara Sukanta Nagar, appertaining to Mouza- Sahara, J.L. No.- 46, R.S. No.- 3, Touzi No.- 146, Dag No.- 81 under Khatian No.- 190, L.R. Dag No.- 241 under L.R. Khatian No.- 2453 thereafter L.R. Khatian No.- 3196 & 3197 within the municipal limits of Madhayamgram Municipality being Holding No.- 181, Sahara Sukanta Nagar, Ward No.- 27 , P.S. Airport formerly Barasat, dist- North 24 parganas.
- 1.4 **BUILDING** shall mean the building to be constructed at the said premises being multi Storied building with the maximum FAR achievable or permissible under the Rules and Regulations of the Madhyamgram Municipality.
- 1.5 **UNIT** shall mean the total constructed area and/or constructed area capable and enjoyed independently.
- 1.6 **BUILT UP AREA/LOCKABLE AREA:** Here Built up area/Lockable area means, the area in which the flat has been built. It includes carpet area of the flat plus cent percent of internal walls area plus fifty percent of the common partition wall between two units plus cent percent area covered by the individual wall for the said unit.






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TOTAL COVERED AREA : Here total covered area means, built up/Lockable area of the flat plus proportionate area of common spaces like stairs, lift & lobby areas of that Particular floor.

SUPER BUILT UP AREA (For any individual unit) : Here super built up area means the total covered area plus service area @ 25%.

- 1.7 **ARCHITECT/STRUCTURAL ENGINEER** shall mean any person or company whom the DEVELOPER may appoint from time to time as the Architect/Structural Engineer of the said building or buildings who will design and supervise the structure of the building.
- 1.8 **THE BUILDING PLAN** shall mean the plan or plans, elevation, design, drawing and specifications of the building as shall be sanctioned by the Madhyamgram Municipality including any modification or variation thereon which may be made from time to time. It is noted that the Developer shall construct building on the said land as per plan sanctioned by the Municipality in the name of owners
- 1.9 **COMMON FACILITIES AND AMENITIES** shall include corridors, stair, stair landing, passageways, driveways, underground water reservoir and pum, overhead tank, water pump and motor, entrance gate and all open spaces around the building, external walls of the building including colour, rain water pipe, sanitary and plumbing fittings and other facilities required for the establishment, location, enjoyment, provisions, maintenance and /or management of the building which always shall remain the property of the Developer or their nominee/nominees and the owners or their nominee/ nominees in the proportionate share as stated hereunder. The common facilities have been more fully and more particularly described in the Schedule "D" hereunder written.
- 1.10 **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making due provision for common facilities and the space required thereof.

OWNER'S ALLOCATION

It is settled in between the developer and the land owners that the developer shall pay non refundable a sum of Rs. 3,10,00,000/- (Rupees Three Cor & Ten Lakh) only to the owners as per payment schedule mentioned herein below and





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further the owners will jointly get 2000 (Two Thousand) Sq.ft. more or less covered area including proportionate ratio of staircase & lift, on north face with more or less 30'ft wide front towards road face on the Ground floor in Block-1 as owner's allocation.

Together with proportionate share of land along with all common right and facilities of the building as per specification mentioned herein below.

PAYMENT SCHEDULE

1. At the date of signing of this agreement	Rs. 10,00,000/-
2. within 28.02.2020	Rs. 1,00,00,000/-
2. within 01.06.2021	Rs. 1,00,00,000/-
3. within 01.06.2023	Rs. 1,00,00,000/-

DEVELOPER'S ALLOCATION

All that the remaining constructed area of the proposed new building save and except the Owner's Allocation together with the undivided proportionate share and interest beneath the said proposed new building is to be Developer's Allocation.

1.11 ARTICLE -II: COMMENCEMENT

2. This Agreement shall be deemed to have commenced with effect from the date of execution of these presents.

ARTICLE -III OWNER'S RIGHTS AND REPRESENTATIONS

3.1. The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the said premises morefully and particularly described in the schedule "A" hereunder written.

3.2. None other than the Owners have any claim, right, title, interest and/or demand whatsoever in respect of the said premises or any portion thereof.

3.3. The said premises is free from all encumbrances, charges, liens, trust, attachments, acquisitions, requisitions whatsoever and if any legal dispute arises regarding this property and any loss occur, the developer shall adjust area from the owner's allocation portion.



3.4. This Agreement
the development
extend



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3.4. This Agreement is for the benefit of the said OWNERS and consequent to the development of the said premises; the said OWNERS shall be entitled to extend of its share in the newly constructed building.

3.5. The Owners herein shall pay the cost of mutation in their own name at their own cost in respect of Madhyamgram Municipality and BL & LRO including conversation cost.

3.6. It is noted that the classification of land is 'Bagan' as per BL & LRO record and the owner shall convert the said land from 'Bagan' to 'Bastu' in the record of BL & LRO at the cost of owner.

3.7. It is noted that the owner's allocation has been settled between both Parties including land with sanctioned building plan of the land, but further the developer shall not be liable to pay any cost against sanction of building plan in respect of above said property and the owners herein is fully responsible to arrange or to pay the cost of sanction building plan to the authorities.

ARTICLE-IV DEVELOPER'S RIGHTS

4.1. The Owners hereby grants, subject to what has been hereunder provided exclusive right to the Developer to built upon the land comprised in the said premises constructing the new building/buildings thereon in accordance to the plan to be sanctioned by the Madhyamgram Municipality.

4.2. All applications, plans, other papers and documents required by the Developer for the purpose of obtaining necessary sanction from the appropriate authority shall be prepared and submitted by the developer on behalf of the owners at its own cost and expenses and the developer shall pay and bear all fees including Architect Fees, charges and expenses required to be paid or deposited for the development of the said premises.

4.3. Nothing in this present shall be construed as a demise or assignment or conveyance in law by the owners or creation of any right, title or interest in respect thereof in favour of the developer other than an exclusive license to the developer to develop the developer-Owner's allocation as well as the allocation in terms hereof and to deal with the Developer's allocation in the new building/buildings hereinafter stated.

4.4. That in order to submit and to obtain the sanction of the proposed building plan the Developer shall appoint a competent architect or L.B.S and





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digitally signed.)

prepare the building plan and submit the same before the Madhyamgram Municipality for sanction in the name of the owners upon their approval and signature in the proposed plan and all cost for preparing and obtaining the sanction plan shall be borne by the Developer.

ARTICLE -V CONSIDERATION

5.1. In consideration of the Owners having agreed to grant the exclusive right of the development of the said premises and to commence work the Developer has agreed:-

5.2. The Developer shall at its own cost obtain all necessary permission and/or approvals and/or consents from all concerned authorities as may be required under the law relating to the construction of new building. The Developer shall bear all costs. Charges, expenses and outgoings for obtaining the sanction plan, construction, erection and completion of the new building with all the agreed amenities and facilities shall be to the Developer's account.

5.3. Upon completion of the new building the Developer shall hand over the Owner's allocation to the Owners as consideration in terms hereof.

ARTICLE -VI POSSESSION

6.1. As and from the date of possession of the premises handed over by the Owners to the Developer all rents, taxes, Electric Bills and other outgoings in respect of the said premises shall be paid and borne by the Developer till the completion of the proposed building and obtaining the Completion Certificate from the Madhyamgram Municipality.

ARTICLE -VII PROCEDURE

7.1. The Owners shall grant to the Developer a general power of Attorney for the purpose of obtaining necessary permission and/or sanction from different authorities in connection with the construction of the new building and also for pursuing and following up the matter with the Madhyamgram Municipality and/or other authorities and to deal with the prospective buyer/s in regard to the Developer's allocation in the proposed building.

7.2. Immediately upon the Developer obtaining vacant possession of the said premises along with the existing structure standing thereon the Developer shall be entitled to demolish the existing structure through its contractors/agents etc and all building materials derived there from shall belong to the Developer.





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7.3. The Developer shall commence construction of the proposed building as per the sanctioned building plan to be obtained from the Madhyamgram Municipality within reasonable period from the date of having the existing structure demolished completely.

ARTICLE-VIII SPACE ALLOCATION

8.1. Subject as aforesaid the common portion of the said proposed new building and the open space thereon shall jointly belong to the Owners and Developer or its prospective purchasers.

8.2. It is agreed by and between the Owners and the Developer that the total area to be sanctioned by the Madhyamgram Municipality in respect of the construction of the proposed new building that can be constructed to the maximum allowable/permissible FAR as per the Madhyamgram Municipality rules in the area admeasuring 24Cottahs 13 Chittacks 10 Sq.ft. more or less.

8.3. That the Developer undertakes to pay the Madhyamgram Municipality rate Bills or levies, impositions, water tax, electric charges and other incidentals in respect of the said property during the date of Agreement signed, the period of construction and upon completion of the said building excluding the electric charges used by the owners till vacating and/or handing over the premises with existing structure to the Developer. The Developer shall deliver the possession of the Owner's allocation and at the same time the allocation of the prospective purchasers and the Owners as well as the prospective purchasers on receipt of the delivery of possession of their respective allocated flats shall mutate if necessary their names in the assessment register of the Madhyamgram Municipality and shall pay the municipal rates, bills and other outgoings in respect of their flats.

ARTICLE -IX BUILDING

9.1. The developer hereby undertakes to complete the construction of the said building within a period of 48 month subject to any force majeure from the date of signing of this **Agreement** . It is noted that if the developer fail to hand over possession of the owner's allocation portion within the stipulated time, the time shall be extended upto further six months from the date of stipulated period.

9.2. If the Developer fails to complete the construction of the proposed building within stipulated time or fails to handover the possession of the Owner's





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allocation and if any legal dispute arises between themselves each party shall have every right to take proper legal action against each other.

9.3. The Owners shall also be at liberty to file a suit for specific performance against the Developer before the appropriate Court of law, if the conditions herein are not performed by the Developer during the period of construction.

9.4. That after completion of the proposed building the Developer shall obtain the completion certificate from the Madhyamgram Municipality as early as possible after giving the delivery of possession to the OWNERS.

9.5. Upon completion of the new building the DEVELOPER shall hand over the Owner's allocation to the OWNERS as consideration in terms hereof.

ARTICLE -X COMMON FACILITIES

10.1. The DEVELOPER and the OWNERS shall pay and bear all property taxes and other dues and outgoings in respect of the said premises accruing due from the date of hand over of the OWNER'S allocated portion or area in the newly constructed building at their own respective allocated portion or area.

10.2. As soon as the new building is completed the DEVELOPER shall give written notice to the OWNERS requesting the OWNERS to take possession of the Owner's allocation in the said new building and only upon taking possession thereof and at all times thereafter the OWNERS shall be exclusively responsible for payment of all municipal and property taxes, rates, duties, dues and other outgoings and impositions whatsoever payable in respect of the Owner's allocation. The purchasers of the other flat/unit/car parking/shop room of the Developer's allocated portion shall hold and pay maintenance charges and other outgoings in respect of their area at the same rate and in the same manner as fixed by the concerned Municipality from the date of possession of the Owner's allocated portion/area.

10.3. The OWNERS shall not do any act, deed or things whereby the DEVELOPER shall be prevented from constructing and completing and/or do any other act relating to the said proposed building in so far as the DEVELOPER abides by the terms and conditions and true spirit of this document and similarly the DEVELOPER hereby assures the OWNERS that the DEVELOPER shall not do any act, deed or thing which is likely prejudice the interest of the OWNER.



commission of the DEVELOPER and/or any person or persons working in the said premises or engaged in the execution of the said DEVELOPMENT work or relating to the construction of the said proposed building.

13.2. The DEVELOPER hereby undertakes to keep the OWNERS indemnified against all actions, suits, costs, proceeding and claims that may arise out of the Developer's action in regard to the development of the said premises and/or in the manner of construction of the said building and/or for any defect therein.

13.3. Nothing in these present shall be construed as a demise or assignment or conveyance in law by the OWNERS of the said premises or any part thereof to the DEVELOPER or as creating any title in respect thereof upon the DEVELOPER other than some rights, interest and license to the DEVELOPER to commercially exploit the Developer's allocation in terms hereof. Provided however, the DEVELOPER shall be entitled to borrow money from any Bank or Banks/Financial Institutions without creating in any manner on the OWNERS any charge or interest in respect of the said premises and it being expressly agreed and understood that in no event the OWNERS or any of their estate shall be responsible or made liable for payment of any dues for such Bank or Banks/Financial Institutions and for that purpose the DEVELOPER shall keep the OWNERS indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

ARTICLE -XIV TITLE DEEDS

14.1. All original documents and other relevant document of the said property shall be handed over by the OWNERS to the DEVELOPER at the date of signing of this agreement and the developer shall hand over all original deeds and others to the owner after completion of project.

ARTICLE -XV MISCELLANEOUS

15.1. The DEVELOPER and the OWNERS shall mutually frame a scheme for the management and administration of the said new building at the said premises and/or common parts thereof. The OWNERS/DEVELOPER hereby agree to abide by all the rules and regulations of such Management/Society/ Association/ Holding Organization and hereby give their consent to abide by the same which will similarly be honored, followed and compiled with the transferee/transferees of the DEVELOPER and/or the Owner's allocation.



15.2. The DEVELOPER has agreed not to assign the right, title and interest into or upon the Development Agreement to any other person or persons excepting with the consent in writing of the OWNERS and similarly during the subsistence of this Agreement the OWNERS agree and covenant with the DEVELOPER not to sale, transfer, alienate, encumber of charge the said premises or any part thereof, not to enter into any Agreement for Sale or transfer in respect of the said premises, till now both parties shall be settled between themselves

ARTICLE -XVI-FORCE MAJEURE

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

16.2. Force Majeure shall mean and include flood, earthquake, riots, war, fire, storm, tempest, civic commotion and any suit or proceedings which may be initiated by OWNER of the neighboring premises and the circumstances beyond the control of the parties hereto.

ARTICLE -XVII GENERAL CONDITION

17.1. All appendices mentioned in this Agreement are integral part of this Agreement. All amendments are valid only if made in writing and signed by both the parties by a supplementary Agreement.

17.2. All communications in writing of whatsoever nature under this Agreement between the OWNERS and the DEVELOPER shall be made in English Language and between the persons nominated in writing by the parties hereto for such purpose.

17.3. The OWNERS shall not take any risk and responsibility for construction of the building.

ARTICLE -XVIII-JURISDICTION

18.1. The Courts at Kolkata and North 24 Parganas having the proper jurisdiction to entertain, try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.



THE "A" SCHEDULE ABOVE REFERRED TO

ALL THAT Piece and Parcel of land measuring .41 decimal i.e. **24 Cottahs 13 Chittacks 10 Sq.ft.** more or less along with R.T Shed measuring 1500 Sq.ft. more or less lying and situated at **Holding No.- 181, Sahara Sukanta Nagar**, appertaining to **Mouza- Sahara, J.L. No.- 46, R.S. No.- 3, Touzi No.- 146, Dag No.- 81** under Khatian No.- 190, **L.R. Dag No.- 241** under L.R. Khatian No.- 2453 thereafter **L.R. Khatian No.- 3196 (Land area 12 cottahs 6.5 chittacks 5 sq.ft more or less) & 3197 (Land area 12 cottahs 6.5 chittacks 5 sq.ft more or less)** within the municipal limits of Madhayamgram Municipality being **Holding No. 181, Sahara Sukanta Nagar, Ward No.- 27, P.S.- Airport** formerly Barasat, Dist- North 24 Parganas. The land is butted and bounded as follows:-

- ON THE NORTH** :- 15'-6" wide Sukanta Nagar 1st sarani.
- ON THE SOUTH** :- Property of Tarapada Dutta, Birendra Das & Sushil Das and 12'ft wide Municipal Road
- ON THE EAST** :- Property of Jotirmay Bhadra, Bijoy Biswas and others
- ON THE WEST** :- Property of Tapas Chakraborty, Jiban Das & 8'ft wide Road.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.

SCHEDULE-B AS REFERRED TO ABOVE
OWNER'S ALLOCATION

It is settled in between the developer and the land owners that the developer shall pay non refundable a sum of Rs. 3,10,00,000/- (Rupees Three Cror & Ten Lakh) Only to the owners as per payment schedule mentioned herein below and further the **owners will jointly get 2000 (Two Hundred) Sq.ft. more or less covered area** including proportionate ration of staircase & lift, on north face with more or less 30'ft wide front towards road face on the Ground floor in Block-1 as owner's allocation.

Together with proportionate share of land along with all common right and facilities of the building as per specification mentioned herein below.



PAYMENT SCHEDULE

1. At the date of signing of this agreement	Rs. 10,00,000/-
2. within 28.02.2020	Rs. 1,00,00,000/-
2. within 01.06.2021	Rs. 1,00,00,000/-
3. within 01.06.2023	Rs. 1,00,00,000/-

DEVELOPER'S ALLOCATION

All that the remaining constructed area of the proposed new building save and except the Owner's Allocation together with the undivided proportionate share and interest beneath the said proposed new building is to be Developer's Allocation.

SCHEDULED-C AS REFERRED TO ABOVE
COMMON AREA AND FACILITIES

All that the following portion shall be treated as common area and facilities.

- a.) Main Entrance Gate
- b.) Entrance Passage.
- c.) Landings
- d.) Stair, stair case, stair landings.
- e.) Lift/Elevation
- f.) Overhead water reservoir
- g.) Underground water reservoir.
- h.) Rain water pipe line
- i.) Soil Pipe
- j.) Meter room
- k.) Pump room/ Pump and Motor
- l.) Exterior Walls Drains
- m.) Roof



- n.) Community hall
- o.) Gym room
- p.) All the light fittings etc for the necessary illumination work at the common passage/place.

SPECIFICATION

- A) **FOUNDATION**: Building design with R.C.C. frame structure of Steel Rests on individual column foundation as per structural design approved by the competent authority which can resist earth quake.
- B) **WALL**:
- (i) **External wall** should be of 8" thick brick wall & plastered with cement mortar.
 - (ii) **Internal wall** should be of 3", 5" thick brick wall & plastered with cement mortar. The flat of the owner only shall be furnished with wall paris of all internal walls.
- C) **FLOORING**: All flooring will be tiles with 4" suitable skirting.
- D) **DADO**: The toilet dado up to 6' with glazed tiles.
- E) **KITCHEN**: Cooking platform will be of black stone, sink of steel with standard make. Dado of 2' 6" height with glazed tiles above cooking platform to prevent oil spot.
- F) **TOILET**: Toilet will be of western type with commode of with PVC cistern facility. Glazed tiles up to 6' height from floor level. 1 shower point, exhaust point. 2 tap point, 1 commode point, 1 geyser (only for one toilet of each flat), 1 toilet will be of Indian style concealed piping from floor level.
- G) **BALCONY**: 2'-6" height grill. The developer shall complete the owner allocation portion. Drainage pipe will be connected to the rain water pipe.
- H) **STAIR CASE**: All marble flooring with grill railing.
- I) **DOORS**: All doors frame of good quality wood. All door will be of flash door. Inside door will be flash & frames will be good quality wood, PVC door for toilet. 1 peep hole on the main entrance door.. Toilet door will be of PVC .



- J) WINDOWS:** Aluminum sliding windows.
- K) PLUMBING LINE:** PVC pipe concealed line should be PVC pipe Hot & cold line completed with C.P. heavy brass cocks, sewerage line.
- L) PAINTING:** All the interior wall, ceiling will be of plaster of Paris. External surface of the building will be painted with weather coat or equivalent.
- M) SANYTARY WARE:** All the Soil, wastewater, rain water pipes will be of P.V.C. pipes. One over-head water tank, Septic tank will be provided in the building. Water supply line concealed with PVC pipe.
- N) ELECTRICAL:**
- (1) Full concealed type wiring of copper wire & switch.
 - (2) **In bedrooms** : Two light points, one 5-amp plug point, one fan point, one A.C point (in one bedroom only each flat)
 - (3) **In living cum dining room** : Three light points (If required) , Two fan points (If required) , one 5-amp plug point.
 - (4) **In Kitchen** : one light points, one exhaust fan or chimney point, one 5-amp plug point, one Aqua guard point.
 - (5) **In toilet** : One light point, one exhaust fan point, one 15 amp plug point for geyser(in one toilet of each flat) .
 - (6) **In Balcony** : One light point, one 5 amp plug point.
 - ((7) One light and one calling bell point at main entrance of Flat.
- (P)** The costs for procurement of electric meter from WBSEDCL in the name of the owner shall be borne by the owners at their own cost.
- R)** All the staircases, lobbies will be of Marble, roof will be of well water proof treated.
- T) Extra Works** : Any extra work other than the standard specification shall be changed extra as per market price and such amount shall have to be deposited before the execution of such work. All requests for additional alternation work have to be given in writing before starting of Brickwork. There after no request shall be entertained.



IN WITNESS WHEREOF the parties hereunto put their respective hands on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED at Kolkata in presence of:

1. *Aswini Kumar Sen*
44/A R. N. Gar Road
Cal. 28

*- Mantu Das alias
Mantu Das*

*(Mantu Das alias
Mantu Das)*

Urmila Shaw
Signature of the Owner

2. *Subanta Kumar Das*
155, Jessore Road
Cal - 700081.

RBA ENTERPRISE PRIVATE LIMITED
21st 9/19

DIRECTOR

RBA ENTERPRISE PRIVATE LIMITED

Ashim Keenu Sen
DIRECTOR

RBA ENTERPRISE PRIVATE LIMITED

Barananda
DIRECTOR

Signature of the Developer

Drafted by

Tapash Kanti Ghosh
Adv.

TAPASH KANTI GHOSH

Advocate

Sealdah Court, Kol- 14

Registration No. WB/588/1999

RECEIVED of and from the within named Owners within mentioned sum of Rs. 10,00,000/- (Rupees Ten Lakh) only as Earnest money of the said Property as per memo of consideration below-

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs.)</u>
02.12.2019	000009 (Mantra Shaw)	HDFC	Alum Durg Cantt	Rs 4,50,000/-
02.12.2019	TDS under Section 194IC in respect of Mantra Shaw having pan no AZNPS4510P			Rs 50,000/-
02.12.2019	000010 (Urmila Shaw)	HDFC	Alum Durg Cantt	Rs 4,50,000/-
02.12.2019	TDS under Section 194IC in respect of Urmila Shaw having pan no AZNPS4511N			Rs 50,000/-
Total:				<u>Rs 10,00,000/-</u>

WITNESSES:-

1) Arvind Singh

Mantra Shaw alias
Mantra Shaw

Urmila Shaw

Signature of the Owner

2) ~~Arvind Singh~~ [Signature]

SPECIMENT FORM FOR TEN FINGERPRINTS

Signature of the Executants/ Present ants



Shan aliq Monte Saw
Shan aliq Monte Saw

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
		(Right hand)		



Urmila Shao
Urmila Shao























Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
		(Right hand)		



Baru Melal
Baru Melal

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
		(Right hand)		

SPECIMENT FORM FOR TEN FINGERPRINTS

Signature of the Executants/ Present ants						
 Ashim Kaur Saha						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
Thumb	Fore	Middle	Ring	Little		
(Right hand)						
 राम लाल						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
Thumb	Fore	Middle	Ring	Little		
(Right hand)						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
(Right hand)						

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

192019200101094111

Payment Mode Online Payment

le: 30/11/2019 17:26:10

Bank : HDFC Bank

959384204

BRN Date: 30/11/2019 17:28:16

DEPOSITOR'S DETAILS

Id No. : 15020001828388/5/2019

[Query No./Query Year]

Name : TAPASH KANTI GHOSH

Contact No. : Mobile No. : +91 9231838176

E-mail :

Address : 194 K B SARANI

Applicant Name : Mr TAPASH KANTI GHOSH

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹
1	15020001828388/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	15020001828388/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	10053
Total				49974
In Words :	Rupees Forty Nine Thousand Nine Hundred Seventy Four only			

आयकर विभाग
INCOME TAX DEPARTMENT



भारत. सरकार
GOVT. OF INDIA

MANTU SHAW

KISHANLAL SHAW

16/03/1962
Permanent Account Number
AZNPS4510P

Mantu Shaw
Signature



Mantu Law
Mantu Law alias
Mantu Law



ভারত সরকার

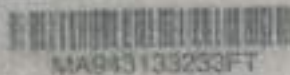
Unique Identification Authority of India
Government of India

অপিসকৃত্তির আই ডি : Enrollment No. 2017/80255/06356

To
শ্রী শ্রী
Montu Shaw
S/O: Kishantol Shaw
4/1 Vivekananda Sarani
Dumdum (m)
Itagacha
North 24 Paraganas North 24 Parganas
West Bengal 700079
9231527388

09/09/2016

MA94313323



MA943133233FT



আসনার আধার সংখ্যা / Your Aadhaar No. :

9551 7509 3569

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



শ্রী শ্রী
Montu Shaw
অনুষ্ঠান / DOB : 15/09/1962
পুলক / Male



9551 7509 3569

আমার আধার, আমার পরিচয়

alias Montu Shaw

Scanned



ELECTION COMMISSION OF INDIA

भारत के निर्वाचन आयोग

IDENTITY CARD WB/30/130/897421

পরিচয় কার্ড



Elector's Name : ISHAW MANTU

নির্বাচন নাম : ইসহা মন্তু

Father/Mother

Husband's Name : KISHEN

পিতা/মাতা/স্বামীর নাম : কিশেন

Sex : M

সিল : পুরুষ

Age as on 1.1.1995 : 28

১৯৯৫-এ বয়স : ২৮

Montu Law

Address : PART NO. 200
SULTANPUR-1
NORTH 24 - PARGANAS

ঠিকানা : পল্টন নং ২০০
সুলতানপুর-১
উত্তর ২৪ - পর্গানা

Facsimile Signature
Electoral Registration Officer

নির্বাচন-নিবন্ধন অধিকারিক
For 135-DUM DUM Assembly Constituency
১৩৫-ডুমডুম বিধানসভা নির্বাচন কেন্দ্র

Place : BARRACKPUR

স্থান : বারাকপুর

Date : 23/01/95

তারিখ : ২৩/০১/৯৫

Montu Law

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

URMILA SHAW

MOTILAL SHAW

30/11/1964

Permanent Account Number

AZNPS4511N

Urmila Shaw
Signature



Urmila Shaw

Urmila Shaw



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

BWC3710100

পরিচয় পত্র



Elector's Name Urmila Shaw

নির্বাচকের নাম উর্মিলা শাউ

Father's Name Mantu Shaw

পিতার নাম মণ্টু শাউ

Sex F

লিঙ্গ স্ত্রী

Age as on 1.1.2006 35

১.১.২০০৬ এর বয়স ৩৫

Urmila Shaw

Address:
19 Vivekananda Sarani 5 Dum Dum North 24 Parganas
700079

ঠিকানা:
১৯ বিবেকানন্দ সারানী ৫ দুমদুম উত্তর ২৪ পরগণা ৭০০০৭৯

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন কর্মকর্তা

Assembly Constituency: 138-Dum Dum

নির্বাচন এলাকা: ১৩৮-দুমদুম

District: 24 Parganas

জেলা: উত্তর ২৪ পরগণা

Date: 29.03.2006

তারিখ: ২৯.০৩.২০০৬

স্বাক্ষর

Urmila Shaw

Urmila Shaw



भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

ভাষা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচাই করা যাবে।

INFORMATION

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

প্রাথমিকায়ন আইডি / Enrollment No 2017/80255/06307

To
 উর্মিলা শাহ
 Urmita Shaw
 WD Montu Shaw
 4/1 Vivekananda Sarani
 Dum Dum (m)
 Jalpaiguri North 24 Parganas North 24 Parganas
 West Bengal 700075
 9052027196

Pin: 4217 / 10T / 305700 / 305743 / P



5A34962F521FF



আপনার আধার সংখ্যা / Your Aadhaar No. :

2531 1361 3525

আমার আধার, আমার পরিচয়

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



ভারত সরকার
 Government of India

উর্মিলা শাহ
 Urmita Shaw

স্বাক্ষরিত / ECG: 3011/1904
 সীলন: Farnak



2531 1361 3525

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

ঠিকানা: উর্মিলা শাহ, ৪/১
 বিবেকানন্দ সরানী, ডুমডুম (সি),
 জলপাইগুড়ি, উত্তর ২৪ পরগণা, পশ্চিম
 বঙ্গাল, পিন কোড: ৭০০০৭৫
 Address: WD Montu Shaw, 4/1
 Vivekananda Sarani, Dum Dum
 (m), Jalpaiguri North 24 Parganas,
 North 24 Parganas Dist
 Bengal, 700075

2531 1361 3525



help@uidai.gov.in

www.uidai.gov.in

Urmita Shaw
 Urmita Shaw

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAICR6923L



नाम / Name
RBA ENTERPRISE PRIVATE LIMITED

विद्यमान / मंडल की तारीख
Date of Incorporation/Formation
19/12/2017

30132017

RBA ENTERPRISE PRIVATE LIMITED
R. R. Malhotra
DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BAZI RAO MONDAL
BARUN KUMAR MONDAL

09/05/1969
Permanent Account Number

AOIPM4927J

Bazi Rao Mondal
Signature



Bazi Rao Mondal

100

ভারত সরকার

Government of India

সংস্করণ নং: ১৯৯৯/১৯৯৯

শ্রী
Baz Rao Mondal
স্বামী
ACCELERATOR ROAD
DUMDUM
DUMDUM NORTH 24 DISTRICT
West Bengal - 700028



KL55441472077

10461472



আপনার ID নং / Your Aadhaar No. :

7289 9914 4234

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

নাম :
Baz Rao Mondal
পিতা :
Fahar Bahar Mondal



সংস্করণ নং: ১৯৯৯/১৯৯৯
সংস্করণ নং: ১৯৯৯/১৯৯৯


7289 9914 4234



- সাধারণ মানুষের অধিকার



Baz Rao Mondal

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ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/138/738161
 পরিচয় পত্র

Duplicat
 প্রতিলিপ

Elector's Name Bazi Rao Mondal
নির্বাচকের নাম বাজী রাও মন্ডল
Father's Name Barun Mondal
পিতার নাম বরুণ মন্ডল
Sex - M.
লিঙ্গ পুরুষ
Age as on 1.1.2005 37
১.১.২০০৫-এ বয়স ৩৭

Bazi Rao Mondal

Address:
 1 Insinatar Road 17 Dumdum North 24 Parganas
 700028

ঠিকানা:
 ১ ইন্সিনটার রোড ১৭ ডুমডুম উত্তর ২৪ পর্গানা ৭০০০২৮




Facsimile Signature
Electoral Registration Officer
 নির্বাচন নিয়ন্ত্রক

Assembly Constituency: 135-Dum-Dum
নিয়ন্ত্রিত বিধান কেন্দ্র : ১৩৫-ডুমডুম
District: North 24 Parganas জেলা: উত্তর ২৪ পর্গানা
Date: 19.07.2005 তারিখ: ১৯.০৭.২০০৫

Bazi Rao Mondal

Permanent Account Number (PAN) card for Ashim Kumar Saha. The card includes the following details:

- PERMANENT ACCOUNT NUMBER: ARVPS6262Q
- NAME: ASHIM KUMAR SAHA
- FATHER'S NAME: AJIT KUMAR SAHA
- DATE OF BIRTH: 05-01-1968
- Signature: Ashim Kumar Saha
- Official Signature: Ashim Kumar Saha
- Official Title: COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA



Ashim Kumar Saha



भारत सरकार
GOVERNMENT OF INDIA



অশিম কুমার সাহা
Ashim Kumar Saha
জন্ম তারিখ/ DOB: 05/01/1968
পুরুষ / MALE



6032 9316 4838

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৯৩/৯, উ.কি.দুট্টা রোড, দুমদুম
পার্শ্বমণ্ডল, পূর্ব (ম), উত্তর ২৪
পার্শ্বমণ্ডল,
পশ্চিম বঙ্গ - ৭০০০২৮

Address
18/9, U.K DUTTA ROAD,
DUMDUM CANTONMENT,
Dumdum (m), North 24
Parganas,
West Bengal - 700028



UIDAI
1800 123 1234

1800 123 1234

1800 123 1234

1800 123 1234
1800 123 1234

Ashim Kumar Saha

Ashim Kumar Saha

ELECTION COMMISSION OF INDIA
भारतीय निर्वाचन आयोग

IDENTITY CARD

BWC2963973

पसंख नं०



Elector's Name Ashish Kumar Saha

निर्वाचक का नाम अशिश कुमार साहा

Father's Name Ajit Kumar Saha

पिता का नाम अजित कुमार साहा

Sex M

Age as on 1.1.2002 34

सं. 1.1.2002 का उमर 34

Ashish Kumar Saha

Address:
189 U M Dutt Road 30 Durgam North 24 Parganas
700026

पता:
189 उम दुता रोड 30 दुरगम नार्थ 24 पार्गना
700026

Ashish Kumar Saha

Facsimile Signature
Electoral Registration Officer
135-Dum Dum

Assembly Constituency: 135-Dum Dum
Telephone No. 135-DUM DUM

Ashish Kumar Saha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAM YADAV
RAMMAN YADAV

07/00/1905
Permanent Account Number
AASPY0154B

राम लाल
Signature

राम लाल

30
30
UNIVERSITY OF CALIFORNIA
SCHOOL OF BUSINESS



1967 5589 7471

UNIVERSITY OF CALIFORNIA



UNIVERSITY OF CALIFORNIA
SCHOOL OF BUSINESS

UNIVERSITY OF CALIFORNIA
SCHOOL OF BUSINESS
1967 5589 7471

1967 5589 7471

UNIVERSITY OF CALIFORNIA

214 0164

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ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

YMM1965318



নির্বাচকের নাম : রাম যাদব
Elector's Name : Ram Yadav
পিতার নাম : রামমন যাদব
Father's Name : Ramman Yadav
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ
Date of Birth : 07/09/1963

YMM1965318

বিতান
হাতিয়ারা, রাজারহাট গোপালপুর, দিগগাঁও, উত্তর 24
পার্শ্বাঞ্চল 700157

Address:
HATIARA, RAJARHAT GOPALPUR, NEW TOWN,
NORTH 24 PARGANAS- 700157

Date: 25/08/2015

115-রাজারহাট নির্বাচন ক্ষেত্রের নির্বাচন
নিয়ন্ত্রক অফিসার/অফিসারের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for

115-Rajarhat Newtown Constituency

বিভিন্ন পরিবর্তন হলে লোক তালিকার প্রত্যেক পিঠি লোক তালিকা ও একটি
নথীর লোক তালিকা পরিবর্তন শপথপত্র জমা দিতে হবে এই
পরিবর্তনের লোক তালিকা তালিকা

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

14/03/15

২১৮ ১৫৬৭

ELECTION COMMISSION OF INDIA
उत्प्रेक्षित निर्वाचन आयोग

IDENTITY CARD BWC.1275213

पंजीकृत पत्र 

Electors Name Subanta Mukherjee

निर्वाचक नाम सुबन्त मुखर्जी
Father's Name Tapan Kumar Mukherjee

पितास्य नाम तपन कुमार मुखर्जी

Sex M
पिंज पुरुष

Age as on 1.1.2008 23
3.3.2008 वयस 25

Address:
 105 Jackson Road, 16 Export Estate 24 Parganas - 741004

पता:
 105 जैक्सन रोड, 16 एक्सपोर्ट एस्टेट 24 पार्गना - 741004



Facsimile Signature
 Electoral Registration Officer
 निर्वाचन पंजीकृत आयोग

Assembly Constituency: 128-Dum Dum
निर्वाचक क्षेत्र (पत्र): 128-दुम-दुम

District: North 24 Parganas PIN: 741004
जिला: उत्तर 24 पार्गना पिन: 741004

Date: 18.02.2018 Office: 30.02.2008

Subanta Mukherjee

Major Information of the Deed

Deed No / Year	I-1502-03298/2019	Date of Registration	02/12/2019
Deed No / Year	1502-0001828388/2019	Office where deed is registered	
Deed Date	28/11/2019 1:42:07 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	TAPASH KANTI GHOSH 19/4, K. B. Sarani, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700080, Mobile No. : 9674072131, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 2,36,31,742/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 10,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Airport, Municipality: MADHYAMGRAM, Road: Sukanta Nagar, Mouza: Sahara, .
Ward No: 27, Holding No:181 JI No: 46, Pin Code : 700133





Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-241	LR-3196	Bastu	Bagan	12 Katha 6.5 Chatak 5 Sq Ft	1/-	1,15,90,871/-	Width of Approach Road: 16 Ft. Adjacent to Metal Road.
L2	LR-241	LR-3197	Bastu	Bagan	12 Katha 6.5 Chatak 5 Sq Ft	1/-	1,15,90,871/-	Width of Approach Road: 16 Ft. Adjacent to Metal Road.
TOTAL :					40.9635Dec	2 /-	231,81,742 /-	
Grand Total :					40.9635Dec	2 /-	231,81,742 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1500 Sq Ft.	1/-	4,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1500 sq ft	1 /-	4,50,000 /-	

Details :

Name,Address,Photo,Finger print and Signature







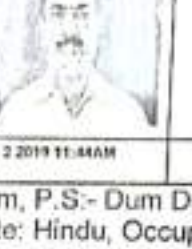
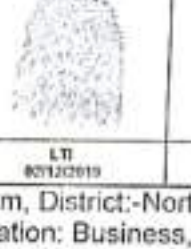
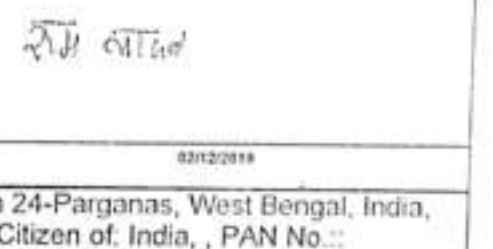
	Name	Photo	Finger Print	Signature
	Shri MANTU SHAW, (Alias: Shri MONTU SHAW) Son of Late KishanLal Saha (Shaw) Executed by: Self, Date of Execution: 02/12/2019 , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office	 02/12/2019	 LRI 02/12/2019	Mantu Shaw alias Montu Shaw 02/12/2019
19, Vivekananda Sarani, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700079 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZNPS4510P, Aadhaar No: 95xxxxxxxx3569, Status :Individual, Executed by: Self, Date of Execution: 02/12/2019 , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office				
2	Smt URMILA SHAW Wife of Shri Mantu Shaw Alias Montu Shaw Executed by: Self, Date of Execution: 02/12/2019 , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office	 02/12/2019	 LRI 02/12/2019	Urmila Shaw 02/12/2019
19, Vivekananda Sarani, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700079 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZNPS4511N, Aadhaar No: 25xxxxxxxx3525, Status :Individual, Executed by: Self, Date of Execution: 02/12/2019 , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office				

Developer Details :



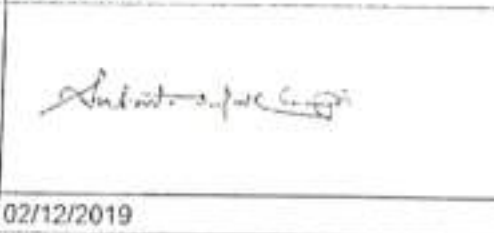
Sl No	Name,Address,Photo,Finger print and Signature
1	RBA ENTERPRISE PRIVATE LIMITED 12/1, Italgacha Road, J.K. Garden, Block- A, Groun, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: AAICR6923L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

ative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
BAZI RAO MONDAL (Presentant) Son of Late Barun Mondal Date of Execution - 02/12/2019, , Admitted by: Self, Date of Admission: 02/12/2019, Place of Admission of Execution: Office			
1 No Incinerator Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOIPM4927J, Aadhaar No: 72xxxxxxxx4234 Status : Representative, Representative of : RBA ENTERPRISE PRIVATE LIMITED (as Director)			
Name	Photo	Finger Print	Signature
ASHIM KUMAR SAHA Son of Late Ajit Kumar Saha Date of Execution - 02/12/2019, , Admitted by: Self, Date of Admission: 02/12/2019, Place of Admission of Execution: Office			
18/9, U.K. Dutta Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARVPS6262Q, Aadhaar No: 60xxxxxxxx4838 Status : Representative, Representative of : RBA ENTERPRISE PRIVATE LIMITED (as Director)			
Name	Photo	Finger Print	Signature
RAM YADAV Son of Late Raman Yadav Date of Execution - 02/12/2019, , Admitted by: Self, Date of Admission: 02/12/2019, Place of Admission of Execution: Office			
73, R. B. C. Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AASPY0184B, Aadhaar No: 39xxxxxxxx7471 Status : Representative, Representative of : RBA ENTERPRISE PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBRATA MUKHERJEE Son of Mr Tapan Kumar Mukherjee 155, Jessore Road, P.O:- Rajbari Colony, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700081			
	02/12/2019	02/12/2019	02/12/2019

Transfer of property for L1		
	From	To. with area (Name-Area)
	Shri MANTU SHAW	RBA ENTERPRISE PRIVATE LIMITED-10.2409 Dec
	Smt URMILA SHAW	RBA ENTERPRISE PRIVATE LIMITED-10.2409 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri MANTU SHAW	RBA ENTERPRISE PRIVATE LIMITED-10.2409 Dec
2	Smt URMILA SHAW	RBA ENTERPRISE PRIVATE LIMITED-10.2409 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri MANTU SHAW	RBA ENTERPRISE PRIVATE LIMITED-750.00000000 Sq Ft
2	Smt URMILA SHAW	RBA ENTERPRISE PRIVATE LIMITED-750.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S.- Airport, Municipality: MADHYAMGRAM, Road: Sukanta Nagar, Mouza: Sahara, , Ward No: 27, Holding No:181 JI No: 46, Pin Code : 700133

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 241, LR Khatian No:- 3196	Owner: উর্মিলা শাউ, Gurdian: মন্ট শা, Address: নিজ , Classification: বাগান, Area: 0.20500000 Acre,	Smt URMILA SHAW
L2	LR Plot No:- 241, LR Khatian No:- 3197	Owner: মন্টু শাউ, Gurdian: মন্টু শা, Address: নিজ , Classification: বাগান, Area: 0.20500000 Acre,	Shri MANTU SHAW

Endorsement For Deed Number : I - 150203298 / 2019

On 28-11-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,36,31,742/-



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

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

under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
Indian Stamp Act 1899.

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

presented for registration at 11:30 hrs on 02-12-2019, at the Office of the D.S.R. - II NORTH 24-PARGANAS by BAZI
RAO MONDAL ..

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

Execution is admitted on 02/12/2019 by 1. Shri MANTU SHAW, Alias Shri MONTU SHAW, Son of Late KishanLal Saha (Shaw), 19, Vivekananda Sarani, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Business, 2. Smt URMILA SHAW, Wife of Shri Mantu Shaw Alias Montu Shaw, 19, Vivekananda Sarani, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Business

Indetified by Mr SUBRATA MUKHERJEE, . , Son of Mr Tapan Kumar Mukherjee, 155, Jessore Road, P.O: Rajbari Colony, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by profession Business

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

Execution is admitted on 02-12-2019 by BAZI RAO MONDAL, Director, RBA ENTERPRISE PRIVATE LIMITED (Private Limited Company), 12/1, Italgacha Road, J.K. Garden, Block- A, Groun, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mr SUBRATA MUKHERJEE, . , Son of Mr Tapan Kumar Mukherjee, 155, Jessore Road, P.O: Rajbari Colony, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by profession Business

Execution is admitted on 02-12-2019 by ASHIM KUMAR SAHA, Director, RBA ENTERPRISE PRIVATE LIMITED (Private Limited Company), 12/1, Italgacha Road, J.K. Garden, Block- A, Groun, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mr SUBRATA MUKHERJEE, . , Son of Mr Tapan Kumar Mukherjee, 155, Jessore Road, P.O: Rajbari Colony, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by profession Business

Execution is admitted on 02-12-2019 by RAM YADAV, Director, RBA ENTERPRISE PRIVATE LIMITED (Private Limited Company), 12/1, Italgacha Road, J.K. Garden, Block- A, Groun, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mr SUBRATA MUKHERJEE, . , Son of Mr Tapan Kumar Mukherjee, 155, Jessore Road, P.O: Rajbari Colony, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,053/- (B = Rs 10,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,053/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/11/2019 5:28PM with Govt. Ref. No: 192019200101094111 on 30-11-2019, Amount Rs: 10,053/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 959384204 on 30-11-2019, Head of Account 0030-03-104-001-16

Stamp Duty

Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-,

Rs 39,921/-

Stamp

Type: Impressed, Serial no 1947, Amount: Rs. 100/-, Date of Purchase: 11/09/2019, Vendor name: Ranjita

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/11/2019 5:28PM with Govt. Ref. No: 192019200101094111 on 30-11-2019, Amount Rs: 39,921/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 959384204 on 30-11-2019, Head of Account 0030-02-103-003-02



Amitava Dutta

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS

North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.
d in Book - I
e number 1502-2019, Page from 98871 to 98918
g No 150203298 for the year 2019.



Digitally signed by AMITAVA DATTA
Date: 2019.12.02 15:32:48 +05:30
Reason: Digital Signing of Deed.



(Amitava Dutta) 02-12-2019 15:32:09
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)