

5344/16

L. 04623/16

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 761416

1.5/1
1/207 nos

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

Asst. Dist. Sub-Registrar
Hooghly, South 24 Parganas

08 JUL 2016

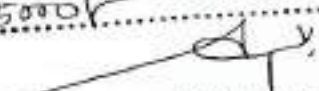
THIS AGREEMENT FOR DEVELOPMENT made this 8th day of July.... Two Thousand Sixteen (2016) **BETWEEN**

RUMPA CONSTRUCTION

Partner

Nishu Kumar Saha
Partner

Serial... 581 Date... 01-06-16
Name... M/s. Rumpa Construction
Address... 56/B, Nabapally, South Poz Nagar, P.O. & P.S. Bardhaman
Rs... 5000/- Vol-70


A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, KOL-27



Prat ch. paul
S's Fatiek ch. paul
B/61, Rabindra Pally
P.O. Baghajatin
P.S. Patuli
Kolkata - 700056

Signature.....
08 2016
DIST. SUB-REGISTRAR
SOUTH 24 P.S.

RUMPA CONSTRUCTION

SRI FATIK CHANDRA PAUL, son of Late Sarat Chandra Paul, by faith Hindu, Indian, by occupation-Business, residing at B/61, Rabindra Pally, P.O. Baghajatin, P.S. Jadavpur now Patuli, Kolkata-700086, hereinafter referred to as the '**OWNER**' (which expression unless excluded by or repugnant to the context be deemed to mean and include his heirs, Executor, administrators, legal, representative and assigns) of the **FIRST PART**:

AND

M/S. RUMPA CONSTRUCTION, (PAN-AASFR8425N), Partnership a firm, having its office at 56/B, Nabapally, South Roy Nagar,P.O. & P.S. Bansdrone, Kolkata 700 070, represented by its Partners,(1) **SRI SANJIB DEY**, (PAN-AFYPD0828E), son of Sri Subhas Chandra Dey, residing at E-44, Kalachand Para, P.S.Bansdrone, P.O. Garia, Kolkata-700084, (2) **SRI NISITH KUMAR SAHA**, (PAN-BADPS0584D), son of Late Anil Kumar Saha, residing at 56/B, Nabapally, South Roy Nagar,P.O. & P.S. Bansdrone, Kolkata 700 070, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its partners for the time being, their heirs, executors, administrators, representatives and assigns) of the **SECOND PART**:

WHEREAS the owner herein, being a Refugee,(came from East Pakistan now Bangladesh) got and acquired the right, title and interest in respect of ALL THAT piece and parcel of land measuring 3 Cottahs be the same a little more or less, situated at Mouza- Bademasur, J.L. No. 31, comprised in E.P. no.161, appertaining to C.S Plot No. 602 & 607, under P.S. Jadavpur now Patuli, at present lying within the limits of the

RUMPA CONSTRUCTION

Partner

Nisith Kumar Saha
Partner

Kolkata Municipal Corporation, ward no.101, Sub-Registry/ A.D.S.R. Alipore, in the District of South 24- Parganas, more fully described in the First Schedule hereunder written by an Indenture of Gift, dated 01.08.1991, registered in the office of Addl. Dist. Registrar at Alipore, and recorded in Book No. I, Volume no.10, pages from 117 to 120, Deed no.1155 for the year 1991, from the Governor of the State of West Bengal, through Refugee Relief and Rehabilitation Department.

AND WHEREAS being the absolute owner of the said land, the said Owner herein mutated his name in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as Municipal Premises No,45, Rabindra Pally, vide Assessee No. 31-101-18-0162-0, having its postal address B/61, Rabindra Pally, Kolkata - 700 086, upon payment of rates and taxes thereto and started living thereon upon constructing a dwelling structure thereon.

AND WHEREAS the owner is desirous of construction a G+III storied building on the said land after demolishing the existing structure and due to insufficient fund, the owners have placed his offer to the Developers to entrust the said development work with some terms and conditions and the Developers being satisfied regarding the right, title and interest of the said land, interested and accepted the said offer of the owners herein.

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

RUMPA CONSTRUCTION

Partner

Nisij Kumar Saha
Partner

ARTICLE- I:DEFINITION

- 1.1 **OWNER:** shall mean and include the First Party and his heirs, executors and legal representatives.
- 1.2 **DEVELOPER:** shall mean and include the Second Party and its successors-in-office, their heirs, executors and assigns.
- 1.3 **SAID PROPERTY:** shall mean and include the land measuring 3 Cottahs more or less described in the First schedule below.
- 1.4 **NEW BUILDING:** shall mean the multistoried building proposed to be construct in or upon the said land after demolishing the existing structure, in accordance with the plan to be approved land sanctioned by the Kolkata Municipal Corporation.
- 1.5 **COMMON FACILITIES:** shall mean and include Corridor, staircase, landing, common passage, boundary wall, water reservoir, main gate, roof and other facilities required for the enjoyment maintenance of the new building of part thereof.
- 1.6 **OWNERS ALLOCATION:** shall mean of All That 50% of the F.A.R. or constructed area of the sanction building plan to be sanctioned by the Kolkata Municipal Corporation, comprised of four number 2 BHK flats, out of which one on **Ground floor Back side**, one on **1st floor back side**, one on **2nd floor back side** and one on **3rd floor front side**, together with undivided share of land and non refundable amount of Rs.10,00,000/- (Rupees Ten Lakh) only, out of which Rs.5,00,000/- (Rupees Five Lakh) only is paid at the time of signing this agreement and Rs.5,00,000/-

RUMPA CONSTRUCTION

Partner

Partner *Nisith Kumar Saha*



Signature.....

08

DIST. SUB-REGISTRAR

RUMPA CONSTRUCTION

Partner

Partner

(Rupees Five Lakh)only shall be paid at the time of vacant the said property.

- 1.7 **DEVELOPERS' ALLOCATION**: shall mean (Save and except the owner's allocation) the remaining 50% (fifty percent) of total F.A.R. or constructed area together with undivided proportionate share of land.
- 1.8 **BUILDING PLAN**: shall mean and include the plan approved by the parties hereto and duly sanctioned by the K.M.C for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto and sanctioned by the K.M.C.
- 1.9 **TRANSFER**: shall mean and include registration and delivery of possession and/or by any other means adopted for effecting a transfer of space/flats /shops under law.
- 1.10 **TRANSFeree**: shall mean and include a person or persons or party or parties to whom any flat/unit or other space in new building may hereafter be agreed to transfer.

ARTICLE-II; DATE OF COMMENCEMENT & TIME

- 2.1 The agreement shall be deemed to have commenced on and with effect from the Date of execution of the agreement and shall be remain in full force until and unless the whole of the Developer's allocation is disposed of/ transferred to the intending buyers.
- 2.2 The new building shall be completed with 24(Twenty four) months from the date of sanction of the building plan, unless prevented by shortage of supplies of the building, materials, strikes, accidents or other reasonable causes in any of which

RUMPA CONSTRUCTION

Partner

Nishu Kumar Saha
Partner

cases the owners shall not be entitled to cancel this agreement or entitled to claim any interest or compensation whatsoever.

ARTICLE-III; OWNERSS REPRESENTATION

- 3.1 The owner is absolute seized and possessed of or otherwise well and sufficiently entitled to all the right, title and interest in the said property as mentioned in the First Schedule below, free from all sorts of encumbrances whatsoever.
- 3.2 The said property is not affected by any Scheme of acquisition or requisition of the State/Central Govt. and any local body/authority and the same has a clear and marketable title.

ARTICLE-IV; DEVELOPER REPRESENTATIO

- 4.1 The Developer has sufficient knowledge and experience in the matter of development/construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building.

ARTICLE-V; DEVELOPMENT WORK

- 5.1 The owners hereby appoint the Second Party as the Developer and/or contractor which the Developer hereby aggress and accepts.
- 5.2 The Developer shall carry on or cause to the carried out the work of development in respect of the said property by constructing the building having several flats on the ownership basis and will sell flats and spaces together with proportionate share or interest in the land of the said new building in favor of the prospective purchaser or purchasers except the owners' allocation.

RUMPA CONSTRUCTION

Partner

Partner *Nisith Kumar Saha*

ARTICLE -VI; DEVELOPER'S COVENANTS

- 6.1 The Developer shall make the necessary arrangements for shifting of the owner for the purpose of rent of the new shifting place/residence will be borne in a tune of Rs.15,000/- (Rupees fifteen thousand) only per month for the accommodation of the owner by the Developer, till the Developer make over the owner allocation to the owner as per the terms and conditions of this agreement.
- 6.2 The Developer shall at its own expenses complete and/or Cause to be completed the construction of the said new building and deliver the owner' allocation as stated earlier within the agreed time.
- 6.3 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the owners or on account of the Developer themselves or on account and on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.
- 6.4 The Developer at its own costs and expenses apply for and obtain all necessary sanction and/or permission No objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.
- 6.5 The Developer at its own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may required at the said building but for supply of electricity in the new building, the Developer will apply to the electric supply Authority and for obtaining the main connection or main meter and the said meter will be common for all the

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Partner

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Partner

occupiers of the proposed building, the individual meter to be installed at the cost of the owners and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

ARTICLE -VII; OWNER'S COVENANTS

- 7.1 The Owner shall deliver the vacant possession of the said property to the Developer within 15 day from the date of this agreement subject to provide accommodation for the owners.
- 7.2 The all demolished building shall be taken by the Developer and dispose of them at its own discretion and the owners shall have no right to claim or demand whatsoever regarding the same.
- 7.3 The owner shall grant, execute and issue a general Power of Attorney in favour of the Developer authorizing and/or empowering him to do all acts, deed, matters and things necessary for completion of the works of development of the said property and/or construction of the proposed new building and/or to sell the Developer's allocation as per terms of this agreement. The owners shall be bound, is required by the Developer, sign, execute and deliver all Agreements with the intending purchaser (s), applications, papers, documents and declarations to enable the Developer to apply for and obtain electricity sewerage, water and other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the K.M.C. and for all of these acts, deeds and things the owners shall grant power of Attorney in favour of the Developer.

RUMPA CONSTRUCTION

Partner

Nishu Kaur Saha
Partner

- 7.4 The owners shall not in any manner obstruct the carrying out of the Development Work of the said property and/or construction of new building in or upon the said land as herein agreed .Moreover the owners shall have no right to claim anything except the owners' allocation in the said building.
- 7.5 All the flats and other spaces of the proposed new building to be erected and sold by the Developer, except owners' allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.
- 7.6 That the Owner shall bear and pay the service taxes if any in future imposed by the Central Govt. or State Govt. in respect of the said Owner's Allocation.

ARTICLE - VIII; CONSTRUCTION

- 8.1 The construction of the proposed new building shall be made by the Developer as per the plan sanctioned by the K.M.C and in accordance with the progress of work on mutual consent.
- 8.2 The Developer shall be entitled to obtain necessary modification and/or rectification plan for the purpose of completion of the construction of the said building, if necessary to be sanctioned by the K.M.C.
- 8.3 The Developer shall be retain appoint and employ such masons, , Architects, Engineers, Contractors, Manager, Supervisors, caretaker and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said building as the Developer shall at its own discretion think fit and proper.

RUMPA CONSTRUCTION

Partner

Partner *Nish Kumar Saha*

- 8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, Architects, contractor, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard, the owner shall not in any manner would be made responsible or liable.

ARTICLE- IX; SPACE ALLOCATION

- 9.1 After completion of the construction of the said new building, the Developer will allot the flats to the owners first and after that to the intending purchaser (s) according to the booking or allocation of the prospective purchaser (s).

ARTICLE - X ; RATES & TAXES

- 10.1 The Owner, Developer and Developer's Transferees shall bear and pay the Municipal Taxes, Building Taxes and other rates and taxes whatsoever as may be found in respect of the said new building after delivery of possession to the Owners, Purchasers proportionately.
- 10.2 The Owner, Developer and Developer's Transferees after taking possession shall bear and pay the proportionate amount of the cost and maintenance and service charges with regard to the said building in respect of their allocation and the Owner will be liable for the same but they will pay for his allocation only.

RUMPA CONSTRUCTION

Partner

Nishith Kumar Saha
Partner

ARTICLE-XI; JOINT DECLARATION

- 11.1 The owner shall hand over all the original papers and documents in respect of the said property to the Developer until and unless the Developer's allocation in the proposed new building comprising of several flats and spaces is sold out or disposed to the intending purchaser or purchasers.
- 11.2 During the continuance of this agreement, the owner herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of their right, title and interest in the said property in any manner whatsoever.
- 11.3 The owner shall not part with possession of any of the flats or other spaces of the said building except their allocation prior to notice by the Developer .
- 11.4 The owner shall not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property and/or the construction of the said new building.
- 11.5 The Developer shall unless prevented by any acts of God or act beyond the control of the Developer, complete the construction of the said building on or within 24(Twenty four) months from the date of sanction of the building plan.
- 11.6 If the Developers fail to construct and/or complete the said flats or the building during the said period, then in that's case the owners have right to extent time on mutual understanding for next 6(six) months .

RUMPA CONSTRUCTION

Partner

Nishita Kumar Saha
Partner

- 11.7 The owner till date has not taken any advance booking, in respect of the said land and premises from any persons and the owner have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good clear and marketable title.
- 11.8 The Owner will be bound to make registration of sale deed in respect of all flats and spaces of developer's allocation at the costs of the purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owner shall cooperate with the Developer for such registration and shall have no objection to be a party in the said proposed deed of conveyance(s).
- 11.9 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the owners in favor of the Developer save as herein expressly provided and also the exclusive license and contract to the Developer to commercially exploit the said property in terms hereof on specific agreement basis, subject to fulfillment of terms and conditions, failing which Developer shall have no right to sell the flats or spaces in the said building.
- 11.10 The owner and the Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall the parties hereto constitute an Association of persons.

RUMPA CONSTRUCTION

Partner

Partner *Nisith Kumar Saha*

ARTICLE -XII; ARBITRATION & JURISDICTION

- 12.1 In case of any dispute or difference between the parties hereto concerning or relating to or arising out of this agreement or with regard to the construction or interpretation of this agreement or any of the terms herein contained, the same shall be settled amicably between the parties, if the same is not settled then the matter will be referred to the Arbitration consisting of three members each party will appoint one and the third will be appointed by the said two and the decision of the majority will be binding upon the parties and/or the same will proceed according to law or as per provisions of Arbitration and conciliation Act.1996 as up to date.
- 12.2 The courts at District South 24-Parganas at Alipore alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

FIRST SCHEDULE ABOVE REFERRED

ALL THAT Land measuring 3 Cottahs be the same a little more or less, together with 300 sq.ft. tile shed structure standing thereon, situated at Mouza- Bademasur, J.L. No.31, comprised in E.P. no.161, appertaining to C.S Plot No. 602 & 607, being Municipal Premises No,45, Rabindra Pally, vide Assessee No. 31-101-18-0162-0, having its postal address B/61, Rabindra Pally, Kolkata - 700 086, under P.S. Jadavpur now Patuli, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.101, Sub-Registry/A.D.S.R.Alipore, in the District of South 24-Parganas being butted and bounded as follows :-

On the North: E.P. No. 158 & Ex. land

UMPA CONSTRUCTION

Partner

Partner *Nishith Kumar Saha*

On the South: 16'ft. wide Road,

On the East: E.P.No.162.

On the West: E.P. No.160

SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT That 50% of the F.A.R. or constructed area of the sanction building plan to be sanctioned by the Kolkata Municipal Corporation, comprised of four number 2 BHK flats, out of which one on **Ground floor Back side**, one on **1st floor back side**, one on **2nd floor back side** and one on **3rd floor front side**, together with undivided share of land and non refundable amount of Rs.10,00,000/- (Rupees Ten Lakh) only, out of which Rs.5,00,000/- (Rupees Five Lakh) only is paid at the time of signing this agreement and Rs.5,00,000/- (Rupees Five Lakh) only shall be paid at the time of vacant the said property.

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT save and except the owner's allocation, the remaining constructed area in the building to be constructed in the said property i.e. 50% (fifty percent) area of total F.A.R. or constructed area together with undivided proportionate share of land .

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of the building and other features)

1. Construction will be made as per sanctioned building plan of the K.M.C. with R.C.C. structure frame work.

RUMPA CONSTRUCTION

Partner

Partner *Nishu Kumar Saha*

2. All the material to be used will be of brand new and of first class quality and workmanship will be proper standard.
3. Underground and overhead water tank of Corporation water supply.
4. Standard quality Aluminum windows, steel grills with glass panes and other necessary fittings will be provided.
5. The main door will be water proof laminated solid flush doors with lock in the main door and all other doors will be of flush door with pressed water proof ply color by primer.
6. In the kitchen 4' ft. x 1.5' ft. Granite slab cooking platform with steel sink and glazed tiles up to 4' ft. height from the cooking platform .
7. The flooring will be of white vitrified tiles 2' ft. x 2' ft. size and normal dado.
8. In the kitchen-one tap in sink and one under the sink and one wash basin point either in the kitchen or toilet, which will be suitable. Glazed titles will be fitted in the walls of the Toilets up to 7' ft. height and flooring will be antiskid tiles with white Indian Pan and commode, one wash basin and standard taps in toilet, one shower point, and in the kitchen, one tap in sink and one under the sink, and one wash basin point either in kitchen or in the toilet (Hind ware).
9. Concealed electrical wiring with standard copper wires as per architectural layout particularly 3 light point, 1 fan point, one 5 Amp plug point, in Bed rooms, in drawing/dining room-15 Amp plug point, 3 light point, 1 fan point, one 5 Amp plug point, in kitchen and toilet-one light point, one plug point and one exhaust fan point, one calling bell point at the outside.

RUMPA CONSTRUCTION

Partner

Nisith Kumar Saha
Partner

10. Plaster of Paris on all Walls inside the flat.
11. Concealed pipe line with low-down cistern in the toilet.
12. Outer walls will be weather coat.
13. All pipe lines will be plastic high density standard pipes, except inside concealed line which will be of emco. All masonry and sanitary structural, electrical, painting work will done as per specification of the Engineer to be engaged by the Developer.
14. All extra works or fittings can be provided subject to approval of the Engineer with extra cost.

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

SIGNED SEALED & DELIVERED

In presence of:

1. *Dulal Chandra*
B/6/1, Rajindranagar
P.O. Palati
Kolkata-86

2. *Ashim Kumar*
Alipore Police Court
Kolkata-27

[Signature]
OWNER.

RUMPA CONSTRUCTION
[Signature] Partner.
Nishit Kumar Saha Partner.
DEVELOPER.

Drafted by:-
Alex Saferi
Advocate,
Alipore Police Court,
Kolkata-700027
F 46099

RUMPA CONSTRUCTION
Partner *Nishit Kumar Saha* Partner

RECEIVED from the within named Developer the within mentioned sum of Rs.5,00,000/- (Rupees Five Lakh) only as per memo below:-

MEMO

<u>Cheque</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
No. 000040	08/07/16	Bank of Baroda, Brahmapur.	Rs. 5,00,000/-

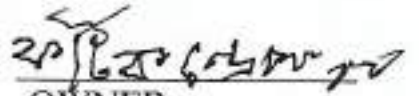
Rs. 5,00,000/-

(Rupees Five Lakh) only.

WITNESSES:-

1. Dhalbadi, Paul












2. Ashwinika


OWNER












RUMPA CONSTRUCTION

Partner













Partner

	Thumb	1st finger	middle finger	ring finger	small finger	
 <p>Signature: <i>Sanjib Dey</i></p>	left hand					
	right hand					

Name _____
 Signature *Sanjib Dey*

	Thumb	1st finger	middle finger	ring finger	small finger	
 <p>Signature: <i>Sanjib Dey</i></p>	left hand					
	right hand					

Name SANJIB DEY
 Signature *Sanjib Dey*

	Thumb	1st finger	middle finger	ring finger	small finger	
 <p>Signature: <i>Nisith Kumar Saha</i></p>	left hand					
	right hand					




Name NISITH KUMAR SAHA
 Signature *Nisith Kumar Saha*

RUMPA CONSTRUCTION

Partner

Nisith Kumar Saha
 Partner

**Seller, Buyer and Property Details
and Lord & Developer Details**

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Sanjib Dey E-44, Kalachand Para, P.O:- Garia, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084	 08/07/2016 2:25:12 PM	 LTI 08/07/2016 2:25:18 PM
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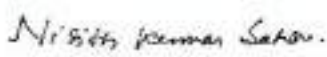
Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Fatik Chandra Paul Son of Late Sarat Chandra Paul B/61, Rabindra Pally, P.O:- Baghajatin, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 08/07/2016; Date of Admission : 08/07/2016; Place of Admission of Execution : Office	 08/07/2016 2:22:53 PM	 LTI 08/07/2016 2:23:04 PM
		 08/07/2016 2:23:38 PM	

RUMPA CONSTRUCTION

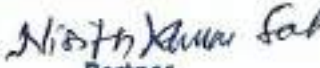
Partner

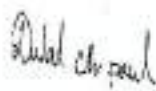
Nishu Kumar Saha
Partner

Developer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	M/s. Rumpa Construction 56/B, Naba Pally, South Roy Nagar, P.O:- Bansdrani, P.S:- Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070 PAN No. AASFR8425N,; Status : Organization; Represented by representative as given below:-		
1(1)	Mr Sanjib Dey E-44, Kalachand Para, P.O:- Garia, P.S:- Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFYPD0828E,; Status : Representative; Date of Execution : 08/07/2016; Date of Admission : 08/07/2016; Place of Admission of Execution : Office	 08/07/2016 2:25:12 PM	 LTI 08/07/2016 2:25:18 PM
		 08/07/2016 2:25:32 PM	
1(2)		Mr Nisith Kumar Saha 56/B, Naba Pally, South Roy Nagar, P.O:- Bansdrani, P.S:- Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BADPS0584D,; Status : Representative; Date of Execution : 08/07/2016; Date of Admission : 08/07/2016; Place of Admission of Execution : Office	 08/07/2016 2:24:01 PM
	 08/07/2016 2:24:33 PM		

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
			<p align="center">RUMPA CONSTRUCTION</p> <p align="center">Partner  Partner</p>

Identifier Details		
Identifier Name & Address	Identifier of	Signature
Mr Dulal Chandra Paul Son of Mr Fatik Chandra Paul B/61, Rabindra Pally, P.O:- Baghajatin, P.S.- Patuli, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700066 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India.	Mr Fatik Chandra Paul, Mr Sanjib Dey, Mr Nisith Kumar Saha	 08/07/2016 2:26:04 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rabindrapally Block B, , Premises No. 45, Ward No: 101		3 Katha	1/-	23,99,998/-	Proposed Use: Bastu, Width of Approach Road: 16 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft.	1/-	75,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Madan Mohan Moltra
Address	Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Others

RUMPA CONSTRUCTION

Partner


Partner

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

Endorsement For Deed Number : I - 160504623 / 2016

Query No/Year	16051000207408/2016	Serial no/Year	1605005344 / 2016
Deed No/Year	I - 160504623 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr Sanjib Dey	Presented At	Office
Date of Execution	08-07-2016	Date of Presentation	08-07-2016

Remarks

On 31/05/2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 24,74,998/-



(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 08/07/2016

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

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

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

Presented for registration at 13:51 hrs on : 08/07/2016, at the Office of the A.D.S.R. ALIPORE by Mr Sanjib Dey .

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

Execution is admitted on 08/07/2016 by

Mr Fatik Chandra Paul, Son of Late Sarat Chandra Paul, B/61, Rabindra Pally, P.O: Baghajatin, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, By caste Hindu, By Profession Business

Indetified by Mr Dulal Chandra Paul, Son of Mr Fatik Chandra Paul, B/61, Rabindra Pally, P.O: Baghajatin, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, By caste Hindu, By Profession Business

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

Execution is admitted on 08/07/2016 by

Mr Sanjib Dey PARTNER, M/s. Rumpa Construction, 56/B, Naba Pally, South Roy Nagar, P.O:- Bansdroni, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Mr Sanjib Dey, Son

Subhas Chandra Dey, E-44, Kalachand Para, P.O: Garia, Thana: Bansdrani, , City/Town: KOLKATA, South
-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By profession Business
Identified by Mr Dulal Chandra Paul, Son of Mr Fatik Chandra Paul, B/61, Rabindra Pally, P.O: Baghajatin,
Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, By caste
Hindu, By Profession Business

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

Execution is admitted on 08/07/2016 by

Mr Nisith Kumar Saha PARTNER, M/s. Rumpa Construction, 56/B, Naba Pally, South Roy Nagar, P.O:-
Bansdrani, P.S:- Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Mr Nisith
Kumar Saha, Son of Late Anil Kumar Saha, 56/B, Naba Pally, South Roy Nagar, P.O: Bansdrani, Thana:
Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, By caste Hindu,
By profession Business
Identified by Mr Dulal Chandra Paul, Son of Mr Fatik Chandra Paul, B/61, Rabindra Pally, P.O: Baghajatin,
Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, By caste
Hindu, By Profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,510/- (B = Rs 5,489/- ,E = Rs 21/-)
and Registration Fees paid by Cash Rs 5,510/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Draft Rs
25/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 581, Purchased on 01/07/2016, Vendor named A K
Purakayastha.

Description of Draft

1. Rs 25/- is paid, by the Draft(8554) No: 000428690772, Date: 30/06/2016, Bank: STATE BANK OF INDIA
(SBI), ALIPORE COURT TREASRY BR.



(Amitava Chanda)

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

RUMPA CONSTRUCTION

Partner

Nisith Kumar Saha
Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2016, Page from 125609 to 125633
being No 160504623 for the year 2016.



Digitally signed by AMITAVA CHANDA
Date: 2016.07.11 16:33:23 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 11-07-2016 16:33:22
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)