

1449/18

I-01259/18

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1605-0000243751/18

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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128 FEB 2018

THIS AGREEMENT FOR DEVELOPMENT made this 28th day of February Two Thousand Eighteen (2018) BETWEEN

RUMPA CONSTRUCTION

Partner *Nisith Kumar Saha*
 Partner

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bi

12331
No. _____ Date 21/2/2018
Sold to M/S Rupa Construction
of 56/B, Nabapally, South Bay Nagar, P.O & P.S - Bandra
Rupees 5225/- Kol-700070

[Signature]
Samiran Das
Stamp Vender
Alipore Police Court
South 24 Pgs., Kol 7

12331 825 5225/-



Ranjit Kumar Pal
S/O Late Jiban Krishna Pal
B/60, Rabindra Pally
Kolkata - 700086.
P.O. Baghajati
P.S. Patuli

Signature _____
28 FEB 2018
RUPA CONSTRUCTION
ADDL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

SMT. SOVA RANI PAUL alias SHOBHA PAUL, (PAN-EGOPP 6828M), wife of Late Jiban Krishna Paul, by faith Hindu, Indian, by occupation-Housewife, residing at B/60, Rabindra Pally, Block-B, 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 her 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. Bansdrani, 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,Garia,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. Bansdrani, Kolkata-700070,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, legal 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 Cottah 4 Chittak be the same a little more or less, situated at Mouza-Bademasur, J.L. No.31, comprised in E.P. No.162, appertaining to R.S Plot No. 602, 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,

RUMPA CONSTRUCTION

Partner

Partner *Nisith Kumar Saha*



Signature _____
28 FEB 2018
ADDL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

UJMPA CONSTRUCTION

पत्रिका

पत्रिका

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, page from 121 to 126, Deed no.1156 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.71, Rabindra Pally, Block-B, vide Assessee No.31-101-18-0071-7, having its postal address B/60, Rabindra Pally, Block-B, Kolkata-700086, 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 her offer to the Developer to entrust the said development work with some terms and conditions and the Developer 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:-

ARTICLE- I:DEFINITION

- 1.1 **OWNER**: shall mean and include the First Party and her heirs, executors and legal representatives,
- 1.2 **DEVELOPER**: shall mean and include the Second Party and its successors-in-office, his heirs, executors and assigns.

RUMPA CONSTRUCTION

Partner

Partner *Nishu Kishor Saha*

- 1.3 **SAID PROPERTY**: shall mean and include the land measuring 3 Cottah 4 Chittak be the same a little 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 Sanctioned Flat & car parking space area of the sanction building plan in respect of the said land, to be sanctioned by the Kolkata Municipal Corporation, out of which flat on **1st floor South-East side, flat on 2nd floor North-East side, 3rd floor South-West side** and (if it is constructed G+IV storied) **4th floor North-West side** together with undivided share of land and non-refundable money of Rs.15,00,000/- (Rupees Fifteen Lakh) only, out of which **Rs.10,00,000/-**(Rupees Ten Lakh) only has already been paid and Rs.5,00,000/-(Rupees Five Lakh)only shall be paid at the time of vacant and delivered the said property to the Developer herein for construction of proposed building.
- 1.7 **DEVELOPER'S ALLOCATION**: shall mean (Save and except the owner's allocation) the remaining 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

RUMPA CONSTRUCTION

Partner

Partner

Nisith Kumar Saha

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 vacant the said property and hand over the same to the Developer, unless prevented by shortage of supplies of the building, materials, strikes, accidents or other reasonable causes in any of which 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.

RUMPA CONSTRUCTION

Partner

Partner *Nishu Kumar Saha*

- 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 agrees and accepts.
- 5.2 The Developer shall carry on or cause to be 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.

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 near shifting place/residence will be borne in a tune of Rs.12,000/- (Rupees Twelve thousand) only per month for the accommodation of the owner by the Developer, till the Developer make over the owner's allocation to the owner as per the terms and conditions of this agreement.

RUMPA CONSTRUCTION

Partner

Partner

Nishu Kumar Saha

- 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 owner or on account of the Developer himself 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 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.

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Partner

Partner

Nisith Kumar Saha

- 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 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.
- 7.4 The owner 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.

RUMPA CONSTRUCTION

Partner

Partner

Nishu Kumar Saha

- 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.
- 7.7 That the Developer may amalgamate the said property with adjoining land or property as they think fit and proper.

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.
- 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

RUMPA CONSTRUCTION

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Partner

Nishu Kumar Saha

- 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.

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.

RUMPA CONSTRUCTION

Partner

Nishu Kumar Secha
Partner

- 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 vacant the said property and hand over the same by the Owner to the Developer.
- 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 .
- 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).

RUMPA CONSTRUCTION

Partner

Partner *Nisha Kanya Saha*

- 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.

FIRST SCHEDULE ABOVE REFERRED

ALL THAT Land measuring 3 Cottah 4 Chiittak 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.162, appertaining to R.S Plot No.602(P), being Municipal Premises No.71, Rabindra Pally, Block-B, vide Assessee No.31-101-18-0071-7, having its postal address B/60, Rabindra Pally, Block-B, 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: Ex. land

On the South: 18' ft. wide Road,

On the East: 16' ft. wide Road,

RUMPA CONSTRUCTION

Partner

Partner *Nisith Kumar Saha*

On the West: E.P. No.161

SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT That 50% of the F.A.R. or sanctioned flat & car parking area of the sanction building plan in respect of the said land to be sanctioned by the Kolkata Municipal Corporation, out of which flat on 1st floor South-East side, flat on 2nd floor North-East side, 3rd floor South-West side and (if it is constructed G+IV storied) 4th floor North-West together with undivided share of land and non refundable amount of Rs.15,00,000/- (Rupees Fifteen Lakh) only, out of which Rs.10,00,000/- (Rupees Ten Lakh) only has already paid and Rs.5,00,000/- (Rupees Five Lakh) only shall be paid at the time of vacant and delivered the said property to the Developer herein for construction of proposed building.

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 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.
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.

RUMPA CONSTRUCTION

Partner

Partner

Nisith Kumar Saha

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 tiles 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.
- 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

RUMPA CONSTRUCTION

Partner

Partner *Nisith Kumar Saha*

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. Rangit Kumar Paul
B/60, Rabindra Colony
Kolkata - 700086

কোম্পানীর মালিক
কোম্পানীর মালিক

OWNER

2. Ashim Kar
Alipore Police Court
Kolkata

RUMPA CONSTRUCTION

Partner, Saugid Roy Nisith Kumar Saha
Partner.

DEVELOPER

Drafted by:-

Alan Saha
Advocate, F46999
Alipore Police Court,
Kolkata-700027

RUMPA CONSTRUCTION

Partner

Nisith Kumar Saha
Partner

RECEIVED from the within named Developer the within mentioned sum of Rs.10,00,000/- (Rupees Ten Lakh) only being the Part payment of the non-refundable money, paid by the Developer as per memo below:-

MEMO

<u>Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
764357	16.12.2017	SBI,Garia Branch,	Rs.10,00,000/-

Rs.10,00,000/-

(Rupees Ten Lakh) only.

WITNESSES:-

1. *Rajit Kumar Paul*

2. *Ashwika*

କମ୍ପାନୀର ମାଲିକ
ଶ୍ରୀ ରମ୍ପା କନ୍ସ୍ଟ୍ରକ୍ସନ୍

OWNER

RUMPA CONSTRUCTION

Partner












Nisith Kumar Saha
Partner

Thumb 1st finger middle finger ring finger small finger

 Name: <u>সত্যজিৎ দেবী</u>	left hand					
	right hand					

Name সত্যজিৎ দেবী
 Signature সত্যজিৎ দেবী

Thumb 1st finger middle finger ring finger small finger

 Name: <u>SANJIB DEY</u>	left hand					
	right hand					

Name SANJIB DEY
 Signature Sanjib dey

Thumb 1st finger middle finger ring finger small finger

 Name: <u>Nisith Kumar Saha</u>	left hand					
	right hand					

Name _____
 Signature Nisith Kumar Saha

RUMPA CONSTRUCTION

Partner Nisith Kumar Saha
 Partner



RUMPA CONSTRUCTION

Partner

Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJIB DEY

SUBHASH CHANDRA DEY

25/12/1967

Formated Account Number

AFYPD0828E

Sanjib Dey

Signature



2022007

RUMPA CONSTRUCTION

Partner

Partner



RUMPA CONSTRUCTION

Partner

Nishith Kumar Saha
Partner

Major Information of the Deed

Deed No :	I-1605-01252/2018	Date of Registration	28/02/2018
Query No / Year	1605-0000243251/2018	Office where deed is registered	
Query Date	14/02/2018 3:17:43 PM	A.D.S.R. ALIPORE, District South 24 Parganas	
Applicant Name, Address & Other Details	MADAN MOHAN MOITRA ALIPORE POLICE COURT, Thana : Alipore, District : South 24 Parganas, WE-S1 BENGAL, PIN - 700027, Mobile No. : 9674860524, Status Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs 10,00,000/-]		
Set Forth value	Market Value		
Rs 2/-	Rs 33,07,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 7,021/- (Article 48(g))	Rs 10,021/- (Article E, 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:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rabindrapally Block B, Premises No. 71, Ward No: 101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11			Bastu		3 Katha 4 Chatak	1/-	32,17,500/-	Width of Approach Road, 18 ft.
Grand Total :					5.3625Dec	1/-	32,17,500/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft	1/-	90,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 300 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type : Shed, Extent of Completion: Complete

Total :	300 sq ft	1/-	90,000/-
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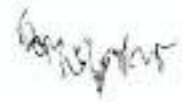
RUMPA CONSTRUCTION

Partner

Nishith Kumar Saha
Partner

Major Information of the Deed :- I-1605-01252/2018-28/02/2018




and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<p>Mrs SOVA RANI PAUL, (Alias: Mrs SHOBHA PAUL) Wife of Late JIBAN KRISHNA PAUL Executed by: Self, Date of Execution: 28/02/2018 , Admitted by: Self, Date of Admission: 28/02/2018 ,Place : Office</p>	 <p>28/02/2018</p>	 <p>28/02/2018 LTI</p>	 <p>28/02/2018</p>
<p>,B/60 RABINDRA PALLY, Block/Sector: B, P.O:- BAGHAJATIN, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Female, By Caste: Hindu, Occupation: housewife, Citizen of: India, PAN No.:: EGOPP6828M, Status :Individual, Executed by: Self, Date of Execution: 28/02/2018 , Admitted by: Self, Date of Admission: 28/02/2018 ,Place : Office</p>				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>M/S RUMPA CONSTRUCTION 56/B NABAPALLY SOUTH ROY NAGAR, P.O:- BANSDRONI, P.S:- Bansdroni, District-South 24-Parganas, West Bengal, India, PIN - 700070 , PAN No.:: AASFR8425N, Status :Organization, Executed by: Representative</p>			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mr SANJIB DEY (Presentant) Son of Mr SUBHAS CHANDRA DEY Date of Execution : 28/02/2018 , Admitted by: Self, Date of Admission: 28/02/2018, Place of Admission of Execution: Office</p>	 <p>1 Feb 2018 3:28PM</p>	 <p>28/02/2018 LTI</p>	 <p>28/02/2018</p>
<p>,E44 KALACHAND PARA, P.O:- GARIA, P.S:- Patuli, District-South 24-Parganas, West Bengal, India, PIN - 700084, Sex Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AFYPD0828E Status : Representative, Representative of : M/S RUMPA CONSTRUCTION (as PARTNERS)</p>				

RUMPA CONSTRUCTION

Partner

Nishu Kundu
Partner

Major Information of the Deed :- I-1605-01252/2018-28/02/2018

15-02-2018

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 33,07,500/-



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

On 28-02-2018

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 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 14:00 hrs on 28-02-2018, 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 28/02/2018 by Mrs SOVA RANI PAUL, Alias Mrs SHOBHA PAUL, Wife of Late JIBAN KRISHNA PAUL, B/60 RABINDRA PALLY, Sector: B, P.O: BAGHAJATIN, Thana: Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife.

Identified by Mr Ranjit Kumar Paul, Son of Late Jiban Krishna Paul, B/60, Rabindra Pally, P.O: Baghajatin, Thana Harish Mukherjee Road, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Others.

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

Execution is admitted on 28-02-2018 by Mr SANJIB DEY, PARTNERS, M/S RUMPA CONSTRUCTION (Partnership Firm), 56/3 NABAPALLY SOUTH ROY NAGAR, P.O:- BANSDRONI, P.S:- Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN - 700070

Identified by Mr Ranjit Kumar Paul, Son of Late Jiban Krishna Paul, B/60, Rabindra Pally, P.O: Baghajatin, Thana Harish Mukherjee Road, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Others.

Execution is admitted on 28-02-2018 by Mr NISITH KUMAR SAHA, PARTNERS, M/S RUMPA CONSTRUCTION (Partnership Firm), 56/3 NABAPALLY SOUTH ROY NAGAR, P.O:- BANSDRONI, P.S:- Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN - 700070

Identified by Mr Ranjit Kumar Paul, Son of Late Jiban Krishna Paul, B/60, Rabindra Pally, P.O: Baghajatin, Thana Harish Mukherjee Road, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Others.

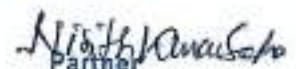
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021/- (B = Rs 10,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal, Online on 17/02/2018 12:00AM with Govt. Ref. No: 192017180178373002 on 16-02-2018, Amount Rs: 10,021/- Bank: State Bank of India (SBIN0000001), Ref. No. 90017978 on 17-02-2018, Head of Account 0030-03-104-001-16

RUMPA CONSTRUCTION

Partner



Partner

Major Information of the Deed :- I-1605-01252/2018-28/02/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-
by online - Rs 2,021/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 12331, Amount: Rs.5,000/-, Date of Purchase: 21/02/2018, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal
Online on 17/02/2018 12:00AM with Govt. Ref. No: 192017180178373002 on 16-02-2018, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90017978 on 17-02-2018, Head of Account 0030-02-103-003-02



Md Shadman

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE**

South 24-Parganas, West Bengal

RUMPA CONSTRUCTION

Partner


Partner

Major Information of the Deed :- I-1605-01252/2018-28/02/2018.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2018, Page from 43362 to 43389

being No 160501252 for the year 2018.



Digitally signed by MD SHADMAN
Date: 2018.03.13 10:56:01 +05:30
Reason: Digital Signing of Deed.

(Md Shadman) 13/03/2018 10:55:22
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)