

THE PURCHASERS HEREBY AGREE AND COVENANTS WITH THE VENDORS AND THE DEVELOPER AS FOLLOWS :-

1. That the right of the Purchasers shall remain restricted to the said Garage sold the properties appurtenant thereto and the Purchasers and / or any person claiming through him shall not be entitled to claim any right over and in respect of the remaining portion of the said building and / or open spaces, side space and back spaces in the said premises and the same shall absolute belong to the Vendors and the developer or any person authorised by the Vendors and the developer in that regard.
2. The Purchasers shall be liable and agree to make payment of the proportionate share of maintenance and service charges regularly and punctually within seven days from the days of submission of the bills.
3. The Purchasers shall be liable to make proportionate payment of the Municipal rates, taxes and any outgoings in respect of the Garage in full and of the common prorata.
4. To keep the internal portion of the said Garage and every part thereof in good condition so as to support and protect other supporting parts of the building.
5. That the Purchasers shall have no right to interfere on the Garage at Back side of the Building which shall keep reserve for the Vendors herein.



THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of a Plot of land measuring an area of measuring an area of 8 (eight) Cottahs 3 (three) Chittacks more or less together with a multi-storied building standing thereon which is called and known as "**ALOKA VILLA - 2**", lying and situated under Mouza – Krishnapur, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, comprised in C. S. Dag No. 3696, R. S. & L. R. Dag No. 2279, under C. S. Khatian No. 911, R. S. Khatian No. 911, 69, 387, L. R. Khatian No. 1406, 1407 & 1408, at BH-7, Hanapara, P. O. Krishnapur, Kolkata - 700 102, within the jurisdiction of Baguiati Police Station, within the local limits of Rajarhat Gopalpur Municipality at present Bidhannagar Municipal Corporation, in the District of North 24-Parganas, which is butted and bounded as follows :-



<u>ON THE NORTH</u>	:	16' ft. wide Road.
<u>ON THE SOUTH</u>	:	30' ft. wide Krishnapur Main Road.
<u>ON THE EAST</u>	:	Land of others.
<u>ON THE WEST</u>	:	16' ft. wide Road.

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT one Garage vide No. 9, on the **Ground Floor**, measuring a super built up area of **227 (Two Hundred Twenty Seven)** sq. ft. more or less with **Cemented flooring and with lift facility** together with the proportionate undivided interest or share on the land alongwith easement right appurtenant thereto of the said building duly constructed on the premises mentioned in the First Schedule hereinabove written.

Name	Photo	Finger Print	Signature
Mr DIPANKAR MONDAL Son of Mr Subhas Chandra Mondal Date of Execution - 04/10/2021, , Admitted by: Self, Date of Admission: 04/10/2021, Place of Admission of Execution: Office			<i>Dipankar Mondal</i>
	Oct 4 2021 9:04PM	LTI 04/10/2021	04/10/2021
BG-35, Hanapara, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BExxxxx5E, Aadhaar No: 71xxxxxxx9617 Status : Representative, Representative of : P.P.D. ASSOCIATES (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somnath Bhowmick Son of Mr Balaram Bhowmick Nagardanga, City:- , P.O:- Masunda, P.S:- Amdanga, District:-North 24-Parganas, West Bengal, India, PIN:- 743711			<i>Somnath Bhowmick</i>
	04/10/2021	04/10/2021	04/10/2021
Identifier Of Mr PANKAJ KUMAR MONDAL, Mr PIJUS MONDAL, Mr DIPANKAR MONDAL, Mr TUHIN MAL, Mrs ALPANA MAL, Mr PANKAJ KUMAR MONDAL, Mr PIJUS MONDAL, Mr DIPANKAR MONDAL			

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	Mr PANKAJ KUMAR MONDAL	Mr TUHIN MAL-28.375000 Sq Ft,Mrs ALPANA MAL-28.375000 Sq Ft
2	Mr PIJUS MONDAL	Mr TUHIN MAL-28.375000 Sq Ft,Mrs ALPANA MAL-28.375000 Sq Ft
3	Mr DIPANKAR MONDAL	Mr TUHIN MAL-28.375000 Sq Ft,Mrs ALPANA MAL-28.375000 Sq Ft
4	P.P.D. ASSOCIATES	Mr TUHIN MAL-28.375000 Sq Ft,Mrs ALPANA MAL-28.375000 Sq Ft



Major Information of the Deed

Deed No :	I-1523-12514/2021	Date of Registration	04/10/2021
Query No / Year	1523-2001691102/2021	Office where deed is registered	
Query Date	03/09/2021 3:32:21 PM		1523-2001691102/2021
Applicant Name, Address & Other Details	Dilip Homchaudhury High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830645404, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 13,16,000/-	Rs. 13,16,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 52,660/- (Article:23)	Rs. 13,174/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :



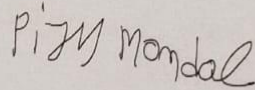
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Hana Para By Lane(Krishnapur), Pin Code : 700102

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	Mouza: Krishnapur	RS - 2279, 2279, 2279	RS - 69, 387, 911	Area of Covered Garage: 227	13,16,000/-	13,16,000/-	Apartment Type: Covered Garage Commercial Use , Floor Type: Cemented, Age of Flat: 1 Year, Approach Road Width: 30 Ft. , Other Amenities: Lift Facility, New Flat ,

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PANKAJ KUMAR MONDAL Son of Mr Subhas Chandra Mondal Executed by: Self, Date of Execution: 04/10/2021 , Admitted by: Self, Date of Admission: 04/10/2021 ,Place : Office	 04/10/2021	 LTI 04/10/2021	 04/10/2021

BG-35, Hanapara, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx1K, Aadhaar No: 38xxxxxxxx2305, Status :Individual, Executed by: Self, Date of Execution: 04/10/2021 , Admitted by: Self, Date of Admission: 04/10/2021 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr PIJUS MONDAL Son of Mr Subhas Chandra Mondal Executed by: Self, Date of Execution: 04/10/2021 , Admitted by: Self, Date of Admission: 04/10/2021 ,Place : Office			
	04/10/2021	LTI 04/10/2021	04/10/2021	

BG-35, Hanapara, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BOxxxxxx9L, Aadhaar No: 39xxxxxxxx3004, Status :Individual, Executed by: Self, Date of Execution: 04/10/2021 , Admitted by: Self, Date of Admission: 04/10/2021 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr DIPANKAR MONDAL (Presentant) Son of Mr Subhas Chandra Mondal Executed by: Self, Date of Execution: 04/10/2021 , Admitted by: Self, Date of Admission: 04/10/2021 ,Place : Office			
	04/10/2021	LTI 04/10/2021	04/10/2021	

BG-35, Hanapara, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BExxxxxx5E, Aadhaar No: 71xxxxxxxx9617, Status :Individual, Executed by: Self, Date of Execution: 04/10/2021 , Admitted by: Self, Date of Admission: 04/10/2021 ,Place : Office

4	P.P.D. ASSOCIATES BG-35, Hanapara, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 , PAN No.:: AAxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
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Buyer Details :





Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TUHIN MAL Son of Alok Mal Executed by: Self, Date of Execution: 04/10/2021 , Admitted by: Self, Date of Admission: 04/10/2021 ,Place : Office			
	04/10/2021	LTI 04/10/2021	04/10/2021	



Son of Alok Mal BG-46, Hanapara, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BOxxxxxx1E, Aadhaar No: 90xxxxxxx6342, Status :Individual, Executed by: Self, Date of Execution: 04/10/2021

, Admitted by: Self, Date of Admission: 04/10/2021 ,Place : Office



2	Name	Photo	Finger Print	Signature
	Mrs ALPANA MAL Wife of Alok Mal Executed by: Self, Date of Execution: 04/10/2021 , Admitted by: Self, Date of Admission: 04/10/2021 ,Place : Office			<i>Alpana Mal</i>
		04/10/2021	LTI 04/10/2021	04/10/2021
Wife of Alok Mal BG-46, Hanapara, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMxxxxxx4Q, Aadhaar No: 76xxxxxxx7205, Status :Individual, Executed by: Self, Date of Execution: 04/10/2021 , Admitted by: Self, Date of Admission: 04/10/2021 ,Place : Office				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PANKAJ KUMAR MONDAL Son of Mr Subhas Chandra Mondal Date of Execution - 04/10/2021, , Admitted by: Self, Date of Admission: 04/10/2021, Place of Admission of Execution: Office			<i>Pankaj Kumar Mondal</i>
		Oct 4 2021 9:05PM	LTI 04/10/2021	04/10/2021
BG-35, Hanapara, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx1K, Aadhaar No: 38xxxxxxx2305 Status : Representative, Representative of : P.P.D. ASSOCIATES (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr PIJUS MONDAL Son of Mr Subhas Chandra Mondal Date of Execution - 04/10/2021, , Admitted by: Self, Date of Admission: 04/10/2021, Place of Admission of Execution: Office			<i>Pijus Mondal</i>
		Oct 4 2021 9:03PM	LTI 04/10/2021	04/10/2021
BG-35, Hanapara, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BOxxxxxx9L, Aadhaar No: 39xxxxxxx3004 Status : Representative, Representative of : P.P.D. ASSOCIATES (as Partner)				

Name	Photo	Finger Print	Signature
Mr DIPANKAR MONDAL Son of Mr Subhas Chandra Mondal Date of Execution - 04/10/2021, , Admitted by: Self, Date of Admission: 04/10/2021, Place of Admission of Execution: Office			<i>Dipankar Mondal</i>
	Oct 4 2021 9:04PM	LTI 04/10/2021	04/10/2021
BG-35, Hanapara, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BExxxxx5E, Aadhaar No: 71xxxxxxx9617 Status : Representative, Representative of : P.P.D. ASSOCIATES (as Partner)			

Identifier Details :

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4	P.P.D. ASSOCIATES	Mr TUHIN MAL-28.375000 Sq Ft, Mrs ALPANA MAL-28.375000 Sq Ft

