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8 JUN 2023

No.....Rs. 100/- Date.....

Name : ...Pradip... Pradhan.....

Address : Advocate
Alipore Judge's Court
Kolkata - 27

Vendor :
Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

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A.D.S.R. Office
South 24 Parganas

2 JUN 2023

2 JUN 2023

Sijan Thomas
C/O K.J. Thomas
22/4/1A, Praratamanda Road
Garia, Kol-84
Business

1) **DR. DEBABRATA BARMON**, (PAN. – AGUPB9956G) (AADHAAR NO. – 2145 6797 9841) son of Late Dinesh Chandra Barmon, by faith - Hindu, by nationality - Indian, by occupation – Doctor, residing at – House No. – 8, Bye Lane, 12, Lachit Nagar, Guwahati, P.O. – Ulubari, Police Station – Paltan Bazar, Pin No. - 781007, District – Kamrup (M), State – Assam, 2) **MR. SUBRATA BARMAN**, (PAN. – ACTPB5764B) (AADHAAR NO. – 7496 6528 0901) son of Late Dinesh Chandra Barmon, by faith - Hindu, by nationality - Indian, by occupation – service, residing at – EH-II-201, Eldeco Utopia, Sector 93A, Expressway P.O. – Maharishi Nagar, Police Station – Phase -II, Pin No. - 201303, District – Gautam Budha Nagar, State – Uttar Pradesh, 3) **MR. SUDIPTA BARMAN**, (PAN. – AFYPB6004L) (AADHAAR NO. – 3358 6856 4797) son of Late Dinesh Chandra Barmon, by faith - Hindu, by nationality - Indian, by occupation – business, residing at – House No. – 8, Bye Lane, 12, Lachit Nagar, Guwahati, P.O. – Ulubari, Police Station – Paltan Bazar, Pin No. - 781007, District – Kamrup (M), State – Assam, 4) **DR. SATIRTHA BARMAN**, (PAN. – ASVPB1707G) (AADHAAR NO. – 2706 8798 8853) son of Late Dinesh Chandra Barman, by faith - Hindu, by nationality - Indian, by occupation – Doctor, residing at – House No. – 19, Kushal Konwar Road, Fatashil Ambari, P.O. – Fatashil Ambari, Police Station – Fatashil Ambari, Guwahati, Pin No. - 781025, District – Kamrup (M), State – Assam, hereinafter called and referred to as the “**LAND OWNERS**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives, nominees and assigns) of the **ONE PART**:

A N D

“**ASHIYAANA CONSTRUCTION**”, (PAN. – ABIFA2501K) a partnership firm, having its office at 22/4/1A, Pranabananda Road, P. O. – Garia, Police Station - Patuli, Kolkata – 700084, District – South 24 Parganas, represented by its partners, namely 1)

MR. BIJAN THOMAS, (PAN. – AIRPT3609B) (AADHAAR NO. – 7278 9667 3406), son of Mr. K. J. Thomas, by faith - Christian, by nationality - Indian, by occupation- business, residing at - 22/4/1A, Pranabananda Road, P. O. – Garia, Police Station - Patuli, Kolkata – 700084, District – South 24 Parganas, State – West Bengal, **2) MR. KARTICK GHOSH**, (PAN. – AJQPG4259E) (AADHAAR NO. – 3541 6880 1800), son of Late Niranjan Ghosh, by faith - Hindu, by nationality - Indian, by occupation- business, residing at – Fartabad, Ganguly Para, P. O. – Garia, Police Station – Sonarpur now Narendrapur, Kolkata – 700084, District – South 24 Parganas, State – West Bengal, **3) MR. PRABIR ROY**, (PAN. – AEGPR3196G) (AADHAAR NO. – 7188 6402 9821), son of Late Narendra Nath Roy, by faith - Hindu, by nationality - Indian, by occupation- business, residing at – Ankur Apartment, Flat No. – 3/A, Ground Floor, Garia Station Road, Kalitala, Kayal Para, P. O. – Garia, Police Station – Sonarpur, now Narendrapur, Kolkata – 700084, District – South 24 Parganas, State – West Bengal, **4) SRI SIDDESHWAR MONDAL**, (PAN. – AUVPM2175K) (AADHAAR NO. – 9676 6151 8984) son of Late Gopi Chandra Mondal alias Gopi Charan Mondal, by faith - Hindu, by nationality - Indian, by occupation – business, residing at Kalitala, Garia Station Road, P.O. – Garia, Police Station – Sonarpur now Narendrapur, Kolkata - 700084, District – South 24 Parganas, State – West Bengal, **5) SRI MILAN MONDAL**, (PAN. – AUVPM2176L) (AADHAAR NO. – 6786 3019 7634) son of Sri Swapan Mondal, by faith - Hindu, by nationality - Indian, by occupation – business, residing at Kalitala, Garia Station Road, P.O. – Garia, Police Station – Sonarpur, now Narendrapur, Kolkata - 700084, District – South 24 Parganas, State – West Bengal, hereinafter called and referred to as the “**DEVELOPER**” (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its/ their heirs, executors administrators, legal representatives, successor-in-interest in office and assigns) of the **OTHER PART**:

WHEREAS one Sri Pratibha Chandra Roy and Sri Pranab Prasad Roy, both sons of Sridhar Chandra Roy was seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land, morefully and particularly described in the first schedule herein below and other landed properties, lying and situated at Mouza – Barhans Fartabad, J.L. No. - 47, Pargana – Medanmalla, R.S. No. - 7, Touzi No. - 109, recorded in R.S. Dag No. – 878 corresponding to R.S. Khatian No. – 249, Police Station – Sonarpur, in the District of South 24 Parganas, as per Revisional Settlement Record of Rights and they had been paying taxes thereof and enjoying every right, title and interest over the said properties without any interruption, claim and demand whatsoever.

AND WHEREAS by virtue of a Deed of Sale, executed and registered on 26.03.1943 and 25.06.1943 respectively the aforesaid Owners Sri Pratibha Chandra Roy and Sri Pranab Prasad Roy jointly sold, transferred and conveyed of **ALL THAT** piece and parcel of demarcated land measuring an area more or less 6 Cottahs 10 Chattaks 30 sq. Ft., out of 61 Decimals land, situated at Mouza – Barhans Fartabad, J.L. No. - 47, Pargana – Medanmalla, R.S. No. - 7, Touzi No. - 109, recorded in R.S. Dag No. – 878 corresponding to R.S. Khatian No. – 249, Police Station – Sonarpur, in the District of South 24 Parganas, in favour of Sri Bijoy Krishna Mondal and Sri Kali Charan Mondal, both sons of Late Ram Narayan Mondal. Thereafter said Owners Sri Bijoy Krishna Mondal and Sri Kali Charan Mondal mutated and recorded their names in the record of the Rivisional Record of Rights, being R.S. Khatian No. – 249.

AND WHEREAS while thus seized and possessed the aforesaid property said Sri Bijoy Krishna Mondal and Sri Kali Charan Mondal jointly sold, transferred and conveyed of **ALL THAT** piece and parcel of land measuring an area more or less 6 Cottahs 10 Chattaks 30 sq. Ft. in favour of Sri Amal Kumar Sen Gupta, son of Sri Ramesh Chandra Sen Gupta, by virtue of a Deed of Sale, executed and registered on 14th day of October,

1957 at the office of the Sub-Registered at Baruipur, recorded in its Book No. – 1, Volume No. – 86, Pages from 61 to 64, Being No. – 7084 for the year 1957.

AND WHEREAS during possession and enjoyment of the aforesaid property said Sri Amal Kumar Sen Gupta, sold, transferred and conveyed of **ALL THAT** piece and parcel of land measuring an area more or less 2 Cottahs 15 Chattaks, (being plot no. – 2) out of his land, in favour of Smt. Taru Barmon, wife of Dinesh Chandra Barmon, by virtue of a Deed of Indenture, executed and registered on 17th day of April, 1986 at the office of the District Sub-Registrar, South 24 Parganas, recorded in its Book No. – 1, Volume No. – 120, Pages from 117 to 1288, Being No. – 6377 for the year 1986.

AND WHEREAS by another Deed of Indenture, executed and registered on 18th day of April, 1986 at the office of the District Sub-Registered, South 24 Parganas, recorded in its Book No. – 1, Volume No. – 124, Pages from 378 to 388, Being No. – 6438 for the year 1986 said Owner Sri Amal Kumar Sen Gupta sold, transferred and conveyed of **ALL THAT** piece and parcel of land measuring an area more or less 2 Cottahs 15 Chattaks, (being plot no. – 1) in favour of Sri Dinesh Chandra Barmon, son of Sri Umesh Chandra Barmon.

AND WHEREAS by virtue of the aforesaid purchase Deed the Owner Sri Dinesh Chandra Barmon, absolutely seized and possessed of **ALL THAT** piece and parcel of land measuring an area more or less 2 Cottahs 15 Chattaks and thereafter he mutated and recorded his name in the record of the B.L. & L.R.O. and also recorded his name in the record of the Rajpur Sonarpur Municipality, being Municipala Holding No. – 635, under Ward No. – 24 (old) 29 (new). And Smt. Taru Barmon absolutely seized and possessed of **ALL THAT** piece and parcel of land measuring an area more or less 2 Cottahs 15 Chattaks and she mutated and recorded her name in the record of the B.L. & L.R.O. and also recorded her name in the record of the Rajpur Sonarpur Municipality, being Municipal Holding No. – 636, under Ward No. – 24 (old) 29 (new).

AND WHEREAS the Owners Sri Dinesh Chandra Barmon and Smt. Taru Barmon amalgamated their property measuring about more or less 05 Cottahs 14 Chattak 00 Sq. Ft. lying and situated at Mouza – Barhans Fartabad, J.L. No. - 47, recorded in R.S. Dag No. – 878 corresponding to R.S. Khatian No. – 249, within the jurisdiction of Rajpur Sonarpur Municipality, being Municipal Holding Nos. – 635 and 636, Kalitala, under Ward No. – 29, Police Station – Sonarpur now Narendrapur, in the District of South 24 Parganas, into one holding, by an Amalgamation Deed, which was duly registered on 23rd day of July, 1997 at the office of Additional District Sub – Registrar at Sonarpur, South 24 Parganas, vide Book No.– I, Volume No. – 99, Pages from 104 to 111, Being No. 6331 for the year of 1997. After amalgamation of aforesaid two Holdings into one holding, being known as Holding no. – 635, Kalitala, under Ward no. – 29.

AND WHEREAS said Owner Sri Dinesh Chandra Barmon alias Dinesh Chandra Barman died intestate on 14.02.2004 and his wife Smt. Taru Barmon alias Taru Barman, also the other Owner died on 05.06.2019 leaving behind them surviving their four sons namely Dr. Debabrata Barmon, Sri Subrata Barman, Sri Sudipta Barman and Dr. Satirtha Barman, the present Owners herein as their only legal heirs and/or successors of their aforesaid property by way of inheritance as per Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance of deceased father and mother Dinesh Chandra Barmon and Smt. Taru Barmon, the present Owners herein absolutely seized and possessed of **ALL THAT** piece and parcel of land measuring an area more or less 05 CottahS 14 Chattak 00 Sq. Ft. lying and situated at Mouza – Barhans Fartabad, J.L. No. - 47, recorded in R.S. Dag No. – 878 corresponding to R.S. Khatian No. – 249, within the jurisdiction of Rajpur Sonarpur Municipality, being Municipal Holding Nos. – 635, Kalitala, under Ward No. – 29, Police Station – Sonarpur now Narendrapur, in the District of South 24 Parganas.

AND WHEREAS the Land Owners, the party of the one part herein, being desire for developing the land mentioned in the first schedule herein below was in search of an efficient person having good manpower and technical knowledge and sufficient expertise to construct a multi-storied building upon the land and subsequently approached the Developer, the party of the other part herein with a proposal to develop the First Schedule plot of land, which the Developer herein has duly agreed for mutual benefit and consideration and relying upon the aforesaid representation and assurances of the Owners herein and believing the same to be true and correct and acting on good faith has accordingly entered into the Agreement for Development with the Owners herein based on certain terms and conditions as being enumerated herein below.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES as follows :

ARTICLE – I DEFINITIONS

- 1. COMMENCEMENT:** This Agreement shall commence on and effect from the day month and year first above written and shall remain in full force until such time all the terms and conditions contained herein are fulfilled by the parties.
- 2. OWNERS:** shall mean and include 1) **DR. DEBABRATA BARMON**, 2) **MR. SUBRATA BARMAN**, 3) **MR. SUDIPTA BARMAN**, 4) **DR. SATIRTHA BARMAN**, all sons of Late Dinesh Chandra Barmon, their heirs, legal representatives, executors, administrators and /or assigns.
- 3. DEVELOPER :** shall mean **“ASHIYAANA CONSTRUCTION”** , (PAN. – ABIFA2501K) a partnership firm, having its office at 22/4/1A, Pranabananda Road, P. O. – Garia, Police Station - Patuli, Kolkata – 700084, District – South 24 Parganas, represented by its partners, namely 1) **MR. BIJAN THOMAS**, son of Mr. K. J. Thomas, 2) **MR. KARTICK GHOSH**, son of Late Niranjana Ghosh, 3) **MR. PRABIR**

ROY, son of Late Narendra Nath Roy, 4) SRI SIDDESHWAR MONDAL, son of Late Gopi Chandra Mondal alias Gopi Charan Mondal, 5) SRI MILAN MONDAL, son of Sri Swapan Mondal, its/their heirs, legal representatives, executors, administrators and assigns.

4. **LAND:** Shall mean ALL THAT piece and parcel of Bagan land measuring an area 05 Cottahs 14 Chattak 00 Sq. Ft. together with 200 Sq. Ft. tile shed structure, be the same a little more or less, lying and situated at Mouza – Barhans Fartabad, J.L. No. - 47, Pargana – Medanmalla, R.S. No. - 7, Touzi No. - 109, recorded in R.S. Dag No. – 878 corresponding to R.S. Khatian No. – 249, within the jurisdiction of Rajpur Sonarpur Municipality, being Municipal Holding No. - 635, Kalitala, under Ward No. – 29, Police Station – Sonarpur now Narendrapur, Additional District Sub Registrar office at Garia, Kolkata – 700084, in the District of South 24 Parganas, more fully described in the First Schedule herein below.
5. **BUILDING :** Shall mean and include the newly proposed building to be constructed on the said premises in conformity with the building plan to be sanctioned by the Rajpur Sonarpur Municipality.
6. **COMMON FACILITIES:** Shall mean and include total roof, stairways, landing, staircases, pump room, common passage, tube well if any, overhead water tank, electric meter room etc. and other common areas and facilities as shall be provided by the Developer morefully described in the **THIRD SCHEDULE** herein below.
7. **OWNER'S ALLOCATION :** Shall mean and include that the Owners shall get 4 (four) residential three BHK Flats covering 50% area of the total floor area in each floor, situated at Front side, West face and 4 (four) Car Parking space, on the Ground Floor, of the newly proposed building, as per the sanctioned plan to be sanctioned from the Rajpur Sonarpur Municipality, together with the undivided proportionate share of land and along with all common areas and facilities of the said newly proposed building.

- 8. DEVELOPER'S ALLOCATION** : Shall mean and include that the Developers shall get 4 (four) residential three BHK Flats covering 50% area of the total floor area in each floor, situated at East side and 4 (four) Car Parking space, on the Ground Floor, of the newly proposed building, together with the undivided proportionate share of the land and along with all common areas and facilities.
- 9. SALEABLE SPACE**: Shall mean saleable space are the 4 (four) residential three BHK Flats, at the East side and 4 (four) Car Parking space, on the Ground Floor and associated common areas and facilities, which together will comprise the super-built up area of the apartments.
- 10. BUILDING PLAN** : Shall mean the plan to be sanctioned by the Rajpur Sonarpur Municipality with such alterations and modifications as may be made by the DEVELOPER with the written consent (by email) of the Owners herein. The Developer will obtain written consent from the Owners before submission of the building plan to the Rajpur Sonarpur Municipality for approval.
- 11. POSSESSION OF THE LAND** : Shall mean that the Owners shall handover the peaceful vacant khas possession of the FIRST SCHEDULE Property at the time of execution of this Agreement.
- 12. SPECIFICATION** : Shall mean first class and good standard materials to be used for construction and completion of the building more fully mentioned in the Fourth Schedule herein below.
- 13. MAINTENANCE**: Shall mean maintenance of the common facilities shall be the joint responsibility of the Flat Owners including Owners herein but maintenance of inside of the respective flats shall be borne by the respective Owners/Buyers. There will be a provision of an upfront monthly maintenance fee that would be payable by all the Owners of the apartment, upon the completion of the project and handover of the same to the Owners. The Developer will be responsible for the payment of the monthly

maintenance fees till such time they sell and handover the apartment and this monthly fees shall form part of the sale conditions of the other apartments.

The Developer shall be responsible for all maintenance and initial teething issues that the apartment Owners may face e.g. seepage, all plumbing and electrical issues, etc. for a period of twelve months post the handover of the entire apartment.

ARTICLE – II

OWNER'S RIGHT AND REPRESENTATION

The Owners are absolutely seizing and possessing of and /or otherwise well and sufficiently entitled to the **FIRST SCHEDULE** plot of land. The said land is free from all encumbrances, charges, liens, lispensens, requisition, notice of acquisition, requisition and trust whatsoever nature or howsoever and the Owners has good and marketable title in respect of the said land.

ARTICLE – III : DEVELOPER'S RIGHTS

1. That the Owners hereby grant subject to what has been hereinafter provided the exclusive right to the Developer to construct the building and to commercially exploit the same as per law by entering into agreements for sale 4 (four) residential three BHK Flats, at the East side and 4 (four) Car Parking space, on the Ground Floor, of their allocation.
2. That the Developer herein shall have exclusive right to transfer otherwise deal with or dispose of the Developer's allocation as stated above without any right or claim or interest therein whatsoever of the Owners and the Owners herein shall not disturb the peaceful possession of the Developer's allocation.
3. In consideration of the above, the Developer shall be entitled to fifty percent share of the sanctioned plan area consisting of four flats on the east side and four car parking space, on the ground floor, together with the proportionate undivided share of land and common facilities relating to the aforesaid flats and the developer shall be entitled to

enter into any agreements for sale and transfer in their own name/nominees, intending buyers, transferees and to receive realise and collect the entire consideration in respect thereof which shall absolutely belong to the Developer. The Owners shall not be responsible in any manner whatsoever over the transfer of the Developer's allocation with their intending purchasers.

4. The Developer shall handover the Owner's allocated portion as being mentioned herein above within 24 months from the sanction of the building plan. However, in Force Majeure condition (as defined in Article XI), the developer will provide written justification on the cause of the delay and the additional time it would require to complete the construction and agree with the Owners, the decision of which will lie with the Owners. In the event of non-completion of the project beyond the agreed time frame, the developer will compensate the Owners at the rate of Rs. 10,000/- per month per apartment i.e. 40,000/- per month for all the 4 apartments belonging to Owners.

5. POWER OF ATTORNEY: The Owners herein shall execute and register the Development Power of Attorney in favour of the Developer herein for submitting the building plan and for obtaining the same from the Rajpur Sonarpur Municipality and for entering into Agreements for Sale, Deed of Conveyance with the intending buyers and to perform other acts in respect of the developer's share of four flats on the eastern side along with car parking space, on the ground floor in respect of the Developer's allocation.

6. To get all applications, plans, and other papers and documents signed by the Owners as may be required by the Developer for the purpose of obtaining approval of the building plan or any modification, therein from the appropriate authorities, shall be prepared and submitted by the Developer on behalf of and in the name of the Owners at the entire Developer's cost and the Developer shall pay and bear all charges and expenses required

to be paid or deposited for development of the said property. The Developer shall construct the newly proposed building on the said land at their own costs.

7. Nothing in these presents and shall be construed as a demise or assignment or conveyance in-law by the Owners of the said land or any part thereof to the Developer or as creating any right, title or interest in respect thereof of the Developer but to commercially exploit the same in terms hereof and to deal with the Developer's allocation in the new building in the manner hereinafter provided.

ARTICLE -IV: POSSESSION

Immediately on execution of this Agreement the Owners will put the Developer in physical possession of the said land and shall handover the peaceful vacant possession of the said land for proposed construction of the new building.

ARTICLE - V : SPACE ALLOCATION

1. The Developer shall on completion of the new building put the Owners in undisputed vacant possession of the Owner's allocation as mentioned herein above in the said new building as Owner's allocation together with all rights in common areas and facilities of the common portions within the stipulated period of 24 months from the sanctioned date of the building plan.

2. After handing over the Owner's allocation and to the Developer, of their respective allocation in the manner herein before contained, all common passage, corridors shall belong to the parties and to be used as common by all the eight (8) flat owners.

3. Subject to what is herein before provided, the Owners shall be entitled to transfer or otherwise deal with the Owner's allocation as mentioned herein above in the new building without any right, claim or interest therein whatsoever of the Developer.

ARTICLE – VI : BUILDING

1. The Developer shall at their own cost construct, erect and complete the proposed building at the said premises in accordance with the mutually agreed plan to be sanctioned by the Municipality with good and standard materials as per mutually agreed materials per-specification annexure along with the Architect from time to time.
2. Subject of aforesaid decision of the Architect regarding the quality of materials shall be final and binding upon the parties herein. Any changes to the specifications agreed in the agreement will need to be discussed and agreed (in written) with the Owners, even if proposed by Architect.
3. The Developer shall install, erect the said proposed building at their own cost as per the specification and drawings, provided by the Architect, the pump, water storage reservoir, overhead tanks, electrification and permanent electric connection. However the Developer at their own cost and expenses shall obtain temporary electric connection and other facilities as are required to be provided in residential building.
4. The Developer shall at their own costs and expenses and without creating any financial liability upon the Owner construct and complete the said proposed building and various units and/or apartments therein in accordance with the sanction building plan and any amendment thereto or modification thereof to be approved by the Rajpur Sonarpur Municipality.
5. All costs charges and expenses, architects fees for the sanction of the plan shall be borne by the Developer.
6. The Developer shall install one electric meter during the period of construction and the said meter after completion of the building to be used as common meter.
7. After completion of the construction before handover the developer will facilitate for the application of four separate electric connections for the four flats of land Owners

allocation and load sanctions as per the individual Owner's demand (load must be of six kilowatt per flat) and the developers will arrange to install transformer of the total load of the building considering the individual flat load along with the common facilities such as lighting, electric water pumps, lift etc.

8. The cost of individual electric load connections will be borne by the respective Owners; however the cost of transformer and its installation, load sanction, official dues will be borne by the developer.

ARTICLE – VII : COMMON FACILITIES

1. As soon as construction of the proposed building will be completed the Developer shall give written notice to the Owners, requiring the Owners to take possession of the Owner's allocation in the building having been completed in all respect according the specification and plan thereof.

2. The Developer shall punctually and regularly pay their respective proportionate rates and taxes to the concerned authorities as would be imposed from time to time during construction, however after handing over the Completion Certificate to the Owners herein the Government taxes as applicable will be borne by the individual Owners.

3. Any transfer on any part of the Owners or Developer's allocation in the proposed building shall be subject to other provisions hereof and the transferees shall thereafter be responsible in respect of the space transferred to pay the said proportionate rates and service charges for the common facilities in the new building.

4. The Owners shall not do any act, deed or thing whereby the Developer shall be prevented from construction and completion of the said proposed building and shall render all possible co-operation and assistance to the Developer as may be required from time to time, for the purpose of construction of the proposed building at the said premises as per terms of the said agreement.

ARTICLE VIII: OWNER'S OBLIGATION

1. The Owners herein agree that under no circumstances they shall not raise any objection and/or obstruction to the work subject to compliance of all conditions as per Development Agreement till the execution of deed of sale for all flats and other spaces of the Developer's allocation. The Owners shall have the right to inspect the proposed building during the period of construction.
2. All taxes, outgoings and impositions in respect of the said premises till the date of vacant khas possession of the said plot of land shall be borne by the Owners wholly and thereafter shall be borne by the Developer till the handover of Owner's allocated portion, post the issuance of the Completion Certificate.
3. The Owners herein shall not claim or demand any additional areas from the developer share of four flat (eastern side) along with parking space, of the newly proposed building and if the Owners herein shall require any extra area they will have to pay the price for such extra area as per market rate.
4. That during the subsistence of this Agreement the Owners shall not in any manner whatsoever encumber the said demarcated and specified portion of the said premises nor shall enter into any other agreement or obligation of whatsoever nature with any other party or parties.
5. On and from the date of delivery of possession of Owner's allocation post the Completion Certificate after completion of the said building by the Developer and in particular the Owner's allocation and until separate mutation the Owners and/or their nominees as the case may be shall be responsible to pay proportionate share of all rates and taxes and other outgoings whatsoever payable in respect of the Owner's allocation.
6. The title deeds and others original papers in respect of the First Schedule Property shall be kept with the Owners or their representative in Kolkata at the time of execution

of this Agreement and such documents shall be handed over to the Developer temporarily, on a need basis, which shall be returned to the Owners promptly as soon as the need for the original papers are over.

7. The Owners hereby agrees and covenants with the Developer not to act or cause any hindrances or interference in the construction of the said building at the said land by the Developer as per terms of this Agreement.

8. The Owners agrees and covenants with the Developer not to do any act or thing whereby the Developer may be prevented from selling assigning and/or disposing of any of the Developer's allocated portion of four flat (eastern side) along with parking space, in the said building.

ARTICLE -IX: CONSIDERATION

1. The land upon which the said building shall be erected and constructed as also the common areas and facilities to be provided shall always remain impartibly indefeasible and undivided whereas the Owner herein above shall be at absolute authority to deal with their allocated portion together with undivided proportionate share of land.

2. Subject to the above restrictions and conditions, the Developer shall be entitled to enter into any contracts or agreement of 4 (four) residential three BHK Flats, at the East side and 4 (four) Car Parking space, to their allocated portion.

3. That the Owner and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the Developer and the Owner and the parties hereto shall constitute as association of persons.

ARTICLE -X: DEVELOPER'S OBLIGATION

1. That the Developer do hereby indemnify the Owners that during the period of construction till the date of obtaining the Completion Certificate, if any accident or other incidents occur, the Developer will be solely responsible for that and the Owners herein shall not be liable for that.
2. The Developer shall be entitled to receive the booking money as well as the full consideration money in respect of the four flat (eastern side) along with parking space, only for the Developers allocation and the same shall be exclusively enjoyed by the Developer herein.
3. That the Developer is liable to handover the Completion Certificate to the Owner herein, which is to be obtained from the Rajpur Sonarpur Municipality.
4. No ownership right can be allotted/ transferred to any buyers before handing over the land owner's share i.e. 4 (four) residential three BHK Flats, situated at Front side, West face and 4 (four) Car Parking space, on the Ground Floor.

ARTICLE -XI: FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligation herein under to the extent that the performance of the related obligations prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure

Force majeure shall mean flood, earthquake, riot, storm, tempest, civil commotion, strike and /or any other act of commission beyond the control of the Developer.

ARBITRATION

All disputes and differences out of this Agreement all in relation to the determination of any liabilities of the parties hereto or the construction and interpretation any of the terms

or meaning thereof shall be referred to arbitration and conciliation Act. 1996 or any statutory modification or enactment there from time to time if, force or awards given by the Arbitrator shall be binding final or conclusive of the parties hereto.

JURISDICTION

Appropriate court at Baruipur, District South 24 Parganas or Kolkata High Court shall have the jurisdiction to entertained all disputes and action between the parties herein.

THE FIRST SCHEDULE AS REFERRED TO ABOVE

ALL THAT piece and parcel of Bagan land measuring an area 05 Cottahs 14 Chattak 00 Sq. Ft. together with 200 Sq. Ft. tile shed structure, be the same a little more or less, lying and situated at Mouza – Barhans Fartabad, J.L. No. - 47, Pargana – Medanmalla, R.S. No. - 7, Touzi No. - 109, recorded in R.S. Dag No. – 878 corresponding to R.S. Khatian No. – 249, within the jurisdiction of Rajpur Sonarpur Municipality, being Municipal Holding No. - 635, Kalitala, under Ward No. – 29, Police Station – Sonarpur now Narendrapur, Additional District Sub Registrar office at Garia, Kolkata – 700084, in the District of South 24 Parganas, being butted and bounded in the manner following :

NORTH : R.S. Dag No. – 875.

SOUTH : 7 feet wide common passage.

WEST : Kalitala Garia Station Road.

EAST : R.S. Dag No. – 877 and house of K.P. Dey.

THE SECOND SCHEDULE AS REFERRED TO ABOVE

OWNER'S ALLOCATION :

Shall mean and include that the Owners shall get 4 (four) residential three BHK Flats covering 50% area of the total floor area in each floor, situated at Front side, West face

and 4 (four) Car Parking space, on the Ground Floor, of the newly proposed building, as per the sanctioned plan to be sanctioned from the Rajpur Sonarpur Municipality, together with the undivided proportionate share of land and along with all common areas and facilities of the said newly proposed building.

DEVELOPER'S ALLOCATION :

Shall mean and include that the Developers shall get 4 (four) residential three BHK Flats covering 50% area of the total floor area in each floor, situated at East side and 4 (four) Car Parking space, on the Ground Floor, of the newly proposed building, together with the undivided proportionate share of the land and along with all common areas and facilities.

THE THIRD SCHEDULE AS REFERRED TO ABOVE

(common area and facilities)

1. Stair, Staircase landing from the ground to the total roof.
2. Meter room, common meter.
3. Pump room.
4. Roof right, vacant space on the ground floor, drive ways, path ways and lift facilities.
5. Common walls, common pillars.
6. Common water pipe line connection, drainage and sewerage connection, underground and overhead reservoir, rain water pipe line.
7. Care taker room and one toilet on the ground floor as per sanction plan.
7. Other common portions and parts of the building.

THE FOURTH SCHEDULE AS REFERRED TO ABOVE

(SPECIFICATION)

1. **General** : the building shall be R.C.C. Column structure as per design of the consulting Engineer.
2. **Brick work:** Brick works will be done with first class kiln burn bricks (1:6) cement mortar and H.B. nets in 3", 5" and 8" thick walls.
3. **Flooring** : floor will be 2 ft. X 2 ft. high quality vitrified tiles (Somani, Kazaria, Orient Bell preferable choice) and marble flooring in the staircases. Before the actual flooring, the Owners, in consultation with Developer, will select the type and quality of flooring to be used to the Owner's apartments. The Owners will pay the price difference, if any.
4. **Plaster** : all plaster works will be done with approved quality cement, like Ultratech, Lafarge (1:4) cement sand mortar.
5. **Doors** : flash door with commercial ply and sal wood frame of standard thickness. Main door must be good quality wood.
Windows – aluminium/UPVC frame and integrated guard bars, measuring 4x5 feet.
6. **Toilet** : each toilet up to roof height glazed tiles good quality on wall with marble flooring good quality and commode, PVC white cistern and wash basin with fittings of standard size Syntax/UPVC door. Bathroom fitting of Hindware/Jaquar brand. Before installation, the Owners will decide the tiles and various fittings to be installed in the bathroom. The Owners will pay the price difference, if any.
7. **Kitchen** : granite on top platform with washing sink, space for self-up to 3' feet tiles wall above the cooking platform.

8. **Electrical Fittings** : concealed wiring and board modular switches (Brand – Legrand/Crabtree) i) Living/dining : two fan points, four light points, two plug points, one TV point and one night lamp point ii) Each bed room : one fan point, two light points, two plug point both sides of the bed, one AC point. iii) Toilet : one light point, one plug point. Exhaust point, geyser point, one point for small ceiling fan. iv) Kitchen : two light point, one plug point, one 15 amp plug point for micro oven and one point for electric kitchen chimney, refrigerator point, v) Veranda : one light point, one point for small ceiling fan only. Cable point, Refrigerator point, Washing machine point, Geyser point, Inverter point, water pump connected with starter switch, (only for Owners allocation), security light in common passage and one light point at each stair landing will be provided. 24 hours silent 15 KVA power backup generator (brand – Cummins or Kirloskar silent diesel generator).

9. **Water Supply** : water supply will be through necessary fittings from the deep tube well and overhead water tank with necessary pump fittings. Iron guard in main water supply. All water and sanitary works will be done with approved quality PVC pipes and approved good quality fittings necessary drainage and sewerage.

10. **Lift** : developer will provide TSI Govt. approved 4 persons capacity automatic door closure lift system with auto open facility during power failure. (Brand – Kone, Otis, Fujitec or Mitsubishi).

11. The floor ceiling height will be proposed to be the maximum allowed as per Rajpur Sonarpur Municipality building bye laws. It will be built as per the final sanctioned plan approved by the Rajpur Sonarpur Municipality.

12. Entry and exit gate will be on the western side facing the main road.

13. The developer shall construct boundary on all sides along with drainage system surrounding the building wherever applicable.

14. NOTE - The Developer will charge extra cost for any extra fittings and any other extra work which is not mentioned in the Specifications.

IN WITNESSETH WHEREOF the Parties have hereunto set and subscribed their respective hands and seals on the day and year first above written.

WITNESSES:-

1. Tijan Thomas
22/4/1A, Pranakowarda Road
Garia
KOL - 84

Debabrata Basma
Subrata Basma
Sandip Basma,
Sabit Dasma.

SIGNATURE OF THE LAND OWNERS/ONE PART

ASHIYAANA CONSTRUCTION

Bijan Thomas
Partner

ASHIYAANA CONSTRUCTION

Prabin Roy Kozhickalash
Partner Partner

2. Susajit Dal
Advocate
Alipore Judges Court

ASHIYAANA CONSTRUCTION

Siddeshwar Mondal
Partner

Milan Mondal
Partner

SIGNATURE OF THE DEVELOPER/OTHER PART

Prepared and drafted by me as per instruction

of the parties herein,

Pradip Pradhan
Advocate,

Alipore Judges Court,

Kolkata - 700027.

LB - 1888/02

Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240092564168

GRN Details

GRN:	192023240092564168	Payment Mode:	SBI Epay
GRN Date:	10/06/2023 13:58:57	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6094888133715	BRN Date:	10/06/2023 14:00:11
Gateway Ref ID:	231614642261	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	100620232009256415	Payment Init. Date:	10/06/2023 13:58:57
Payment Status:	Successful	Payment Ref. No:	2001454378/3/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	BIJAN THOMAS
Address:	22/4/1A PRANABANANDA ROAD GARIA, West Bengal, 700084
Mobile:	7003936236
Email:	bijanthomas@gmail.com
Depositor Status:	Buyer/Claimants
Query No:	2001454378
Applicant's Name:	Mr Pradip Pradhan
Identification No:	2001454378/3/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	10/06/2023
Period To (dd/mm/yyyy):	10/06/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001454378/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	2001454378/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	9941

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

PAYED



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name DEBABRATA BARMON (PAN - AGUPB9986G)
 Signature Debabrata Barmon



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SUBRATA BARMAN (PAN - ACTPB5764B)
 Signature Subrata Barman



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SUDIPTA BARMAN (PAN - APYPB6004L)
 Signature Sudipta Barman

ADAR
 2020



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SATIRTHA BARMAN (PAN - ASVPB1707G)
 Signature Satirtha Barman



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ... BIJAN THOMAS ...

(PAN - AIRPT3609B)

Signature ... Bijan Thomas ...



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ... KARTICK GHOSH ...

(PAN - AJQP64289E)

Signature ... Kartick Ghosh ...



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ... PRABIR Roy ...

(PAN - AEGPR3196G)

Signature ... Prabir Roy ...



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ... SIDDESHWAR MONDAL ...

(PAN - DUVPM217SK)

Signature ... Siddeshwar Mondal ...



Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

	left hand					
	right hand					

Name MILAN MONDAL (PAN - AUVPH2176L)

Signature Milan Mandal

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

10 S JUN 2023

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

PHOTO	left hand					
	right hand					

Name

Signature





Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



100620232009256415

GRIPS Payment Detail

GRIPS Payment ID:	100620232009256415	Payment Init. Date:	10/06/2023 13:58:57
Total Amount:	9941	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6094888133715	BRN Date:	10/06/2023 14:00:11
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: BIJAN THOMAS
Mobile: 7003936236

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240092564168	Directorate of Registration & Stamp Revenue	9941
Total			9941

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID

Major Information of the Deed

Deed No / Year	I-1629-02760/2023	Date of Registration	12/06/2023
Query Date	1629-2001454378/2023	Office where deed is registered	
Applicant Name, Address & Other Details	06/06/2023 10:32:35 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Transaction	Pradip Pradhan Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240295311, Status : Advocate		
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 95,71,499/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Kalitala Road (Garia Station Road), Mouza: Barhans Fartabad, , Ward No: 29, Holding No:635 JI No: 47, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-878	RS-249	Bastu	Bagan	5 Katha 14 Chatak	1/-	95,17,499/-	Property is on Road Adjacent to Metal Road,
Grand Total :					9.6938Dec	1 /-	95,17,499 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	



Record Details :
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Dr DEBABRATA BARMON (Presentant) Son of Late DINESH CHANDRA BARMON Executed by: Self, Date of Execution: 12/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office	 12/06/2023	 LTI 12/06/2023	 12/06/2023




8, BYE LANE, 12 LACHIT NAGAR, GUWAHATI, City:- , P.O:- ULUBARI, P.S:-PALTAN BAZAR, District:-Kamrup, Assam, India, PIN:- 781007 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AGxxxxxx6G, Aadhaar No: 21xxxxxxxx9841, Status :Individual, Executed by: Self, Date of Execution: 12/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SUBRATA BARMAN Son of Late DINESH CHANDRA BARMON Executed by: Self, Date of Execution: 12/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office	 12/06/2023	 LTI 12/06/2023	 12/06/2023

EH-II-201, ELDECO UTOPIA, Block/Sector: 93A, EXPRESSWAY, City:- , P.O:- MAHARISHI NAGAR, P.S:-PHASE-II, District:-Gautam Buddha Nagar,Uttar Pradesh, India, PIN:- 201303 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx4B, Aadhaar No: 74xxxxxxxx0901, Status :Individual, Executed by: Self, Date of Execution: 12/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SUDIPTA BARMAN Son of Late DINESH CHANDRA BARMON Executed by: Self, Date of Execution: 12/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office	 12/06/2023	 LTI 12/06/2023	 12/06/2023



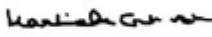



8, BYE LANE, 12, LACHIT NAGAR, GUWAHATI, City:- , P.O:- ULUBARI, P.S:-PALTAN BAZAR, District:-Kamrup, Assam, India, PIN:- 781007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx4L, Aadhaar No: 33xxxxxxxx4797, Status :Individual, Executed by: Self, Date of Execution: 12/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office

Name	Photo	Finger Print	Signature
MR SATIRTHA BARMAN Son of Late DINESH CHANDRA BARMAN Executed by: Self, Date of Execution: 12/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office			
12/06/2023	LTI 12/06/2023	12/06/2023	
19, KUSHAL KONWAR ROAD, FATASHIL AMBARI, City:- , P.O:- FATASHIL AMBARI, P.S:-FATASIL AMBARI, District:-Kamrup, Assam, India, PIN:- 781025 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ASxxxxxx7G, Aadhaar No: 27xxxxxxxx8853, Status :Individual, Executed by: Self, Date of Execution: 12/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office			



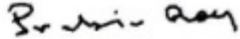
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ASHIYAANA CONSTRUCTION 22/4/1A, PRANABANANDA ROAD, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: ABxxxxxx1K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Mr KARTICK GHOSH Son of Late NIRANJAN GHOSH Date of Execution - 12/06/2023, , Admitted by: Self, Date of Admission: 12/06/2023, Place of Admission of Execution: Office			
	Jun 12 2023 11:24AM	LTI 12/06/2023	12/06/2023	
FARTABAD GANGULY PARA, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx9E, Aadhaar No: 35xxxxxxxx1800 Status : Representative, Representative of : ASHIYAANA CONSTRUCTION (as PARTNER)				
2	Mr BIJAN THOMAS Son of Mr K J THOMAS Date of Execution - 12/06/2023, , Admitted by: Self, Date of Admission: 12/06/2023, Place of Admission of Execution: Office			
	Jun 12 2023 11:23AM	LTI 12/06/2023	12/06/2023	



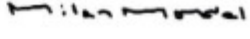
ASHIYAANA CONSTRUCTION (as PARTNER)
PAN No.: Axxxxxx9B, Aadhaar No: 72xxxxxxxx3406 Status : Representative, Representative of
GARIA, P.S:-Sonarpur, District:-South 24-Parganas,
West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Christian, Occupation: Business, Citizen of:
PRANABANANDA ROAD, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas,

3	Name	Photo	Finger Print	Signature
	Mr PRABIR ROY Son of Late NARENDRA NATH ROY Date of Execution - 12/06/2023, , Admitted by: Self, Date of Admission: 12/06/2023, Place of Admission of Execution: Office			
		Jun 12 2023 11:25AM	LTI 12/06/2023	12/06/2023

ANKUR APARTMENT, GARIA STATION ROAD, KALITALA KAYAL PARA, Flat No: 3/A,, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxx6G, Aadhaar No: 71xxxxxxxx9821 Status : Representative, Representative of : ASHIYAANA CONSTRUCTION (as PARTNER)




4	Name	Photo	Finger Print	Signature
	Mr SIDDESHWAR MONDAL Son of Late GOPI CHANDRA ALIAS GOPI CHARAN MONDAL Date of Execution - 12/06/2023, , Admitted by: Self, Date of Admission: 12/06/2023, Place of Admission of Execution: Office			
		Jun 12 2023 11:26AM	LTI 12/06/2023	12/06/2023

KALITALA, GARIA STATION ROAD, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AUxxxxxx5K, Aadhaar No: 96xxxxxxxx8984 Status : Representative, Representative of : ASHIYAANA CONSTRUCTION (as PARTNER)

5	Name	Photo	Finger Print	Signature
	Mr MILAN MONDAL Son of Mr SWAPAN MONDAL Date of Execution - 12/06/2023, , Admitted by: Self, Date of Admission: 12/06/2023, Place of Admission of Execution: Office			
		Jun 12 2023 11:26AM	LTI 12/06/2023	12/06/2023

KALITALA, GARIA STATION ROAD, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AUxxxxxx6L, Aadhaar No: 67xxxxxxxx7634 Status : Representative, Representative of : ASHIYAANA CONSTRUCTION (as PARTNER)

Details :

	Photo	Finger Print	Signature
BIJAN THOMAS Son of Mr K J THOMAS 24/1A, PRANABANANDA ROAD, City:- P.O:- GARIA, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084			
	12/06/2023	12/06/2023	12/06/2023

Identifier Of Dr DEBABRATA BARMON, Mr SUBRATA BARMAN, Mr SUDIPTA BARMAN, Dr SATIRTHA BARMAN, Mr KARTICK GHOSH, Mr BIJAN THOMAS, Mr PRABIR ROY, Mr SIDDESHWAR MONDAL, Mr MILAN MONDAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr DEBABRATA BARMON	ASHIYAANA CONSTRUCTION-2.42344 Dec
2	Mr SUBRATA BARMAN	ASHIYAANA CONSTRUCTION-2.42344 Dec
3	Mr SUDIPTA BARMAN	ASHIYAANA CONSTRUCTION-2.42344 Dec
4	Dr SATIRTHA BARMAN	ASHIYAANA CONSTRUCTION-2.42344 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dr DEBABRATA BARMON	ASHIYAANA CONSTRUCTION-50.00000000 Sq Ft
2	Mr SUBRATA BARMAN	ASHIYAANA CONSTRUCTION-50.00000000 Sq Ft
3	Mr SUDIPTA BARMAN	ASHIYAANA CONSTRUCTION-50.00000000 Sq Ft
4	Dr SATIRTHA BARMAN	ASHIYAANA CONSTRUCTION-50.00000000 Sq Ft

12-06-2023

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 11:02 hrs on 12-06-2023, at the Office of the A.D.S.R. GARIA by Dr DEBABRATA BARMON , one of the Executants.

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 95,71,499/-

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

Execution is admitted on 12/06/2023 by 1. Dr DEBABRATA BARMON, Son of Late DINESH CHANDRA BARMON, 8, BYE LANE, 12 LACHIT NAGAR, GUWAHATI, P.O: ULUBARI, Thana: PALTAN BAZAR, , Kamrup, ASSAM, India, PIN - 781007, by caste Hindu, by Profession Professionals, 2. Mr SUBRATA BARMAN, Son of Late DINESH CHANDRA BARMON, EH-II-201, ELDECO UTOPIA, Sector: 93A, EXPRESSWAY, P.O: MAHARISHI NAGAR, Thana: PHASE-II, , Gautam Buddha Nagar, UTTAR PRADESH, India, PIN - 201303, by caste Hindu, by Profession Service, 3. Mr SUDIPTA BARMAN, Son of Late DINESH CHANDRA BARMON, 8, BYE LANE, 12, LACHIT NAGAR, GUWAHATI, P.O: ULUBARI, Thana: PALTAN BAZAR, , Kamrup, ASSAM, India, PIN - 781007, by caste Hindu, by Profession Business, 4. Dr SATIRTHA BARMAN, Son of Late DINESH CHANDRA BARMAN, 19, KUSHAL KONWAR ROAD, FATASHIL AMBARI, P.O: FATASHIL AMBARI, Thana: FATASIL AMBARI, , Kamrup, ASSAM, India, PIN - 781025, by caste Hindu, by Profession Professionals

Indetified by Mr JIJAN THOMAS, , , Son of Mr K J THOMAS, 22/4/1A, PRANABANANDA ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Christian, by profession Business

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

Execution is admitted on 12-06-2023 by Mr SIDDESHWAR MONDAL, PARTNER, ASHIYAANA CONSTRUCTION (Partnership Firm), 22/4/1A, PRANABANANDA ROAD, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr JIJAN THOMAS, , , Son of Mr K J THOMAS, 22/4/1A, PRANABANANDA ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Christian, by profession Business

Execution is admitted on 12-06-2023 by Mr MILAN MONDAL, PARTNER, ASHIYAANA CONSTRUCTION (Partnership Firm), 22/4/1A, PRANABANANDA ROAD, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr JIJAN THOMAS, , , Son of Mr K J THOMAS, 22/4/1A, PRANABANANDA ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Christian, by profession Business

Execution is admitted on 12-06-2023 by Mr KARTICK GHOSH, PARTNER, ASHIYAANA CONSTRUCTION (Partnership Firm), 22/4/1A, PRANABANANDA ROAD, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr JIJAN THOMAS, , , Son of Mr K J THOMAS, 22/4/1A, PRANABANANDA ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Christian, by profession Business

Execution is admitted on 12-06-2023 by Mr BIJAN THOMAS, PARTNER, ASHIYAANA CONSTRUCTION (Partnership Firm), 22/4/1A, PRANABANANDA ROAD, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr JIJAN THOMAS, , , Son of Mr K J THOMAS, 22/4/1A, PRANABANANDA ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Christian, by profession Business

Execution is admitted on 12-06-2023 by Mr PRABIR ROY, PARTNER, ASHIYAANA CONSTRUCTION (Partnership Firm), 22/4/1A, PRANABANANDA ROAD, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr JIJAN THOMAS, , , Son of Mr K J THOMAS, 22/4/1A, PRANABANANDA ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Christian, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/06/2023 2:00PM with Govt. Ref. No: 192023240092564168 on 10-06-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 6094888133715 on 10-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14143, Amount: Rs.100.00/-, Date of Purchase: 08/06/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/06/2023 2:00PM with Govt. Ref. No: 192023240092564168 on 10-06-2023, Amount Rs: 9,920/-, Bank: SBI EPay (SBlePay), Ref. No. 6094888133715 on 10-06-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2023, Page from 74910 to 74944
being No 162902760 for the year 2023.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2023.06.14 15:01:31 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2023/06/14 03:01:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)
