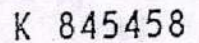


$F = 12385/23$



District Sub-Register-III  
Alipore, South 24-parganas

BETWEEN



2599 Date 10/8/2023

Sold to.....

of.....

Rupees.....

SATYADATTA DATTA  
Advocate  
High Court, Calcutta

Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-27

2599 a book in fine diamond

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Subash Mondal

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Roson Ali molla

Johni Fer

Roson Ali molla

s/o: Sajim molla

Hatpukuria, Bhaleya, Canning

South 24. P.G. S. 743376



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
11 AUG 2023



MRS. LAKSHMI RANI NASKAR (PAN:-BLNPN1846G, Aadhaar No. 8565 0827 9200) wife of Late Kanailal Naskar by faith Hindu, by occupation-House wife residing at 11/13, New Santoshpur Main Road, P.O-Survey Park, P.S- now survey park then Purba Jadavpur, Kolkata-700075 hereinafter called and referred to as the OWNER (which expression shall unless excluded by or repugnant to context deemed and include her respective legal heirs, executors, legal representatives and assigns) of THE FIRST PART.

A N D

M/S. OM. CONSTRUCTION AND DEVELOPER (PAN: COYPM3767C) a proprietorship concern having its office at 3 Rajapur East, 7, Khudiram Basu Road, P.O-Survey Park, P.S- now Survey Park then Purba Jadavpur, Kolkata-700075 represented by its sole proprietor SRI. SUBODH MONDAL (PAN. COYPM3767C) son of Sri. Sukumar Mondal by Nationality-Indian, by faith-Hindu by occupation- Business residing at 3 Rajapur East, 7, Khudiram Basu Road, P.O-Survey Park, P.S- now Survey Park then Purba Jadavpur, Kolkata-700075 ,Dist-South 24 PGS hereinafter called and referred to as the DEVELOPER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include legal heirs, executor, legal representatives and assigns) of the SECOND PART.

WHEREAS the first part herein above is and became by virtue of inheritance, the absolute owner in respect of more or less 4 Cottahs 7 Chitaks Bastu land at Mouza- Raipur comprised in R.S. & L.R. Dag No-514 under R.S. Khatian No. 216 & 333 being L.R.Khatian No. 66 ,P.S-Jadavpur at premises No.121, West Rajapur under Ward No.102 of K.M.C .

AND WHEREAS now the owner herein have been exercising her all right, obligation as land owner thereof in regard to said property within his ownership.

AND WHEREAS now the owner herein proposed the developer/Second part herein to build a new multistoried building on the said First schedule property measuring about 4 Cottahs 7 Chitaks more or less together with 500 sq.ft. asbestos shed structure standing thereon lying and situated at Mouza-Rajapur comprised in R.S. &L.R.Dag No-514 under R.S. Khatian No. 216 ,& 333, L.R.Khatian No. 66 P.S-Jadavpur at premises No. 121, West Rajapur under Ward No.102 of K.M.C out of its own liability, risk and fund and the Second part being agreed by the said proposal of the owner herein to build a new multistoried building on the First schedule property in Joint venture basis.





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NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNER AND THE DEVELOPER AS FOLLOWS:-

1. The new building as proposed to be constructed in the said property as mentioned in the **FIRST SCHEDULE** hereunder and would be of multi storied residential/commercial building comprising of several flat/car parking spaces, shops in accordance with the building plan as would be prepared by the Developer through Architect at their entire cost and expenses and subsequently which would be sanctioned by the Kolkata Municipal Corporation.

2. **SPACE ALLOCATIONS IN THE PROPOSED NEW BUILDING:-**  
(owner's allocation)

SPACE ALLOCATION:- OWNER

The owner will get in total 50% of the Built up area which will be distributed in the following way:-

The owner will get the entire second floor & 50% built up area of the top floor(Third floor) , and 50% built up area of shop and garage on the Ground floor of the G+III storied building to be constructed over and above the schedule "A" plot of land.

The owner's allocation as aforesaid are fully described in the **SECOND SCHEDULE** hereunder and the same shall include the right of use, enjoyment of all common parts/portions in the said proposed building along with the undivided proportionate share of land mentioned in the **FIRST SCHEDULE**.

iii) Beside the allocation as aforesaid the developer will pay total non -refundable amount of Rs. 9,75,000/- (Nine Lakh Seventy Five Thousand only) out of which the owner have at the time of signing this agreement have received a sum of Rs.3,00,000/- (Three Lakh only) from the Developer and the owner have acknowledged the same and Developer will pay the balance sum of Rs. 6,75,000/-(Six Lakh Seventy Five Thousand only) after top (third) floor roof casting.

DEVELOPERS ALLOCATION:

The Developer will get in total 50% of the Built up area which will be distributed in the following way :-

The Developer will get the entire first floor, and 50% built up of the top (Third) floor and 50 % built up area of the shop room and Garage on the Ground floor of the new building to be constructed over and above the schedule "A" plot of land.





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The Developer's allocation as aforesaid are fully described in the THIRD SCHEDULE hereunder and the same shall include the right of use, enjoyment of all common parts/portions in the said proposed building together with the undivided proportionate share of land mentioned in the FIRST SCHEDULE.

3. Simultaneously with the execution of these presents, the owner shall handover to the Developer all original documents of title, municipal tax receipt, documents relating to the said property in it's custody against accountable receipt by the Developer in order to enable the developer to do all preparatory works for smooth running of the development work in the said property and also for all subsequent work for obtaining sanction building plan from the Kolkata Municipal Corporation.

4. The developer after execution of this agreement shall apply as early as possible and will take all preparatory steps to obtain sanction of building plan from the Kolkata Municipal Corporation for construction of the new building over the said property and for the said purposes, the developer shall bear all expenses thereof and the owner shall have no financial obligation thereof.

5. Subject to force majeure and circumstances beyond control, the developer shall complete the construction of the new building in the said premises in habitable conditions within a period of 24(twenty Four) months from the date of obtaining sanction building plan from the Kolkata Municipal Corporation but the sanction would be completed within six months from the date of agreement..

6. From the date of delivery of vacant possession of the said property in favour of the developer for the purpose of construction, the developer shall hold the possession of the property till completion of the construction and delivery of possession of owner's allocation and developer's allocation (in favour of intending purchasers out of developer's allocation).

7. From the date of receiving possession of the said property by the developer, the developer shall pay and/or clear all taxes, khazna and all other imposition and outgoings in respect of the said property before the Kolkata Municipal Corporation and also in the office B.L & L.R.O etc. until such time the respective possession of owner's specific allocation and developer's allocation are delivered and after delivery of such specific allocation together with undivided proportionate share in land and the developer or their nominees i.e purchasers of the developer's allocation shall also be responsible and liable for the same.





DISTRICT SUB REGISTRAR, III  
SOUTH 24 PGS., ALIPORE  
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8. The Developer shall construct and complete the new building at the said property with first class standard materials and also in accordance with the specification as would be contained in the sanction building plan to be granted from Kolkata Municipal Corporation and also as per specification as are fully described in the SIXTH SCHEDULE hereunder, the Developer at it's own cost and expenses erect/install/fix all sanitary, plumbing installations, water storage tank both overhead and underground and complete electrical wiring inside in the proposed building as well as self contained flats.

9. It is recorded that all the flat owners/car parking owners/shop owner in the new building shall be entitled to use all common area/portion as fully described in the FOURTH SCHEDULE hereunder and flat owners/car parking space owners, shop owner in the new building shall also bear the proportionate costs and expenses towards maintenance and upkeep of the building as described in the FIFTH SCHEDULE hereunder.

10. The owner shall from time to time comply with all reasonable requisitions made by the advocate appointed by the developer for the project.

11. The owner at the costs and expenses of the developer, from time to time shall execute and register all required documents, deeds and undertakings and render such co-operation to the developer as would be required by the developer for construction and completion of the new building in the said property.

12. All costs, charges expenses etc for sanction of plan and for construction of the new building in the said premises shall be solely borne by the Developer and the owner shall have no financial obligations thereof and the developer at it's own responsibility shall take all precautionary steps and/or measures for construction of the new building at the said property.

13. In the proposed new building, the developer shall be exclusively entitled to deal with the developer's allocated area and save the matter of owner's specific allocation in terms of this agreement and the developer shall be at liberty to sell/transfer it's allocated portion in favour of any person or persons and the owner shall not be entitled to interfere with such sale in any manner.

14. After completion of construction of the new building, the developer being the constituted attorney of the owner herein shall convey, transfer, sell to the developer's nominee i.e prospective buyers therein the undivided proportionate share in the land





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1.1 AUG 2023

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appurtenants to the flats/car parking space /shop etc. under developer's allocated portion in the said new building.

15. During the period of construction the developer shall take all responsibility of Labour's fees, charges, costs of materials, accidents, injuries etc. if, any and the developer shall keep the owner saved and harmless and indemnified against any costs, expenses loss and damages that may arise in respect of construction of the new building and the owner shall not be responsible in any manner whatsoever and similarly the owner shall keep the developer saved harmless and indemnified against any other claims over and in respect of the ownership of the said property.

16. In order to proceed with the construction and as well as to enable the developer to deal with his allocation in the new building and also to receive any advance/earnest money from the intending purchasers of flat/car parking space, shop etc. in the new building out of developer's allocation, the owner shall execute and register a Development Power of Attorney in favour of the Developer and the Developer shall bear all costs/expenses of registration of Development Power of Attorney and/or all documents thereof.

17. Upon completion of construction of the new building, the developer at its costs, and expenses shall obtain completion certificate from the Kolkata Municipal Corporation and thereafter inform the owner to take delivery of possession of his allocated area in the new building as recited hereinafter free from all encumbrances, charges or liens and the owner shall within 7 (seven) days from the date of such intimation shall take possession of his allocations in the new building. The Developer shall issue possession letter of delivery of possession and copy of the completion certificate and copy of sanction plan and up to date tax receipt to the owner at the time of handover of physical delivery of possession of owner's specific allocation to the owner.

18. That During the period of construction, the owner shall not cause any obstruction in construction work be carried out by the developer, however, the owner shall be at liberty to inspect the construction work of the proposed new building at the said property from time to time.

19. That in case of any reasonable difficulties and circumstances beyond control which may arise due to any reason beyond the control of the developer, then in such event the time for completion of the new building shall be extended as mutually would be agreed upon by





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and between the parties hereto but the cause for such extension shall have to be informed to the owner within the stipulated period of this agreement except from major causes..

20. That the Developer shall at it's own cost and expenses arrange common electricity connection for the entirely new building but owner and the purchaser/purchasers shall bear and pay proportionate share of the total amounts of deposit and expenses as be required to obtain their electric meter from C.E.S.C in the new building by their own name at the said Holding.

21. The Developer shall after completion of construction and after delivery of possession of the respective allocations of the owner and the developer, the owner and the developer with the joining of purchaser shall form an association of owner's Association in the new building for the purpose of maintenance, safety, security of the building and common portion thereof and in such Association of the owner and the prospective purchasers shall also join and observe rules and regulation thereof.

22. All the expenses incurred for papers work of the schedule land and also expenses incurred for up to date assessment of the landed property will be borne by the Developer for the time being but same will be adjusted from the owner's down payment and said work will be done within 15 days from the date of agreement at approximate cost of Rs.3,50,000/-

23. The owner herein has appointed the developer as the exclusive developer for construction of new building at the said property and during continuance of this agreement shall not be entitled to engage any other person/firm for the purpose of construction and shall not deal with the said property/premise in any manner with any person/firm etc.

24. Courts of District south 24 Parganas having territorial jurisdictions over the said property including Honb'le High Court at Calcutta shall have the jurisdiction in all matters relating to or arising of this agreement.

25. That on mutual consent of the parties to this agreement any term, conditions, covenants mentioned herein may be altered, varied, modified between the parties hereto and in all such cases the same shall be always in writing and this agreement and/or it's terms shall have commencement on and from the day of execution of these presents.





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**FIRST SCHEDULE ABOVE REFERRED TO  
DESCRIPTION OF THE ENTIRE LAND**

All That piece and parcel of bastu land measuring about more or less respect 4 Cottahs 7 Chitaks more or less together with 500 sq.ft. asbestos shed structure standing thereon lying and situated at Mouza- Raipur comprised in R.S. & L.R. Dag No-514 under R.S. Khatian No. 216 & 333 being L.R.Khatian No. 66, P.S-Jadavpur, Kolkata-700032 being premises No.121, West Rajapur, being Assessee No. 311021701213 under Ward No.102 of K.M.C is butted and bounded as follows:-

**BOUNDARY**

On the North :-	20 ft. wide Municipal Road .
On the South:-	Land and House of other person.
On the East:-	Land and House of other person.
On the West:-	4 ft. common passage .

**THE SECOND SCHEDULE ABOVE REFERRED TO  
OWNER'S ALLOCATED PORTION**

The owner will get in total 50% of the Built up area which will be distributed in the following way:

The owner will together with non refundable amount also get the

**Entire Second floor**

**50% built up area of the top(Third) floor**

**50% built up area of the shop room and Garage on the Ground floor**

of the new building to be constructed over and above the schedule "A" plot of land.

The owner's allocation as aforesaid shall include the right of use, enjoyment of all common parts/portions in the said proposed building along with the undivided proportionate share of land mentioned in the FIRST SCHEDULE.

**THIRD SCHEDULE ABOVE REFERRED TO  
DEVELOPER'S ALLOCATED PORTION**

The Developer will get in total 50% of the Built up area which will be distributed in the following way :

The Developer will get the

**Total first floor,**

**50% built up area of the Top floor and**





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remaining area on the ground floor except owner's allocation in the new building to be constructed over and above the schedule "A" plot of land.

The Developer's allocation as aforesaid shall include the right of use, enjoyment of all common parts/portions in the said proposed building together with the undivided proportionate share of land mentioned in the FIRST SCHEDULE.

**FOURTH SCHEDULE- ABOVE REFERRED TO :-**  
**Common parts/portion of the said building /property**

1. Compound walls, compound lighting and fixtures.
2. Entrance gate and boundary wall of the building.
3. Electrical installations, meter space, water pump space.
4. Stair case and its landing and common passage in all floor.
5. Overhead water tank, underground water reservoir.
6. Open terrace and ultimate top roof of the building.
7. Water supply line from underground reservoir to overhead water tank to toilet, kitchen etc.
8. Sewerage lines, water, drainage pipe lines.
9. Space required for common utilities etc.
10. Such other space or spaces in the building/property for beneficial use, enjoyment of the flat/car parking spaces with other co-owners.

**FIFTH SCHEDULE- ABOVE REFERRED TO**  
**Common maintenance charges**

1. Repairing, rebuilding, repainting, improving or other treating of boundary walls, building/s security room etc.
2. Repairing, rebuilding of common drainage, sewerage etc.
3. Repairing of common electrical wiring, electrical equipment and fittings and purchasing of new electrical equipments and fittings.
4. Repairing, rebuilding of underground and overhead water tank, pump, pipe lines for water supply, water tank, pump, pipe line for water supply.
5. Electric charges for all common area of the building.
6. Salary and wages of staff of gardener, security guard, durwan, sweeper and temporary labour.





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7. Municipal taxes for individual flat and all common parts situated in the said property as mentioned in FIRST SCHEDULE herein above.

**SIXTH SCHEDULE- ABOVE REFERRED TO**  
**SPECIFICATION OF CONSTRUCTION**

- Treatment:-** Anti termite treatment to be provided at foundation and plinth, roof water treatment before delivery of flats.
- Structure:-** Long lasting R.C.C. structure (Seismic Zone IV) with beams, columns and slabs with solid brick masonry wall. And internal walls to be plastered by smooth finishing with P.O.P.
- Walls:-** Internal walls of 5/3 Inch thickness and wall should be netted , external wall of 8 Inch thickness of brick with plaster finish.
- Flooring & skirting:-** Bed rooms(as per approved plan) hall/drawing & dining and verandah :good quality vitrified tiles , Kitchen, toilets & W.C.as per approved plan): good quality acid proof anti skid ceramic tiles.
- Staircase & landing:-** Marble finish and stair with M.S. railing.
- Doors:-** Main Entrance Door:- Flush door with sal/standard wood frame with quality hardware fittings with one ISI Mark Lock.  
Internal Doors:- Standard wood frame with water proof flush doors with quality hardware fittings .  
Toilet & W.C:- Should be quality PVC doors.
- Windows & Grill:-** Anodized aluminium multi track sliding windows with premium glass. All metal surface (m.s. Safety grill) covered with primer of good quality make without grill.
- Electrical/cable:-** Concealed copper wiring will be done by fire proof wire with ISI mark and switches will be of ISI mark or standard quality each apartment will be provided with one main switch. i.e M.C.B of ISI mark, one calling bell point for each flat.
- Adequate lighting at staircase, parking space, terrace and boundary wall, electrical arrangement to be provided in pump room, power outlet for Air-conditioner in master bed room, power outlet for Geyser in one toilet, power outlet for chimney and microwave in kitchen, power outlet for refrigerator, washing machine & Acquaguard, maximum safety measures and checks will be provided, materials used, including switches will conform to ISI standard.
- Sanitary & Plumbing:** Kitchen Black stone top cooking platform with stainless steel sink(20 inch x 16 inch) having with Bib-cock to be provided including one gas cylinder space, one hole should be provided for cooking gas pipe line with Bib cock .  
Glazed ceramic tiles up to window height from kitchen platform.
- Toilet:- Glazed ceramic tiles up to door height on wall (Branded tiles), concealed hot (SIS mark G.I. pipe line) and cold pipe line (ISI mark PVC made) separate lines, complete set(with seat cover and jet





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line) commode western style-1 no(white) with fittings and stand ,  
C.P pillar cock and waterjet.

W.C. branded Glazed ceramic tiles up to door height on wall,  
Commode:- western style.

All sanitary wire and fittings will conform to ISI standard, Adequate  
care will be taken to deliver quality materials and workmanship.

**Water supply:-**

underground reservoir with Corporation water line to be provided.  
One fresh water inlet point and drainage water outlet provision for  
washing machine, electrical pump and motor with starter to be  
installed by the developer at ground level within a suitable place for  
lifting water to overhead reservoir, and the pump will be of  
Crompton/Greaves).

**Painting:-**

External Finish:- All external walls covered with 2 coats primer and  
quality weather coat of Berger paints, or any similar goods brand,  
total staircase should be done with putty finish.

Weather proof paint and other decorative finish as per Architect  
design.

Internal Finish:-All covered area i.e bed room, living, dining, kitchen,  
toilet & W.C. should be done by putty finish

**Stair Gate:-**

Developer shall provide steel gate/collapsible gate at the entrance of  
the staircase area at the ground floor level.

**Verandah:-**

Half grill/3 ft. brick work .

**Lock & Fittings:-**

main Door with one I.S.I mark fitted, one brass handle on outside,  
one tower bolt from inside.

Bed Room:-one good quality lock.

Toilet:-Handles on both sides, tower bolt from inside.

**Lift:-**

One branded lift will be installed.

IN WITNESS WHEREOF the parties hereto do hereby set and subscribe his respective  
hands and execute these presents on the day month and year mentioned above written in  
presence of :-

Witness:-

1. *Sushro Sen*  
*Buzier Kot 84*

*[Signature]*

Signature of the OWNER/ First Part

Om Construction And Developer

*[Signature]*

Signature of the DEVELOPER/Second Part

2. *Mamjit Biswas*  
*370 Nagarbari Road.*  
*no 1-75*

Drafted and identified by me.

*[Signature]*  
Satyabrata Patra Advocate

7, No. old post office St, High court , Kolkata  
Enrollment No. F-598/495/05





DISTRICT SUB REGISTRAR-III  
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# MEMO OF CONSIDERATION

The owner has received Rs.3,00,000/- (Three Lakh only) from the Developer in the following way:-

Mode	No.	Date	Bank	Branch	Amount
Cash					Rs. 2,00,000/-
Cheque	000011	11/08/2023	HDFC BANK	TALPUKUR	Rs. 1,00,000/-

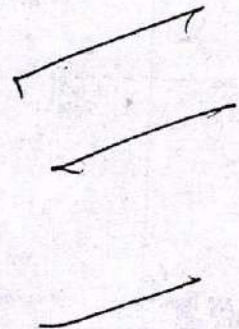
Witness:-

1. *Sushiko Sunder*  
Gurukul Koh 84



2. *Manjit Bisoi*  
3 No Bagambari Road.  
Kot-75

\_\_\_\_\_  
Sig. of the owner







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# FINGER PRINT OF BOTH HANDS

LITTLE FINGER

RING FINGER

MIDDLE FINGER

FORE FINGER

THUMB



LH 	LH 	LH 	LH 	LH 
RH 	RH 	RH 	RH 	RH 

Signature *Lakshmi Rani Naskar*

Name:- MRS. LAKSHMI RANI NASKAR

LITTLE FINGER

RING FINGER

MIDDLE FINGER

FORE FINGER

THUMB



LH 	LH 	LH 	LH 	LH 
RH 	RH 	RH 	RH 	RH 

Signature *Subodh Mondal*

Name:- MR. SUBODH MONDAL

LITTLE FINGER

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MIDDLE FINGER

FORE FINGER

THUMB



LH 	LH 	LH 	LH 	LH 
RH 	RH 	RH 	RH 	RH 

Signature *Roson Ali Molla*

Name:- ROSON ALI MOLLA





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SOUTH 24 PGS., ALIPORE  
11 AUG 2023





Rosen Ali molla



# Major Information of the Deed

Deed No.	I-1603-12385/2023	Date of Registration	14/08/2023
Query No/ Year	1603-2002042868/2023	Office where deed is registered	
Query Date	09/08/2023 2:22:58 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SATYABRATA PATRA HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003712276, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 57,26,251/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,001/- (Article:48(g))	Rs. 3,039/- (Article:E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

## Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: West Rajapur, , Premises No: 121, , Ward No: 102 Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	4 Katha 7 Chatak	1/-	55,91,251/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				7.3219Dec	1/-	55,91,251/-	

## Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		500 sq ft	1/-	1,35,000/-	



**Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Lakshmi Rani Naskar</b> Wife of Late Kanai Lal Naskar 11/13 New Santoshpur Main Road, City:- Not Specified, P.O:- Survey Park, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: blxxxxxx6g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Pvt. Residence Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M.S. Om Construction And Developer</b> 3 Rajapur East, 7 Khudiram Bose Road, City:- Not Specified, P.O:- Survey Park, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: coxxxxxx7c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Subodh Mondal (Presentant )</b> Son of Mr Sukumar Mondal 3 Rajapur East, 7 Khudiram Basu Road, City:- Not Specified, P.O:- Survey Park, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: coxxxxxx7c,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M.S. Om Construction And Developer (as proprietor)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Roson Ali Molla</b> Son of Mr Sajim Molla Hatpukuria, City:- Not Specified, P.O:- Bhalaya, P.S:-Canning, District:-South 24-Parganas, West Bengal, India, PIN:- 743376			

Identifier Of Mr Lakshmi Rani Naskar, Mr Subodh Mondal

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Lakshmi Rani Naskar	M.S. Om Construction And Developer-7.32188 Dec

**Transfer of property for-S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Lakshmi Rani Naskar	M.S. Om Construction And Developer-500.00000000 Sq Ft



Endorsement For Deed Number : I - 160312385 / 2023

11-08-2023

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

Presented for registration at 21:00 hrs on 11-08-2023, at the Private residence by Mr Subodh Mondal ,.

**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 57,26,251/-

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

Execution is admitted on 11/08/2023 by Mr Lakshmi Rani Naskar, Late Kanai Lal Naskar, 11/13 New Santoshpur Main Road, P.O: Survey Park, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Indetified by Mr Roson Ali Molla, , Son of Mr Sajim Molla, Hatpukuria, P.O: Bhalaya, Thana: Canning, , South 24-Parganas, WEST BENGAL, India, PIN - 743376, by caste Hindu, by profession Business

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

Execution is admitted on 11-08-2023 by Mr Subodh Mondal, proprietor, M.S. Om Construction And Developer (Sole Proprietorship), 3 Rajapur East, 7 Khudiram Bose Road, City:- Not Specified, P.O:- Survey Park, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr Roson Ali Molla, , Son of Mr Sajim Molla, Hatpukuria, P.O: Bhalaya, Thana: Canning, , South 24-Parganas, WEST BENGAL, India, PIN - 743376, by caste Hindu, by profession Business

Debasish Dhar

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS

South 24-Parganas, West Bengal

On 14-08-2023

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,039.00/- ( B = Rs 3,000.00/- ,E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 3,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/08/2023 11:21AM with Govt. Ref. No: 192023240164583948 on 10-08-2023, Amount Rs: 3,007/-, Bank: SBI EPay ( SBIEPay), Ref. No. 6939668617230 on 10-08-2023, Head of Account 0030-03-104-001-16



**nt of Stamp Duty**

ified that required Stamp Duty payable for this document is Rs. 7,001/- and Stamp Duty paid by Stamp Rs 000.00/-, by online = Rs 2,001/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2599, Amount: Rs.5,000.00/-, Date of Purchase: 10/08/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/08/2023 11:21AM with Govt. Ref. No: 192023240164583948 on 10-08-2023, Amount Rs: 2,001/-, Bank: SBI EPay ( SBlePay), Ref. No. 6939668617230 on 10-08-2023, Head of Account 0030-02-103-003-02



Debasish Dhar

**DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal**



