




District Sub-Register-II
Alipore, South 24 Pargana

26 AUG 2024

of the Owners' Allocation and the Owners shall be liable to make payment of the same.

19.10 The name of the New Building shall be decided by the Promoter in consultation with the owners.

20. DEFAULTS:

20.1 The following shall be the events of default:-

- a) If the Owners fail to comply with any of their obligations contained herein.
- b) If the Promoter fails to construct, erect and complete the New Building.
- c) If the Promoter fails to comply with any other obligations contained herein.

20.2 If this Agreement is terminated for any of the aforesaid events or reasons then the Owners shall be liable to refund the entire sum paid till then by the Promoter without any interest or deduction within 30 days of demand for refund by the Promoter.

20.3 In case of any event of default, the other party (the aggrieved party) shall serve a notice in writing to the defaulting party, calling upon the defaulting party to comply with its obligation in default within 30 (Thirty) days and in the manner to be mentioned in the said notice.


20.4 Upon receipt of such notice, the defaulting party shall rectify the said event of default and/or breach within the time and in the manner mentioned herein.

20.5 If the default continues for a period of over 60 (Sixty) days after expiry of such notice and there is no remedy provided for herein, the notice of termination may be served by the aggrieved party at their/its sole discretion.

21. FORCE MAJEURE:

21.1 If either Party is delayed in, or prevented from, performing any of its obligations under this Agreement by any event of Force Majeure, that Party shall forthwith serve notice in writing to the other Party specifying the nature and extent of the circumstances giving rise to the event/s of Force Majeure and shall, subject to service of such notice, have no liability in respect of the performance of such of its obligations as are prevented by the event/s of Force Majeure, during the continuance thereof, and for such time after the cessation, as is necessary for that Party, using all reasonable endeavors, to re-commence its affected




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operations in order for it to perform its obligations. Neither the Owners nor the Promoter shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of Force Majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting Force Majeure.

21.2 In the eventuality of Force Majeure circumstances, the time for compliance of the obligation shall stand extended by such period being the time of commencement of force majeure condition to the completion thereof and 7 (Seven) days thereafter.

21.3 The Party claiming to be prevented or delayed in the performance of any of its obligations under this Agreement by reason of an event of Force Majeure shall use all reasonable endeavors to bring the event of Force Majeure to a close or to find a solution by which the Agreement may be performed despite the continuance of the event of Force Majeure.

22. NOTICE:

22.1 Any notice or other written communication given under, or in connection with, this Agreement may be delivered personally, or by electronic mail or registered post or speed post with acknowledgement due or through courier service to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each party from time to time).

22.2 Any such notice or other written communication shall be deemed to have been served:-


i) If delivered personally, at the time of delivery.

ii) If sent by prepaid recorded delivery or registered post or courier service, on the 4th day of handing over the same to the postal authorities.

iii) If sent by electronic mail, at the time of sending (if sent during business hours) or (if not sent during business hours) at the beginning of business hours next following the time of sending.

22.3 In proving such service it shall be sufficient to prove that personal delivery was made or in the case of prepaid recorded delivery, registered post or by courier, that such notice or other written communication was properly addressed and delivered to the postal authorities or in the case of an electronic mail, that an activity or other report from the sender's mailbox can be produced.




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23. ENTIRE AGREEMENT:

- 23.1 This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions/correspondence and agreements between the Parties, oral or implied.

24. AMENDMENT/MODIFICATION:

- 24.1 No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties and expressly referring to the relevant provision of this Agreement.

25. SPECIFIC PERFORMANCE:

- 25.1 In the event of there being breach by either party the other party will have the right to seek specific performance of this agreement and also claim any loss, damage costs and expenses caused due to such breach.

26. ARBITRATION:

- 26.1 The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavors to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties. If the Parties have not settled the Disputes by negotiation within 30 (Thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to, and finally resolved through, arbitration by an Arbitrator jointly appointed by the parties hereto in terms of the Arbitration and Conciliation Act, 1996 and Rules and amendments made there under. The arbitration proceedings shall be conducted at Kolkata and in English.

27. JURISDICTION :

- 27.1 The courts at Kolkata alone shall have jurisdiction to entertain or try any action or proceeding arising out of this agreement.




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THE FIRST SCHEDULE ABOVE REFERRED TO :
(Said Property)

ALL THAT the piece and parcel of bastu land containing an area of 1 (one) Bigha 11 (eleven) Cottahs 9 (nine) Chittacks 35 (thirty five) Sq.Ft. be the same a little more or less **WHICH INCLUDES** the area covered by pond, measuring more or less 10 (ten) Cottahs 8 (eight) Chittacks 29 (twenty nine) Sq.Ft. **AND TOGETHER WITH** the pucca dwelling house with cemented floor erected thereon containing a built-up area of 7700 Sq. Ft. more or less consisting of 20 bedrooms, 10 drawing dining, 8 kitchens and 15 bathroom situated lying at and being the Premises No. 64/1/2, Khudiram Bose Sarani, Kolkata - 700 037 (formerly known as 64/1, Khudiram Bose Sarani and previous to that 64/1, Belgachia Road) within the Municipal limit of the Kolkata Municipal Corporation, Police Station - Ultadanga (formerly Chitpur), Post Office - Northern Avenue, under Assessee No.110030902671 and KMC Ward No.003, Additional District Sub-Registration Office Sealdah, Kolkata-700 037 and butted and bounded as follows :-

<u>ON THE NORTH</u>	:	By Municipal Road (38 feet wide);
<u>ON THE SOUTH</u>	:	By Premises No. 64/1, Khudiram Bose Sarani;
<u>ON THE EAST</u>	:	By Premises No. 64/1, Khudiram Bose Sarani;
<u>ON THE WEST</u>	:	By Khudiram Bose Sarani (103 feet wide).
<u>ZONE:</u>	:	Milk Colony/Dutta Bagan More to Patipukur Bazar

THE SECOND SCHEDULE ABOVE REFERRED TO:
(Specifications)

BUILDING: Designed on a RCC Frame structure with Shear Wall construction with suitable foundation depending on soil conditions.

EXTERIOR ELEVATION: To be designed by the architect, finished with suitable exterior paint finish.

INTERIOR WALLS: Brick wall with wall care putty.

FLOORING: Vitrified tiles in bedrooms and living room areas.

KITCHEN: Ceramic tiles flooring with granite top, one sink and ceramic tiles wall cladding up to 2 feet over the granite top.

BATHROOM: Ceramic tiles flooring with wall dado of ceramic tiles up to 7 feet height from the floor with good quality CP fittings and white sanitary ware.

WINDOWS: Aluminium windows with glass panes.

DOORS: Flush Doors




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ELECTRICALS: Concealed electrical wiring with Modular type switches. Adequate number of light, fan points, geyser points.

LIFTS: Automatic lifts of reputed make.

GENERATOR: A suitable standby diesel generator back up shall be provided as standby for all Lifts, building common area lighting and water pump.

THE THIRD SCHEDULE ABOVE REFERRED TO:

PART-I

(Common Areas, Facilities And Amenities)

1. The foundation, columns, shear walls, beams, support, corridors, lobbies, stairs, stairways, landings, entrances, exits and pathways.
2. Drains and sewers from the premises to the Municipal Duct.
3. Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
4. Boundary walls including outer side of the walls of the new building complex and main gates.
5. Water pump and motor with installation and room therefor.
6. D.G. transformer electrical wiring meters, common DB, electrical panels, fittings and fixtures for lighting the staircase lobby and other common areas, street, landscape area (excluding those as are installed for any particular Unit) and spaces required therefore.
7. Windows/doors/grills and other fittings of the common area of the premises.
8. Generator its installations and its allied accessories and room.
9. Lifts and their accessories installations and spaces required therefor.

PART-II

(Common Expenses/Deposits/Extra Charges)

- **Special Amenities/Facilities:** provision of any special amenities/facilities in the common portions (save and except those described in the Sixth Schedule) including Club Development charges etc.
- **Upgradation of fixtures and fittings:** at any buyer's request, any improved specifications of construction, any internal change made in the layout and/or upgradation of fixtures and fittings of any unit over and above the Specifications described.



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- **Common Expenses/Maintenance Charges/Deposits:** proportionate share of the common expenses/maintenance charges as may be levied.
- **Transformer and allied installation:** Obtaining HT/LT electricity supply from the supply agency through transformers and allied equipment.
- Formation of Association/Holding Organization.
- **Taxes:** deposits towards Municipal rates and taxes, etc.
- **GST:** any other tax and imposition levied by the State Government, Central Government or any other authority or body, if payable on the construction of any units for the buyers of such units and on the transfer of the Owners' allocation by the Developer to the Owners shall be paid by the Owners, if leviable.
- **Electricity Meter:** Security deposit and all other billed charges of the supply agency for providing electricity meter to the Said Complex, at actual.
- **Generator:** stand-by power provision to the Said Complex from diesel generators.
- Gas bank charges, if any.
- Cancellation / Nomination charges.
- Legal charges.
- Guarding charges: collected/invoked in case a flat owner is not taking possession after due date.
- Any other extra facility/reimbursable expenses (for example : air conditioning).




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IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the **OWNERS** at Kolkata in the presence of:

1. *Manoj Bhawan.*
122/1R, S.N.M. Sarani,
Kolkata - 700 026.

Raj kr Gandhi.

(RAJ KUMAR GANDHI)

2. *Dipankar Sardar.*
122/1R, S.N.M. Sarani,
KOL - 700026

Jayshree Gandhi

(JAYSHREE GANDHI)

RICHA FISCAL SERVICES PVT. LTD

Vedant Gandhi

Director

(RICHA FISCAL SERVICES PRIVATE LIMITED)

SIGNED SEALED AND DELIVERED by the **PROMOTER** at Kolkata in the presence of:

1. *Manoj Bhawan.*

MANUSHREE DEVELOPERS LLP

Amish Kyal
Designated Partner / Authorised Signatory

2. *Dipankar Sardar*

(MANUSHREE DEVELOPERS LLP)

Drafted by:

Alamgir Reza

(Alamgir Reza, Advocate)
Enrollment No. WB/1366/03
Alipore Judges Court,
Kolkata 700 027




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RECEIVED of and from the within-named Promoter the within-mentioned sum of Rs. **2,20,00,000/- (Rupees Two Crore Twenty Lacs only)** being the part security deposit as per Memo below:-

MEMO OF CONSIDERATION

Cheque No./RTGS No.	Date	Bank's name	Amount in Rs.
SBINR52018122400198686	24.12.2018	State Bank of India	Rs.50,00,000/-
SBINR52019050600071164	06.05.2019	-Do-	Rs.25,00,000/-
SBINR52019051000031695	10.05.2019	-Do-	Rs.25,00,000/-
SBINR52019051300126466	13.05.2019	-Do-	Rs.25,00,000/-
SBINR52019051500016667	15.05.2019	-Do-	Rs.25,00,000/-
SBINR52020071300048910	13.07.2020	-Do-	Rs.11,00,000/-
SBINR52020082400033601	24.08.2020	-Do-	Rs.23,70,000/-
SBINR52020082400033220	24.08.2020	-Do-	Rs.35,30,000/-
TOTAL:			Rs.2,20,00,000/-

(RUPEES TWO CRORE TWENTY LACS ONLY).

Raj Kr. Gandhi
(RAJ KUMAR GANDHI)

Jayshree Gandhi
(JAYSHREE GANDHI)

RICHA FISCAL SERVICES PVT. LTD

Vedant Gandhi

Director
(RICHA FISCAL SERVICES PRIVATE LIMITED)

OWNERS

WITNESSES:












- Manoj Sheela*
- Dipankar Sardar*




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SPECIMEN FORM FOR TEN FINGER PRINTS


































PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Raj Kr. Singh</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



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SPECIMEN FORM FOR TEN FINGER PRINTS

	<p><i>Jayshree Parothia</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				
	<p><i>Vedant Gandhi</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				
	<p><i>Kumar Vijay</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				

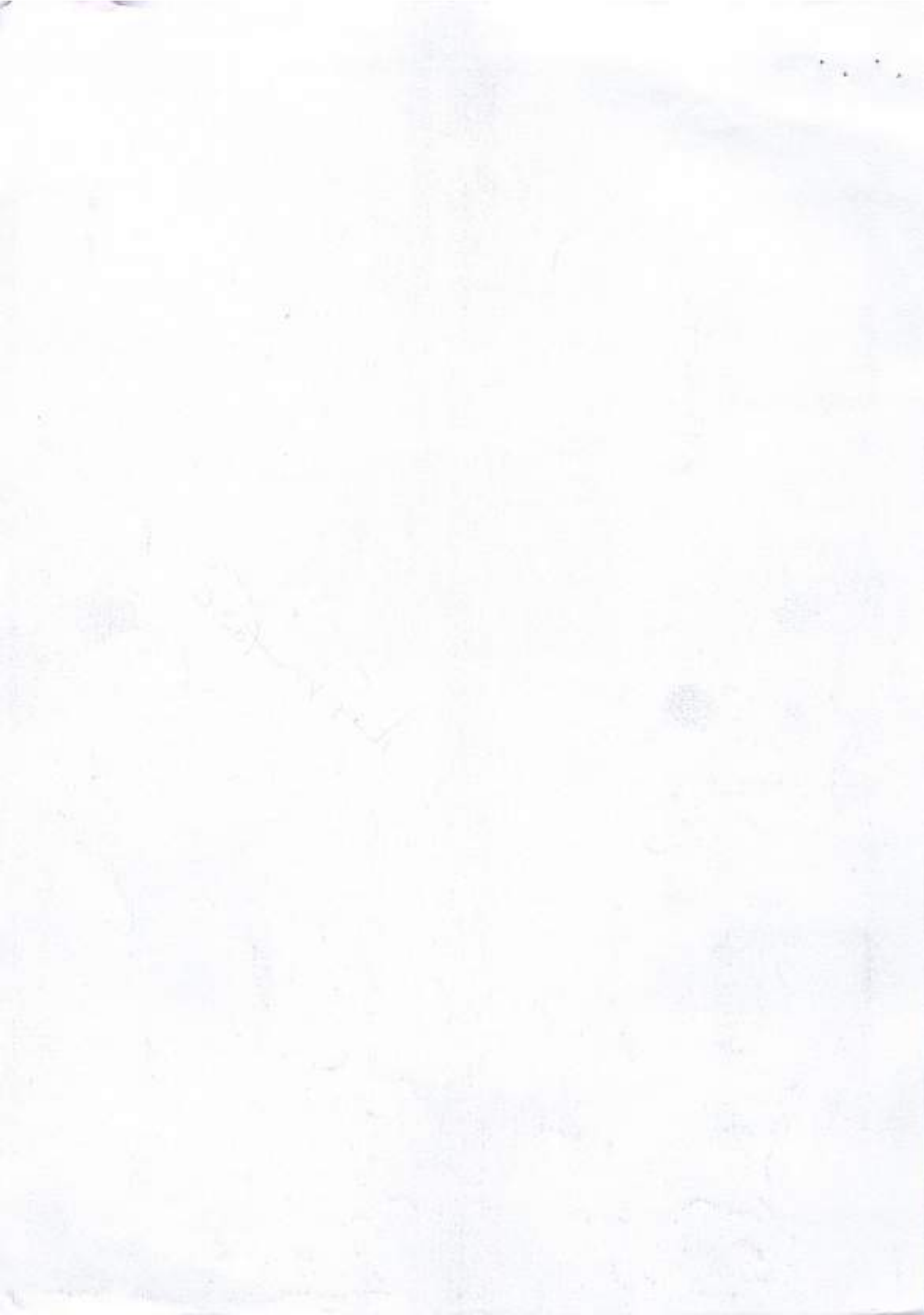



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Raj Kumar Gandhi





ভারত সরকার
Unique Identification Authority of India
Government of India

এনক্রিপ্ট করা আইডি / Encrypted No. : 104021053/03130

To
Raj Kumar Gargi
১০১ কলকাতা
2C
DUTTA ROAD
Ballygunge
Ballygunge, Kolkata
West Bengal - 700019

১০১০২১০৫৩/০৩১৩০
MLJ84827683PT
104021053



আপনার আধার সংখ্যা / Your Aadhaar No. :
6956 3383 1863

আধার - সাধারণ মানুষের অধিকার



১০১ কলকাতা
Raj Kumar Gargi
১০১ : কলকাতা ৭০০
Target : Goal Chakra Gargi

১০১০২১০৫৩/০৩১৩০
১০১ : ১০১



6956 3383 1863

আধার - সাধারণ মানুষের অধিকার

Not for sale



4999-20-10000-
5000-20-10000-



TABLE 1

৩. ন্যায়ের পরিচয় প্রাপ্তি, প্রাপ্তিকাল প্রাপ্তি নয়।
 ৪. পরিচয়ের প্রাপ্তি প্রাপ্তিকাল প্রাপ্তিকাল প্রাপ্তি নয়।

INFORMATION

- Address is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आदेशक भारत (नृप) राज्य।
- आदेशक उपनिषद् माकली ६ (नमनकारी) गणितन प्रविष्टि करीक कर।
- Andher is valid throughout the country.
- Andher will be helpful in avoiding Government and Non-Government services in future.



There is no need to worry about the
future of the world.

Ministry of Education, Government of India

Address: 26 DOVER
ROAD, DARTMOUTH
DARTMOUTH, NEW HAMPSHIRE
05830-1000

6956 3303 1863



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADMPG2541B



नाम / NAME
JAYSHREE GANDHI

पिता का नाम / FATHER'S NAME
BALLABH FOMRA

जन्म तिथि / DATE OF BIRTH
12-09-1965

हस्ताक्षर / SIGNATURE

Jayshree Gandhi

JKTas

आयकर अधिकारी, व.प्र. XI

COMMISSIONER OF INCOME-TAX, W.P. - XI

Jayshree Gandhi





ভারত সরকার
Government of India



অর্থী ব্যক্তি
Jayashree Gandhi
পিতা : শ্রীমন্ত বোম্বা
Father : Shreebalaiah Forns
অবস্থা/DOB : 12/09/1965
লিঙ্গ / Female



8725 2900 5581

আধার - সাধারণ মানুষের অধিকার

Jayashree Gandhi



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

২সি, ডোভার রোড, বালিগুঞ্জ,
কলকাতা, বঙ্গবন্ধু, পশ্চিম বঙ্গ,
৭০০০১৯

Address:

2C, DOVER ROAD, Ballygunge,
Kolkata, Ballygunge, West Bengal,
700019

8725 2900 5581



1047
1800 120 1047



help@uidai.gov.in

WWW

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AACCR2630N



नाम / Name

RICHA FISCAL SERVICES PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation

23/05/1990

22/10/2017
RICHA FISCAL SERVICES PVT. LTD
Vedant Gandhi
Director

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

VEDANT GANDHI

RAJ KUMAR GANDHI

09/01/1997

Permanent Account Number

BPYPG5485B

Vedant Gandhi

Signature



Vedant Gandhi





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

উপস্থাপিত আই ডি/Enrollment No.: 1040/19887/00746

To
শ্রীমান গান্ধী
VEDANT GANDHI
20 DOVER ROAD
KOLKATA Ballygunge S.O
Ballygunge Kolkata
West Bengal 700019

MN1805397850F



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2819 8131 5311

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



শ্রীমান গান্ধী
VEDANT GANDHI
পিতা : রাজ কুমার গান্ধী
Father : RAJ KUMAR GANDHI
জন্ম বর্ষ / Year of Birth : 1997
লিঙ্গ / Male



2819 8131 5311

আধার - সাধারণ মানুষের অধিকার

Vedant Gandhi

Vedant Gandhi



आयकर विभाग
INCOME TAX DEPARTMENT

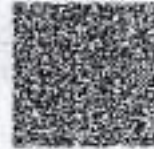


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABJFM9962F

व्यक्ति/प्राकृतिक व्यक्ति
MANUSHREE DEVELOPERS LLP



68112818

दिनांक / तारीख
Date of Issuance / Issued
01/10/2018

MANUSHREE DEVELOPERS LLP

Designated Partner / Authorised Signatory

यदि कार्ड खो जाये/यदि यह प्रतिलिपि खो जाये/नष्ट हो जाये:

आपका यह कार्ड खो जाये, यह कार्ड को पता
नहीं चलेगा, और बदलि
पाठन, 341, सर्वे नं. 97/8,
मोडल क्लस्टर, नरूप डीप बंगलावा चोक,
पिन - 411 006

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL,
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 97/8,
Model Clusters, Near Deep Bangalwa Chok,
Pune - 411 006

Tel: 91-20-2721 8000, Fax: 91-20-2721 8001
e-mail: helpline@nsdl.co.in



MANUSHREE DEVELOPERS LLP

Designated Partner / Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGCPK9667R



नाम / Name
UMESH KYAL

पिता का नाम / Father's Name
GOVIND RAM KYAL

जन्म की तारीख / Date of Birth
13/06/1958

Umesh Kyal
हस्ताक्षर / Signature



78112017



भारत सरकार
GOVERNMENT OF INDIA



उमेश कयल
Umesh Kyal
जन्मतिथि / DOB: 13/06/1958
पुरुष / MALE



3221 6780 6519

AMERA AADHAAR, MERI PEHCHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
S/O गोविंद राम कयल, 30C,
साउथ एंड पार्क, लेक, कोलकाता,
कोलकाता,
पिनकोड - 700029

Address
S/O Govind Ram Kyal,
30C, South End Park,
Lake, Kolkata, Kolkata,
West Bengal - 700029



1947
1800 300 1947

http://uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Umesh Kyal





IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)
KOLKATA - 700 027
PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477



Card No. : **I/C/896**

Name **ALAMGIR REZA** **Advocate**

Father's/Husband's name **Jahangir Reza**

Address **28/1, Judges Court Road**
Kolkata- 700 027

Ph. No. **98319 60557**

W.B. Bar Council Enrolment No. **F-1194 / 03**

Sudhansu Bose
SECRETARY

Alamgir Reza Adv
26.8.2020





Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-006818619-8

GRN Date: 26/08/2020 10:50:47

BRN : 4823469917404

SBI ePay txn No. : IGAJGNLFH0

Payment Mode : Net Banking-SELF

Payment Gateway SBI EPay-State Bank of India

BRN Date: 26/08/2020 10:52:15

SBI ePay txn Date. 26/08/2020 10:51:31

DEPOSITOR'S DETAILS

Name : MANUSHREE DEVELOPERS LLP Id No. : 2000977315/3/2020
Contact No. not
E-mail : Mobile No. +91 9830065307
Address : 1221R S N M SARANI KOLKATA 700026
User Type : Others

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000977315/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	220021
2	2000977315/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	74921

Total Amount 294942

In Words : Rupees Two Lakh Ninety Four Thousand Nine Hundred Forty Two Only.





Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt







Visit Commission Case No / Year	1602000995/2020	Date of Application	26/08/2020
Query No / Year	16022000977315/2020		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mrs ARPITA MALLICK		
Stampduty Payable	Rs.75,021/-		
Registration Fees Payable	Rs.2,20,021/-		
Applicant Name of the Visit Commission	Mr A REZA		
Applicant Address	ALIPORE		
Place of Commission	122/1 R , S N MAJUMDER SARANI KOL-26		
Expected Date and Time of Commission	26/08/2020 1:00 AM		
Fee Details	J1: 250/-, J2: 250/-, PTA-J(2): 0/-, Total Fees Paid: 500/-		
Remarks			








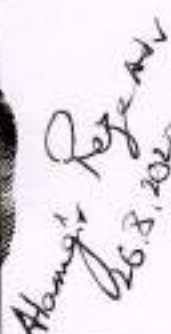
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022000977315/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr RAJ KUMAR GANDHI 2C, Dover Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Land Lord			<i>Rajkr Gandhi</i> 26-8-2020
2	Mrs JAYSHREE GANDHI 2C, Dover Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Land Lord			<i>Jayshree Gandhi</i> 26-8-2020
3	Mr VEDANT GANDHI 2C, Dover Road, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Represent ative of Land Lord [RICHA FISCAL SERVICE S PRIVATE LIMITED]			<i>Vedant Gandhi</i> 26-8-2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr UMESH KYAL 30C South End Park,, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Developer [MANUSH REE DEVELOPERS LLP]			 26/08/2020
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ALAMGIR REZA Son of Mr JAHANGIR REZA JUDGES COURT ROAD, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Mr RAJ KUMAR GANDHI, M JAYSHREE GANDHI, Mr VEDANT GANDHI, Mr UMESH KYAL			 26.8.2020

(Samar Kumar Pramanick)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1602-06775/2021	Date of Registration	25/08/2021
Query No / Year	1602-2000977315/2020	Office where deed is registered	
Query Date	18/08/2020 12:39:58 PM	1602-2000977315/2020	
Applicant Name, Address & Other Details	ARPITA MALLICK 11A, T. N. CHATTERJEE STREET, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9836735622, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,20,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 9,02,49,118/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,021/- (Article:48(g))		Rs. 2,20,053/- (Article:E, 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:- Ultadanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kshudiram Bose Sarani, Road Zone : (Milk Colony /Dutta Bagan More -- Patipukur Bazar) , , Premises No: 64/1/2 , Ward No: 003 Pin Code : 700037

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Bigha 11 Katha 9 Chatak 35 Sq Ft	1/-	8,51,23,806/-	Width of Approach Road: 103 Ft., Adjacent to Metal Road,
Grand Total :				52.1583Dec	1 /-	851,23,806 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	7700 Sq Ft.	1/-	51,25,312/-	Structure Type: Structure
Gr. Floor, Area of floor : 7700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		7700 sq ft	1 /-	51,25,312 /-	



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RAJ KUMAR GANDHI (Presentant) Son of Mr Gokal Chand Gandhi 2C, Dover Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2N, Aadhaar No: 69xxxxxxx1863, Status :Individual, Executed by: Self, Date of Execution: 26/08/2020 , Admitted by: Self, Date of Admission: 26/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/08/2020 , Admitted by: Self, Date of Admission: 26/08/2020 ,Place : Pvt. Residence
2	Mrs JAYSHREE GANDHI Wife of Mr Raj Kumar GANDHI 2C, Dover Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1B, Aadhaar No: 87xxxxxxx5581, Status :Individual, Executed by: Self, Date of Execution: 26/08/2020 , Admitted by: Self, Date of Admission: 26/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/08/2020 , Admitted by: Self, Date of Admission: 26/08/2020 ,Place : Pvt. Residence
3	RICHA FISCAL SERVICES PRIVATE LIMITED 310, Commercial Point, Premises No. 79, Lenin Sara, City:- Kolkata, , P.O:- Taltola, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MANUSHREE DEVELOPERS LLP 122/1R, Satyendranath Majumdar Sarani, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: ABxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr VEDANT GANDHI Son of Mr Raj Kumar Gandhi 2C, Dover Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BPxxxxxx5B, Aadhaar No: 28xxxxxxx5311 Status : Representative, Representative of : RICHA FISCAL SERVICES PRIVATE LIMITED (as Director)
2	Mr UMESH KYAL Son of Late Govind Ram Kyal 30C South End Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx7R, Aadhaar No: 32xxxxxxx6519 Status : Representative, Representative of : MANUSHREE DEVELOPERS LLP (as Designated Partner)



Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALAMGIR REZA Son of Mr JAHANGIR REZA JUDGES COURT ROAD, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr RAJ KUMAR GANDHI, Mrs JAYSHREE GANDHI, Mr VEDANT GANDHI, Mr UMESH KYAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RAJ KUMAR GANDHI	MANUSHREE DEVELOPERS LLP-17.3861 Dec
2	Mrs JAYSHREE GANDHI	MANUSHREE DEVELOPERS LLP-17.3861 Dec
3	RICHA FISCAL SERVICES PRIVATE LIMITED	MANUSHREE DEVELOPERS LLP-17.3861 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr RAJ KUMAR GANDHI	MANUSHREE DEVELOPERS LLP-2566.66666700 Sq Ft
2	Mrs JAYSHREE GANDHI	MANUSHREE DEVELOPERS LLP-2566.66666700 Sq Ft
3	RICHA FISCAL SERVICES PRIVATE LIMITED	MANUSHREE DEVELOPERS LLP-2566.66666700 Sq Ft



On 26-08-2020**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 15:35 hrs on 26-08-2020, at the Private residence by Mr RAJ KUMAR GANDHI, 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 9,02,49,118/-

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

Execution is admitted on 26/08/2020 by 1. Mr RAJ KUMAR GANDHI, Son of Mr Gokal Chand Gandhi, 2C, Dover Road, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. Mrs JAYSHREE GANDHI, Wife of Mr Raj Kumar GANDHI, 2C, Dover Road, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr ALAMGIR REZA, , Son of Mr JAHANGIR REZA, JUDGES COURT ROAD, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

Execution is admitted on 26-08-2020 by Mr VEDANT GANDHI, Director, RICH FISCAL SERVICES PRIVATE LIMITED (Private Limited Company), 310, Commercial Point, Premises No. 79, Lenin Sara, City:- Kolkata, , P.O:- Taltola, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013

Indetified by Mr ALAMGIR REZA, , Son of Mr JAHANGIR REZA, JUDGES COURT ROAD, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 26-08-2020 by Mr UMESH KYAL, Designated Partner, MANUSHREE DEVELOPERS LLP (LLP), 122/1R, Satyendranath Majumdar Sarani, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr ALAMGIR REZA, , Son of Mr JAHANGIR REZA, JUDGES COURT ROAD, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 28-08-2020**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,20,053/- (B = Rs 2,20,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 2,20,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/08/2020 10:52AM with Govt. Ref. No: 192020210068186198 on 26-08-2020, Amount Rs: 2,20,021/-, Bank: SBI EPay (SBlePay), Ref. No. 4823469917404 on 26-08-2020, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by online = Rs 74,921/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/08/2020 10:52AM with Govt. Ref. No: 192020210068186198 on 26-08-2020, Amount Rs: 74,921/-,
Bank: SBI EPay (SBlePay), Ref. No. 4823469917404 on 26-08-2020, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 08-09-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,20,053/- (B = Rs 2,20,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1042185, Amount: Rs.100/-, Date of Purchase: 15/02/2020, Vendor name: I CHAKRABORTY



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



On 25-08-2021

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.



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 267794 to 267857
being No 160206775 for the year 2021.



Sa

Digitally signed by Samar kumar
pramanick
Date: 2021.08.26 10:54:57 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/08/26 10:54:57 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)