

1107

I-1142/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 442022

3
16/2/23

02/242603/23

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT is made on this 16th Day of February in the year TWO THOUSAND TWENTY THREE [2023].

Continued to page no.....2

Certified that the document is admitted to registration. The amount paid / made and the enclosure are as stated / attached to this document.

District Sub Registrar-II
North 24 Parganas, West Bengal

16 FEB 2023

Biswasjit Kar
Advocate
High court Calcutta

0000

নং-
সন ও তারিখ-
ফেলতার নাম-
সাবিন-
স্টাম্প মূল্য-
ভেজার শ্রী-

বায়ানাত কোর্ট
উত্তর ২৪ পরগনা

টি. ডি. নং-
স্টাম্প ক্রয়ের তারিখ-
মোট স্টাম্পের মূল্য-
প্রেক্ষারী অফিস-বায়ানাত
ভেজার শ্রী তাপস কুমার সর্মা

18 JAN 2023

192 00000



3

Registrar IAS 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

Rohit Lal
S/o - Suresh Pat.
24, K.B. Saran
KOL-700080
Prima

116 FEB 2023

BETWEEN

(1) SRI SHYAMAL KHAN (PAN- AFXPK3273P & EPIC No. RXC#988930) , son of Late Sashadhar Khan, by faith -Hindu, by occupation- Business, by Nationality- Indian, residing at 42/A, K.B.Sarani, P.O. Mall Road, P.S. Dum Dum, Kolkata- 700080, in the District of North 24 Parganas (2) SRI ALOKE KHAN (PAN- APKPK4186Q & EPIC No. IHM2836518) , son of Late Sashadhar Khan , by faith -Hindu, by occupation- Business, by Nationality- Indian, residing at NB-33, Arjunpur North, P.O. Arjunpur, P.S. Baguiati , Kolkata- 700059, in the District of North 24 Parganas (3) SRI MOLOY KHAN (PAN- ALNPK7974P & EPIC No. WB/20/091/282182) ^{Doc. No. WB 250006230} , son of Late Sashadhar Khan , by faith -Hindu, by occupation- Business, by Nationality- Indian, residing at NB-33, Arjunpur North, P.O. Arjunpur, P.S. Baguiati , Kolkata- 700059, in the District of North 24 Parganas (4) SMT. SIKHA PAUL alias Subhra Paul (PAN- CCBPP4984K & EPIC No. FKY0252478) , daughter of Late Sashadhar Khan & wife of Sri Sankar Kumar Paul, by faith -Hindu, by occupation- Housewife, by Nationality- Indian, residing at PALASHI, Majhi Para, Bisrup, Noakhali Colony, P.O. Palashi, P.S. Bijpur , in the District of North 24 Parganas, Pin- 743145 referred to and called as "OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, successors, representatives and assigns) of the **FIRST PART**

AND

"GANAPATI DEVELOPER " a Partnership firm having its office at BMC, NB-33, Arjunpur North, P.S. Baguiati , Kolkata- 700059 in Ward No. 8 under Bidhannagar Municipal Corporation , in the District of North 24 Parganas, represented by its Partners namely (1) SRI ALOKE KHAN (PAN- APKPK4186Q & EPIC No. IHM2836518) , son of Late Sashadhar Khan , by faith -Hindu, by occupation- Business, by Nationality- Indian, residing at NB-33, Arjunpur North, P.O. Arjunpur, P.S. Baguiati , Kolkata- 700059, in the District of North 24 Parganas (2) SRI MOLOY KHAN (PAN- ALNPK7974P & EPIC No. WB/20/091/282182) , son of Late Sashadhar Khan , by faith -Hindu, by occupation- Business, by Nationality- Indian, residing at NB-33, Arjunpur North, P.O. Arjunpur, P.S. Baguiati , Kolkata- 700059, in the District of North 24 Parganas hereinafter called the DEVELOPER (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives and assigns) of the **SECOND PART**

WHEREAS by way of registered Deed of conveyance made on 16.08.1985 and registered the same before the Additional District Sub Registrar at Bidhannagar, Saltlake City and recorded in Book No. I, Volume no.118F, pages 231 to 240, Deed No.6303 for the year 1985 Sri Sufit Biswas ,son of Late Tarini Charan Biswas of 25, Vidyasagar Road, P.S. Dum Dum, Kolkata- 700065 in the District of 24 Parganas conveyed, sold and transferred to Smt. Suniti Khan, wife of Late Sashadhar Khan of Arjunpur North, P.S. Rajarhat, in the District of 24 Parganas ALL THAT piece and parcel of land measuring 6 (Six) Satak more or less lying situated at Mouza- Mondalgathi, comprised in Sabek Dag No. 322, Hal Dag No. 345, Khatian No.Kri-

Sri Shyamal Khan

Mohd. Khan

Marked as Plot No. 2 J.L. No. 6 , R.S. No. 131, Touzi No. 191, P.S. Rajarhat, District 24 Parganas within the limits of Additional District Sub Registrar at Cossipore Dum Dum, 24 Parganas.

AND WHEREAS by way of registered Deed of conveyance made on 16.08.1985 and registered the same before the Additional District Sub Registrar at Bidhannagar, Saltlake City and recorded in Book No. 1, Volume no.118F, pages 241 to 250 , Deed No.6304 for the year 1985 Smt. Gita Rani Das ,wife of Rabindra Nath Das of Italgacha, P.S. Dum Dum, Kolkata-700079 in the District of 24 Parganas conveyed, sold and transferred to Smt. Suniti Khan, wife of Late Sashadhar Khan of Arjunpur North, P.S. Rajarhat, in the District of 24 Parganas ALLTHAT piece and parcel of land measuring 27 (Twenty Seven) Satak more or less lying situated at Mouza- Mondalgathi, comprised in Sabek Dag No. 322, Hal Dag No. 345, Khatian No.Kri-503, Marked as Plot No. 1, J.L. No. 6, R.S. No. 131,Touzi No. 191, P.S. Rajarhat, District 24 Parganas within the limits of Additional District Sub Registrar at Cossipore Dum Dum, 24 Parganas.

AND WHEREAS thereafter said Suniti Khan died intestate on 20.09.2015 and her husband namely Sasadhar Khan predeceased and the property left by them were inherited by their three sons namely (1) SRI SHYAMAL KHAN (2) SRI ALOKE KHAN (3) SRI MOLOY KHAN and one daughter namely SMT. SIKHA PAUL alias Subhra Paul as per Hindu succession Act 1956.

AND THUS by way of inheritance said SRI SHYAMAL KHAN , SRI ALOKE KHAN , SRI MOLOY KHAN and o SMT. SIKHA PAUL alias Subhra Paul become the absolute owners ALLTHAT piece and parcel of land as per physical measurement 16 (Sixteen) Cottahas 8 (Eight) Chittaacks & 40 (Forty) Sq.ft more or less (as per Deed 33 Satak , as per BL & R.O record 32 satak,) lying situated at Mouza- Mondalgathi, comprised in Sabek Dag No. 322, Hal Dag No. 345, Khatian No.Kri-503, L.R Dag 345, L.R. Khatian No. 10485 (area of land 0.0800 satak) , 10486 (area of land 0.0800 satak) , 10487 (area of land 0.0800 satak),10488 (area of land 0.0800 satak) Marked as Plot No. 1 & 2, J.L. No. 6, , R.S. No. 131,Touzi No. 191, P.S. Rajarhat Now Baguiati, Kolkata - 700059, Municipal Holding No. RGM-218, Mandalganathi, 12, East Mall Road, Kolkata - 700080 within the limits of Rajarhat Gopalpur Municipality Now within the limits of Bidhan Nagar Municipal Corporation under Ward No. 8 in the District North 24 Parganas under Addl. District Sub Registration office Bidhannagar Saltlake City , North 24 Parganas .

WHEREAS the owners herein intend to develop the aforesaid property by raising construction of a Multi- storied building, but, due to paucity of funds and lack of experience it is not possible on the part of the owner to develop the same and finding no other alternative they have decided to appoint a Developer who will be able to undertake the aforesaid job.

WHEREAS On hearing such intention of the owners herein, the Developer approached them that they are agreed to undertake the aforesaid job where the owners hereby accepted the said proposal of the Developer under some terms and Conditions mentioned hereinafter.

Marked as Plot
Perganas within
Perganas.
registered
and rec
1985
70



31

Registrar LUG 7(2)
District Sud Registrar-II
21, Po Saras, Barasat

16 FEB 2023

WHEREAS both the parties here in have agreed to enter into this agreement and stating the terms and conditions in details to avoid any litigations which may or may not be arise in future by and between the parties herein.

NOW THE AGREEMENT WITNESSETH and it's hereby agreed by and between the parties hereto as follows :-

DEFINITIONS

1. OWNERS : Shall mean the said (1) SRI SHYAMAL KHAN , son of Late Sashadhar Khan ,by faith -Hindu, by occupation- Business, by Nationality- Indian, residing at 42/A, K.B.Sarani,, P.O. Mall Road, P.S. Dum Dum, Kolkata- 700080, in the District of North 24 Parganas (2) SRI ALOKE KHAN , son of Late Sashadhar Khan ,by faith-Hindu, by occupation- Business, by Nationality- Indian, residing at NB-33, Arjunpur North, P.O. Arjunpur, P.S. Bagulati , Kolkata- 700059, in the District of North 24 Parganas (3) SRI MOLOY KHAN , son of Late Sashadhar Khan ,by faith -Hindu, by occupation- Business, by Nationality- Indian, residing at NB-33, Arjunpur North, P.O. Arjunpur, P.S. Bagulati , Kolkata- 700059, in the District of North 24 Parganas (4) SMT. SIKHA PAUL alias (Subhra Paul , daughter of Late Sashadhar Khan & wife of Sri Sankar Kumar Paul,by faith -Hindu, by occupation- Housewife, by Nationality- Indian, residing at PALASHI, Mejhi Para,Bizpur, Noakhali Colony, P.O. Palashi, P.S. Bijpur in the District of North 24 Parganas, Pin- 743145 and their hires, legal representatives, executors, administrators and assigns.

2. DEVELOPER : shall mean "GANAPATI DEVELOPER " a Partnership firm having its office at BMC, NB-33, Arjunpur North, P.S. Bagulati , Kolkata- 700059 in Ward No. 8 under Bidhannagar Municipal Corporation , in the District of North 24 Parganas, represented by its Partners namely (1) SRI ALOKE KHAN(PAN- APKPK4186Q & EPIC No. IHM2836518) , son of Late Sashadhar Khan ,by faith -Hindu, by occupation- Business, by Nationality- Indian, residing at NB-33, Arjunpur North, P.O. Arjunpur, P.S. Bagulati , Kolkata- 700059, in the District of North 24 Parganas (2) SRI MOLOY KHAN "(PAN- ALNPK7974P & EPIC No. WB/20/091/282182) , son of Late Sashadhar Khan ,by faith -Hindu, by occupation- Business, by Nationality- Indian, residing at NB-33, Arjunpur North, P.O. Arjunpur, P.S. Bagulati , Kolkata- 700059, in the District of North 24 Parganas and its successor or successors and assigns.

3. PREMISES : shall mean ALLTHAT piece and parcel of land as per physical measurement 16 (Sixteen) Cottahas 8 (Eight) Chittacks & 40 (Forty) Sq.ft more or less (as per Deed 33 Satak , as per BL & R.O record 32 satak,) lying situated at Mouza- Mondalgathi, comprised in Sabek Dag No. 322, Hal Dag No. 345, Khatian No.Kri-503, L.R Dag 345, L.R. Khatian No. 10485 (area of land 0.0800 satak) , 10486 (area of land 0.0800 satak) , 10487 (area of land 0.0800 satak),10488 (area of land 0.0800 satak) Marked as Plot No. 1 & 2, J.L. No. 6, , R.S. No. 131,Touzi No. 191, P.S. Ragarhat Now Bagulati, Kolkata - 700059, Municipal Holding No. RGM-215, Mandalganhi, 12, East Mall Road, Kolkata - 700080 within the limits of Rajarhat Gopalpur Municipality Now within the limits of Bidhan Nagar Municipal Corporation under Ward No. 8 within the limits of Bidhan Nagar Municipal Corporation in the



2

Registrar LIS 7(2)
District Sub Registrar-II
Jalan 24 Perparas, Barasat

16 FEB 2023

WHEN
the terms
future b
pr



3

Registrar LWS 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

'16 FEB 2023

District North 24 Parganas under Addl. District Sub Registration office Bidhannagar Saltlake
city which is morefully and specifically described in the Schedule 'A' hereunder written

4. **BUILDING** : shall mean the Multi storied building/buildings to be constructed at the said premises in accordance with plan already sanctioned by the appropriate authorities.

5. **COMMON FACILITIES AND AMENITIES** : shall mean stairways, lift passage ways, Municipal water supply provided by the developer, tube well, overhead tank, water pump and motor and roof other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment maintenance and/or management of the building.

6. **SALEABLE** : space shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required other than owners allocation.

7. **OWNERS ALLOCATION** : [mentioned in "B" Schedule hereunder] .

Sri Shyamal Khan owner herein will get of Rs. 1,00,000/- (Rupees One Lakh) only at the time of signing this agreement which will be adjusted at the time of taking possession of his share in respect of owner's allocation.

SMT. SIKHA PAUL alias Subhra Paul owner herein will get of Rs. 1,00,000/- (Rupees One Lakh) only at the time of signing this agreement which will be adjusted at the time of taking possession of her share in respect of owner's allocation.

The owners herein will get 44% of constructed area of the proposed building to be constructed on the said property and the same will be allotted in the Ground to Top floor in each Block

The owners herein shall give peaceful vacant possession to the Developer.

It is undertaken by the owners herein that after completion of the construction of the said building they will partition their respective portion mentioned above as per this agreement through registered Deed of partition

8. **DEVELOPER'S ALLOCATION** [mentioned in "C" Schedule hereunder] : shall mean the rest of the constructed area in the said premises together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to the use thereof in the said premises upon construction of the said buildings after providing for owner's allocation.

The Developer herein will get 56% of constructed area of the proposed building to be constructed on the said property and the same will be allotted in the Ground to Top floor in each Block

9. **ARCHITECT** : shall mean the person or persons who may be appointed by the developer for designing and planning of the said building with the approval of the owner.

10. **BUILDING PLAN** : shall mean the plan to be sanction by the appropriate authorities with such alteration or modifications as may be made by the developer with the approval of the owner from time to time.



3

Registrar U/S 7(2)
District Sub Registrar-II
Barasat, Gujarat

16 FEB 2023

11. It is agreed by the owners that after taking possession of the owner's allocation the owner will pay maintenance Charge for their portion.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. The owners shall permit to the Developer to construct a Multi storied building on the schedule mentioned property in accordance with the sanction plan which has been/ will be sanctioned by the in the name of the present owners and the total Cost and expenses for sanction and constructional purpose have been exclusively borne, by the developer.

2. The owners shall hand over the original documents of title Deed. at the time of signing this agreement for smooth construction of the proposed building and the same will be returned to the owner herein after completion of execution of registration of all intending purchaser /purchasers of Developer's allocation.

3. It is agreed by the parties that the owner shall hand over the vacant and peaceful possession of the schedule mentioned property to the Developer.

4. OWNERS ALLOCATION : (mentioned in "B" Schedule hereunder) :

Sri Shyamal Khan owner herein will get of Rs. 1,00,000/- (Rupees One Lakh) only at the time of signing this agreement which will be adjusted at the time of taking possession of his share in respect of owner's allocation.

SMT. SIKHA PAUL alias Subhra Paul owner herein will get of Rs. 1,00,000/- (Rupees One Lakh) only at the time of signing this agreement which will be adjusted at the time of taking possession of her share in respect of owner's allocation.

The owners herein will get 44% of constructed area of the proposed building to be constructed on the said property and the same will be allotted in the Ground to Top floor in each Block

The owners herein shall give peaceful vacant possession to the Developer.

The owners herein shall give peaceful vacant possession to the Developer. At the time of signing this agreement and execution of registered power of Attorney in favour of the Developer, the owner will handover all original documents related to the said property like as porcha, Khajna, upto date payment of municipal tax receipt for smooth construction of the said Multi storied building. and the same will be returned to the owner at the time giving possession of the owner's allocation after completion of execution of registration of all intending purchaser /purchasers of Developer's allocation...

DEVELOPER'S ALLOCATION (mentioned in "C" Schedule hereunder) : shall mean the rest of the constructed area in the said premises together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to the use thereof in the said premises upon construction of the said buildings after providing for owner's allocation.

The Developer herein will get 56% of constructed area of the proposed building to be constructed on the said property and the same will be allotted in the Ground to Top floor in each Block



3

Registrar LMS 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

16 FEB 2023

5. It is agreed by the parties that the Developer shall complete the total constructional work of the proposed building within 36 months from the date of sanction of building plan and if required a further period of 3 (three) months shall be extended for that Purpose and the name of the proposed building will be finalized by the owner.

6. It is agreed by the parties that the cost of obtaining of building sanction plan, the revised sanction plan, its amendments and modifications of the entire building including Architect's fees are to be borne by the said Developer. All Municipal rents, rates and taxes of the said property prior to handing over of the vacant possession of the said land to the Developer for construction shall be borne by the owners but the developer shall pay the Municipal rents, rates and taxes from the date of taking over of the possession of the said property upto the time of handover of owner's allocation. All modification / amendment of plan are to be made with the approval of the owner.

7. It is agreed that upon the completion of the proposed Multi-storied building and handing over of the owner's allocation to the satisfaction of owner, the taxes of the constructed area of owner's allocation shall be borne by the owner and the Developer and/or his nominee or nominees will also pay the maintenance charges proportionate against his allocated portions which to be determined by the Apartment owners Association and the Rajarhat Gopalpur Municipality and the Municipal Holding No. RGM-215, Mandalganhi, 12, East Mall Road, Kolkata - 700080 within the limits of Rajarhat Gopalpur Municipality Now within the limits of Bidhan Nagar Municipal Corporation under Ward No. 8 in the District North 24 Parganas

The construction of the proposed building should be certified by the Structural Engineer in question of fitness of the proposed building.

In the event of the Owners or Developer, any of them committing breach of any of the terms and conditions herein contained or making willful delay to develop or obstruct to construct the said premises as hereinbefore stated, the Owner or Developer, as the case may be, shall be entitled to payments for damages and compensation and be liable to pay such losses and compensation as shall be determined by the Arbitrator provided however if such delay /obstruction shall continue for a period of 6 (Six) months then in the event in addition to any other right which the owner or Developer, as the case may be, shall be entitled to sue for specific performance of this agreement or to rescind or cancel this agreement and claim refund of all the moneys paid and spent for employing its obligations under these agreement and also such losses and damages which any of them suffer and/or incur for entering into this agreement.

It is made clear that the Developer shall have no right of title and /or interest in respect of the top floor /roof excluding overhead tank etc. of the proposed building after its construction.

8. It is agreed by the parties that the Developer shall be entitled to enter into any agreement for sale in respect of their allocated portion to different prospective buyers and



3

Registrar JWS 7(2)
District Sub Registrar
Pongoran, Barasat

16 FEB 2023

simultaneously to sale out those portions either in a manner of flats or covered areas to different buyers against such monetary consideration which the owner shall not be entitled to interfere in any manner whatsoever.

9. It is agreed by the parties that from the Developer's allocated portion, the Developer shall be entitled to sell out, Transfer, convey, Lease, License the same to different buyers and for that purpose the developer shall also be entitled to get undivided proportionate rights title and interest on all common areas and facilities of the building which to be constructed by the Developer at his own costs and expenses.

10. It is also agreed by the parties that after completion of the building the developer shall hand over the owner's allocated portion to the owner before possession of others and the developer shall be entitled to handover to other prospective buyers against his allocated portion and subsequently the developer has the liberty to execute and register the proper Deed of conveyance in favour of them but the after completion of the project work, the Developer shall handover the above deed original title documents in respect of the premises to the owner.

11. The owners shall not be entitled to claim any other portion or portions except their allocated agreed portion of the constructed and covered areas of the proposed Multi storied building subject to maintain the terms & conditions of the this agreement. Further the owners shall not be entitled to claim any amount of sale proceeds received by the Developer from the purchaser of the different other portions areas flats including proportionate share of the land belongs to the Developer.

The Developer shall be entitled to fix a sign Board on the said property for advertisement and inserting in News papers for advertisement media for the purpose of sell and transfer his allocated portion on the schedule mentioned property.

12. The Developer absolutely shall appoint the Architect for supervision of the structural construction of the foundation basements, pillars, structures, basements beams, concretes, over-head reservoir, electrical and plumbing fixtures and materials used for constructions, sewerage etc. shall do so exclusively at his own costs and expenses.

13. The owner shall extend and for all necessary facilities and co-operation to the developer for obtaining permanent connection of water supply electric connection with meter(s) drainage, sewerage, telephone and similar other installations needed for completion of the proposed G+IV storied building in which the building will be in fully completed in all respects and in habitable nature all expenses will be borne by the Developer.

14. For the purpose of construction for the said Multi storied building, the Architect, Engineers, other Technical experts and all workmen shall be appointed by the Developer and the Developer shall be responsible for making payments to each and every one of them. The owner shall have no liability for responsibility for making such payment to any of them either during the construction period or after completion of construction or at any point any local hazards steps for solving the same at his own costs and expenses and in that case, the owner shall extend all sorts of co-operation in favour of the developer.



31

Officer U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

16 FEB 2023

15. It is agreed that in the event of any damage or injury arising out from accidents of carelessness of the ownership and subsequently victimising such work man or any other persons whatsoever of causing any harm to the property during the course of construction, the Developer shall bear the responsibility and liability thereof and shall keep the owners his estate and effect save and harmless and indemnify against all suits, cases, claims, demands rights and actions in respect of such adventualities.

16. The Developer shall abide by all laws ,bye-laws, Rules & Regulations, Municipal Laws, Building & construction Rules of the Municipality/ Corporation , Government Local Bodies and shall be responsible to all deviations and departures and breach of the same and the Developer shall keep the owner and the said premises full saved indemnified protected and harmless in this respect.

17. It is agreed that no portions of the constructed building shall be used by either party to this agreement for any unlawful, illegal, immoral otherwise that those described / depicted in the sanctioned building plan. The owner and the Developer shall abide by the restrictions regarding use of the covered areas / flats open spaces etc. The Developer can't be transfer / handover the constructional work to another developer before the completion of the building.

It is clearly understood that if the performance of the developer is prevented by force majeure conditions i.e. storm, earth quake, fire, riot, tempest, civil commotion, strike or any other ant beyond the control of the parties then neither party shall be liable for non performance or delay in performance.

18. It is agreed that the owner whenever it becomes lawfully necessary shall bound to sign on papers and execute documents in connection with obtaining of sanctioned plan or any modification as deemed necessary for safe construction by Municipal Architect thereof during the course of construction period of the proposed Multi storied building till complete of the total constructional work of the building or for disposal and sale of any and or all portions of the Developer without raising any objection thereto in any manner whatsoever.

19. Both the parties hereto agreed that the terms and conditions contained in that agreement and in that schedule annexed with this agreement shall be adhered to the most cordial and friendly manner. If any completion beyond the agreed terms and conditions incorporated in this agreement both parties shall try to settle the said dispute at bi - parties level.

20. However if any dispute of differences arises between the parties in this agreement for effective interpretation of the terms and conditions herein. The same shall be referred either to an Advocate or Arbitrator chosen jointly by the parties hereto or to such separate Advocate who will be appointed by one of each party together with right to appoint an umpire and whose decision shall be final and binding upon the parties.

21. The name of the proposed building will be "SUNUTI APARTMENT"

"A" SCHEDULE ABOVE REFERRED TO

ALLTHAT piece and parcel of Bastu land as per physical measurement 16 (Sixteen) Cottahas 8 (Eight) Chittacks & 40 (Forty) Sq.ft more or less (as per Deed 33 Satak , as per BL & R.O record 32 satak,) along with Tile shed(Floor - cemented) measuring an area 500 sq.ft more or less lying situated at Mouza- Mondalgathi, comprised in Sabek Dag No. 322, Hal Dag.No. 345, Khatian No.Kri-503, L.R Dag 345, L.R. Khatian No. 10485 (area of land 0.0800 satak) , 10486 (area of land 0.0800 satak) , 10487 (area of land 0.0800 satak),10488 (area of land 0.0800 satak) Marked as Plot No. 1 & 2, J.L. No. 6, , R.S. No. 131,Touzi No. 191, P.S. Rajarhat Now Baguiati,, Municipal Holding No. RGM-215, Mandalganhi, 12, East Mall Road, Kolkata - 700080 within the limits of Rajarhat Gopalpur Municipality Now within the limits of Bidhan Nagar Municipal Corporation under Ward No. 8 in the District North 24 Parganas under Addl. District Sub Registration office Bidhannagar-Saltlake City The property is butted and bounded as follows:

ON THE NORTH BY	- Others property
ON THE SOUTH BY	- Others property
ON THE EAST BY	- 16'0" wide Road
ON THE WEST BY	- Others property

THE "B" SCHEDULE REFERRED OF ABOVE

(Owner's Allocation)

Sri Shyamal Khan owner herein will get of Rs. 1,00,000/- (Rupees One Lakh) only at the time of signing this agreement which will be adjusted at the time of taking possession of his share in respect of owner's allocation.

SMT. SIKHA PAUL alias Subhra Paul owner herein will get of Rs. 1,00,000/- (Rupees One Lakh) only at the time of signing this agreement which will be adjusted at the time of taking possession of her share in respect of owner's allocation.

The owners herein will get 44% of constructed area of the proposed building to be constructed on the said property and the same will be allotted in the Ground to Top floor in each Block

The owners herein shall give peaceful vacant possession to the Developer.

The owner herein shall give peaceful vacant possession to the Developer. At the time of signing this agreement and execution of registered power of Attorney in favour of the Developer, the owner will handover all original documents related to the said property like as porcha, Khajna, upto date payment of municipal tax receipt for smooth construction of the said G+IV storied building. and the same will be returned to the owner at the time giving possession of the owner's allocation after completion of execution of registration of all intending purchaser /purchasers of Developer's allocation...



3

Registrar (NS 7(2))
District Registrar-II
North 24 Parganas, Barisal

16 FEB 2023

THE "C" SCHEDULE REFERRED OF ABOVE

(Developer's Allocation)

DEVELOPER'S ALLOCATION : shall mean the rest of the constructed area in the said premises together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to the use thereof in the said premises upon construction of the said buildings after providing for owner's allocation.

The Developer herein will get 56% of constructed area of the proposed building to be constructed on the said property and the same will be allotted in the Ground to Top floor in each Block

SPECIFICATION

EACH BED ROOM

- (a) Flooring - Vitrified Tiles
- (b) Walls (Inside) - Putty
- (c) Electrification - Each Bed Room There Light points, one Fan points , 1 plug point
One AC point for one bed Room.

DINING

- (a) Flooring - Vitrified Tiles
- (b) Walls (Inside) - Putty /Basin
- (c) Electrification - 4 Light point/ 1 Fan point / 15 amp. Refrigerator Point.
And washing machine point. One calling bell point.

KITCHEN

- (a) Flooring - Vitrified Tiles
- (b) Inside wall - 3' 0" tiles from cooking table / Putty
- (c) Cooking table on Black Stone top with a sink.
- (d) Electrification - 2 Light Point/ 1 Exhaust Fan Point/2 (two) 15 AMP Power Point.

TOILET/TOILETS

- (a) Flooring - Vitrified Tiles
- (b) Walls - upto 6'-0 Glazed tiles and Putty
- (c) Door - P.V.C
- (d) English style
- (e) Electrification - 1 Light Point / 1 Gyzer Point.
- (f) one shower , two bib cock.

DOOR Main door and other doors Flash Door (made by Ply wood).

WINDOW - Made of Aluminum sliding with protected grill.

Balcony- 1 Light Point / 1 Plug Point. With two ft covered grill

Lift will be provided by the Developer

Extra Work :Any extra work other than the standard schedule shall be charged extra as decided by the builder / developer or his engineer and such amount shall be deposited before the execution of such work.



3
Form U/S 7(2)
Dist. Sub Registrar-II
North 24 Parganas, Barasat

16 FEB 2023

WITNESSETH WHERE OF the Parties have hereunto set and subscribed in their respective hands and seals on the present day, month and year first above written.

Signed, Sealed and Delivered in

AT Kolkata in presence of :

1. *Swaminath Das*
19/13, N.G. Saha
W-80

2. *Ratan Paul*
24, K.B. Saha
W-80

Malay Khan

Aloke Khan

✓ *Shyamal Khan*

✓ *Sikha Paul*

Signature of Owners

GANAPATI DEVELOPER

Aloke Khan *Malay Khan*
Partner

Signature of Developers



3

Sub Registrar-II
Barasat

16 FEB 2023

MEMO OF CONSIDERATION

RECEIVED of Rs. 2,00,000.00 (Rupees Two Lakh) only in the following manner :-

Cheque No. / demand draft	Dated	Bank	Amount	In favour of
000247	16/2/23	D.O.B.	Rs. 1,00,000/-	Shyamal Khan
593362	16/2/23	canara	Rs. 1,00,000/-	Sikha Paul

Witnesses

1. Ganganwar

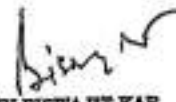
2. Ratan Pal

✓ Shyamal Khan

✓ Sikha Paul

Signature of Owner

Deed prepared by :-


SRI BISWAJIT KAR
Advocate, Kataka High Court
En No. 549/91

Computerised by :-
R.D. Enterprise, Kol-80
Contact No. 9831004277

CANAPATI DEVELOPER

PATENT




































[Handwritten signature]

Registrar of Patents
District Registrar-II
Bangalore, Karnataka

16 FEB 2023

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
		Little	Ring	Middle	Fore	
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	<i>Aryamal Khan</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	<i>Aloke Khan</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	<i>Malay Khan</i>					



24

Registrar URS 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

16 FEB 2023

3

Registrar L/S 7(2)
Chief Sub Registrar-II
North 24 Pergame, Seremban

16 FEB 2023

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



192022230295091758

GRN Details

GRN:	192022230295091758	Payment Mode:	SBI Epay
GRN Date:	14/02/2023 13:14:07	Bank/Gateway:	SBIePay Payment Gateway
BRN:	5954146072623	BRN Date:	14/02/2023 13:14:55
Gateway Ref ID:	IGAPDHEAII	Method:	State Bank of India NB
GRIPS Payment ID:	140220232029509174	Payment Init. Date:	14/02/2023 13:14:07
Payment Status:	Successful	Payment Ref. No:	2000242603/2/2023 (Query No*Query Year)

Depositor Details










Depositor's Name: Mr MOLOY KHAN
 Address: NB-33, ARJUNPUR NORTH, KOLKATA-700059
 Mobile: 9831928335
 EMail: sangramrouth@yahoo.com
 Period From (dd/mm/yyyy): 14/02/2023
 Period To (dd/mm/yyyy): 14/02/2023
 Payment Ref ID: 2000242603/2/2023
 Dept Ref ID/DRN: 2000242603/2/2023


Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000242603/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	70021
2	2000242603/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	2021
			Total	72042



IN WORDS: SEVENTY TWO THOUSAND FORTY TWO ONLY.

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants	Left Hand		Fore	Thumb
		Little	Ring Middle		
 <i>Sikha Paul</i>					
		Thumb	Fore Middle	Ring	Little
		(Right Hand)			
					
		Little	Ring Middle	Fore	Thumb
		(Left Hand)			
		Thumb	Fore Middle	Ring	Little
		(Right Hand)			
		Little	Ring Middle	Fore	Thumb
		(Left Hand)			
		Thumb	Fore Middle	Ring	Little
		(Right Hand)			


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD GWC1700285
 পরিচয় পত্র

Elector's Name	Ratan Pal
নির্বাচকের নাম	রতন পাল
Father's Name	Suresh
পিতার নাম	সুরেশ
Sex	M
লিঙ্গ	পু
Age as on 1.1.2000	39
১.১.২০০০-এ বয়স	৩৯

Address
 24 Malroad (K. B. Sarani) (Part) 1
 Dum Dum North 24 - Purganas 700000

ঠিকানা
 ২৪ মালরোড (কে বি সারানী) (ভাগ) ১
 ২৪ দুমদুম উত্তর ২৪ পুরগানা ৭০০০০০

Facsimile Signature
 Electoral Registration Officer
 নির্বাচন নিবন্ধন অধিদপ্তর

For 130-Dum Dum
 Assembly Constituency
 ১৩০-দুমদুম

বিধানসভা নিবন্ধন কেন্দ্র
 Place North 24 - Purganas
 ডুম ডুম উত্তর ২৪ পুরগানা
 Date 25.09.2000
 তারিখ ২৫.০৯.২০০০

Ratan Pal

Major Information of the Deed

No. Year	I-1502-01142/2023	Date of Registration	16/02/2023
Date	1502-2000242603/2023	Office where deed is registered	
Applicant Name, Address & Other Details	30/01/2023 5:28:46 PM	D.S.R. - II NORTH 24-PARGANAS, District North 24-Parganas	
Transaction	Sutripta Ghosh 12B/21/2 East Mall Road, Thana : Bagulati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831928335, Status : Solicitor firm	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]	
Set Forth Value		Market Value	
Rs. 5/-		Rs. 4,55,16,832/-	
Stamp Duty Paid (SD)		Registration Fee Paid	
Rs. 75,021/- (Article:48(g))		Rs. 2,053/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



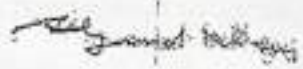





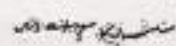
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: East Mall Road(Mondaiganthi), Mouza: Mondaiganthi, Premises No: 12, Ward No: 08 Ji No: 6, Pin Code : 700080

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details	
L1	LR-345 (RS :-)	LR-10485	Bastu	Bastu	8 Dec	1/-	1,13,45,458/-	Width of Approach Road: 16 Ft.,
L2	LR-345 (RS :-)	LR-10485	Bastu	Bastu	8 Dec	1/-	1,13,45,458/-	Width of Approach Road: 16 Ft.,
L3	LR-345 (RS :-)	LR-10487	Bastu	Bastu	8 Dec	1/-	1,13,45,458/-	Width of Approach Road: 16 Ft.,
L4	LR-345 (RS :-)	LR-10488	Bastu	Bastu	8 Dec	1/-	1,13,45,458/-	Width of Approach Road: 16 Ft.,
TOTAL :					32Dec	4/-	453,81,832 /-	
Grand Total :					32Dec	4/-	453,81,832 /-	



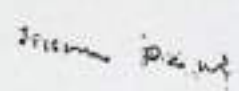
Structure Details :

Sch No	Structure Details	Area of Structure	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
S1	On Land L1, L2, L3, L4	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: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1/-	1,35,000 /-	

Lord Details :

Name, Address, Photo, Finger print and Signature			
No.	Name	Photo	Finger Print
1	<p>Shri Shyamal Khan Son of Late Sashadhar Khan Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office</p>		
		16/02/2023	LT1 16/02/2023
	<p>Signature: </p>		
	<p>42/ A, K B Sarani, City:- , P.O:- Mall Road, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx3p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office</p>		
2	<p>Shri Alope Khan Son of Late Sashadhar Khan Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office</p>		
		16/02/2023	LT1 16/02/2023
	<p>Signature: </p>		
	<p>N B - 33 , Arjunpur North, City:- , P.O:- Arjunpur, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: apxxxxxx6q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office</p>		
3	<p>Shri Moloy Khan Son of Late Sashadhar Khan Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office</p>		
		16/02/2023	LT1 16/02/2023
	<p>Signature: </p>		
	<p>N B - 33 , Arjunpur North, City:- , P.O:- Arjunpur, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxxx4p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office</p>		

ASHA PAUL, (Alias: SUBHRA PAUL)
 Daughter of Late SASHADHAR KHAN
 Executed by: Self, Date of Execution: 16/02/2023
 Admitted by: Self, Date of Admission: 16/02/2023, Place of Admission: Office






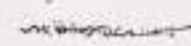
		
16/02/2023	LTI 16/02/2023	16/02/2023

PALASHI, MAJHI PARA, BIZPUR, NOAKHALI COLONY, City:-, P.O:- PALASHI, P.S:-Bijpur, District:- North 24-Parganas, West Bengal, India, PIN:- 743145 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CCxxxxxx4K, Aadhaar No Not Provided by UIDAI, Status : Individual, Executed by: Self, Date of Execution: 16/02/2023
 Admitted by: Self, Date of Admission: 16/02/2023, Place : Office

Developer Details :



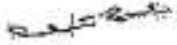
Sl No	Name	Address	Photo	Finger print	Signature
1	GANAPATI DEVELOPER	N B - 33, ARJUNPUR NORTH, City:-, P.O:- ARJUNPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, PAN No.:: APxxxxxx8Q, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative			

Representative Details :

Sl No	Name	Address	Photo	Finger print	Signature
1	Shri ALOKE KHAN Son of Late SASHADHAR KHAN Date of Execution - 16/02/2023, , Admitted by: Self, Date of Admission: 16/02/2023, Place of Admission of Execution: Office	N B - 33, ARJUNPUR NORTH, City:-, P.O:- ARJUNPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx8Q, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GANAPATI DEVELOPER (as partner)			
2	Shri MOLOY KHAN (Presentant) Son of Late SASHADHAR KHAN Date of Execution - 16/02/2023, , Admitted by: Self, Date of Admission: 16/02/2023, Place of Admission of Execution: Office				

ARJUNPUR NUKI H, City:- , P.O:- ARJUNPUR, P.S:-Bagulati, District-North 24-Parganas,
West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,
PAN: ALxxxxxx4P, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of :
APATI DEVELOPER (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RATAN PAUL Son of Mr SURESH PAUL 24 , K B SARANI, City:- , P.O:- MALL ROAD, P.S:-Dum Dum, District-North 24- Parganas, West Bengal, India, PIN:- 700080			
	16/02/2023	16/02/2023	16/02/2023
Identifier Of Shri Shyamal Khan, Shri Alok Khan, Shri Moley Khan, Smt SIKHA PAUL, Shri ALOKE KHAN, Shri MOLOY KHAN			

Sl.No	From	To. with area (Name-Area)
1	Shri Shyamal Khan	GANAPATI DEVELOPER-2 Dec
2	Shri Alope Khan	GANAPATI DEVELOPER-2 Dec
3	Shri Moloy Khan	GANAPATI DEVELOPER-2 Dec
4	Smt SIKHA PAUL	GANAPATI DEVELOPER-2 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Shyamal Khan	GANAPATI DEVELOPER-2 Dec
2	Shri Alope Khan	GANAPATI DEVELOPER-2 Dec
3	Shri Moloy Khan	GANAPATI DEVELOPER-2 Dec
4	Smt SIKHA PAUL	GANAPATI DEVELOPER-2 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Shyamal Khan	GANAPATI DEVELOPER-2 Dec
2	Shri Alope Khan	GANAPATI DEVELOPER-2 Dec
3	Shri Moloy Khan	GANAPATI DEVELOPER-2 Dec
4	Smt SIKHA PAUL	GANAPATI DEVELOPER-2 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri Shyamal Khan	GANAPATI DEVELOPER-2 Dec
2	Shri Alope Khan	GANAPATI DEVELOPER-2 Dec
3	Shri Moloy Khan	GANAPATI DEVELOPER-2 Dec
4	Smt SIKHA PAUL	GANAPATI DEVELOPER-2 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Shyamal Khan	GANAPATI DEVELOPER-125.00000000 Sq Ft
2	Shri Alope Khan	GANAPATI DEVELOPER-125.00000000 Sq Ft
3	Shri Moloy Khan	GANAPATI DEVELOPER-125.00000000 Sq Ft
4	Smt SIKHA PAUL	GANAPATI DEVELOPER-125.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: East Mall Road(Mondalganthi), Mouza: Mandalganthi, Premises No: 12, , Ward No: 08 JI No: 6, Pin Code : 700080

Sch No	Plot & Khatian Number	Details of Land	Owner Name in English as selected by Applicant
L1	LR Plot No:- 345, LR Khatian No:- 10485	Owner:শুভা ওরফে শিখা পাল, Gurdian:মৃত শশধর খাঁ, Address:মির্জা, Classification:শাপি, Area:0.08000000 Acre,	Shri Shyamal Khan
L2	LR Plot No:- 345, LR Khatian No:- 10486	Owner:শ্যামল খাঁ, Gurdian:মৃত শশধর খাঁ, Address:মির্জা, Classification:শাপি, Area:0.08000000 Acre,	Shri Alope Khan

	To. with area (Name-Area)
Shri Shyamal Khan	GANAPATI DEVELOPER-2 Dec
Shri Alok Khan	GANAPATI DEVELOPER-2 Dec
Shri Moloy Khan	GANAPATI DEVELOPER-2 Dec
Smt SIKHA PAUL	GANAPATI DEVELOPER-2 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Shyamal Khan	GANAPATI DEVELOPER-2 Dec
2	Shri Alok Khan	GANAPATI DEVELOPER-2 Dec
3	Shri Moloy Khan	GANAPATI DEVELOPER-2 Dec
4	Smt SIKHA PAUL	GANAPATI DEVELOPER-2 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Shyamal Khan	GANAPATI DEVELOPER-2 Dec
2	Shri Alok Khan	GANAPATI DEVELOPER-2 Dec
3	Shri Moloy Khan	GANAPATI DEVELOPER-2 Dec
4	Smt SIKHA PAUL	GANAPATI DEVELOPER-2 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri Shyamal Khan	GANAPATI DEVELOPER-2 Dec
2	Shri Alok Khan	GANAPATI DEVELOPER-2 Dec
3	Shri Moloy Khan	GANAPATI DEVELOPER-2 Dec
4	Smt SIKHA PAUL	GANAPATI DEVELOPER-2 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Shyamal Khan	GANAPATI DEVELOPER-125.00000000 Sq Ft
2	Shri Alok Khan	GANAPATI DEVELOPER-125.00000000 Sq Ft
3	Shri Moloy Khan	GANAPATI DEVELOPER-125.00000000 Sq Ft
4	Smt SIKHA PAUL	GANAPATI DEVELOPER-125.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: East Mall Road(Mondalganhi), Mouze: MandalGanti, Premises No: 12, Ward No: 08 JI No: 6, Pin Code : 700080

Sch No	Plot Number	Details of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 345, LR Khatian No:- 10485	Owner:সুজা ওরফে শিখা পাল, Gurdian:মৃত শশধর খাঁ, Address:নিজ, Classification:বাগি, Area:0.08000000 Acre,	Shri Shyamal Khan
L2	LR Plot No:- 345, LR Khatian No:- 10486	Owner:শ্যামল খাঁ, Gurdian:মৃত শশধর খাঁ, Address:নিজ, Classification:বাগি, Area:0.08000000 Acre,	Shri Alok Khan

10487

	Owner:মলয় খাঁ, Gurdian:মৃত মলয় খাঁ, Address:নিজ Classification:শালি, Area:0.08000000 Acre,	Shri Moley Khan
LR Plot No:- 345, LR Khatian No:- 10488	Owner:মলয় খাঁ, Gurdian:মৃত মলয় খাঁ, Address:নিজ Classification:শালি, Area:0.08000000 Acre,	Smt SIKHA PAUL

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Presented under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4E of Indian Stamp Act 1899.

Representation (Under Section 62 & Rule 22A(3) & (4) W.B. Registration Rules 1962)

Presented for registration at 12:30 hrs on 16-02-2023, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Shri MOLOY KHAN .

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 4,55,16,832/-

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

Execution is admitted on 16/02/2023 by 1. Shri Shyamal Khan, Son of Late Sashadhar Khan, 42/ A, K B Sarani, P.O: Mall Road, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by Profession-Business, 2. Shri Alope Khan, Son of Late Sashadhar Khan, N B - 33, Arjunpur North, P.O: Arjunpur, Thana: Bagulati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 3. Shri Moloy Khan, Son of Late Sashadhar Khan, N B - 33, Arjunpur North, P.O: Arjunpur, Thana: Bagulati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 4. Smt SIKHA PAUL, Alias Smt SUBHRA PAUL, Daughter of Late SASHADHAR KHAN, PALASHI, MAJHI PARA, BIZPUR, NOAKHALI COLONY, P.O: PALASHI, Thana: Bijnpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743145, by caste Hindu, by Profession House wife

Identified by Mr RATAN PAUL, , Son of Mr SURESH PAUL, 24, K B SARANI, P.O: MALL ROAD, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Business

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

Execution is admitted on 16-02-2023 by Shri ALOKE KHAN, partner, GANAPATI DEVELOPER (Partnership Firm), N B - 33, ARJUNPUR NORTH, City:-, P.O:- ARJUNPUR, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Mr RATAN PAUL, , Son of Mr SURESH PAUL, 24, K B SARANI, P.O: MALL ROAD, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Business

Execution is admitted on 16-02-2023 by Shri MOLOY KHAN, partner, GANAPATI DEVELOPER (Partnership Firm), N B - 33, ARJUNPUR NORTH, City:-, P.O:- ARJUNPUR, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Mr RATAN PAUL, , Son of Mr SURESH PAUL, 24, K B SARANI, P.O: MALL ROAD, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,053.00/- (B = Rs 2,000.00/-, E = Rs 21.00/-, H = Rs 28.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 2,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2023 1:14PM with Govt. Ref. No: 192022230295091758 on 14-02-2023, Amount Rs: 2,021/-, Bank: SBI EPay (SBlePay), Ref. No. 5954146072623 on 14-02-2023, Head of Account 0030-03-104-001-16