

001809/18

I-1635/18

I-1435/18

Page 1 of 35



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 913734

P. 01
166263/18

Certified that the document is admitted to registration. The signature sheets and the endowment sheets attached with this document are the part of this document.



District Sub-Registrar-V
Alipore, South 24 Parganas

29.06.18

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 29th
day of June in the year Two Thousand
EIGHTEEN (2018);

BETWEEN

(1) **SRI SANKAR RANJAN NAHA alias RANJAN SANKAR NAHA**, (PAN- **ABOPN8930F**), son of Late Kalipada Naha, by Religion – Hindu, by occupation – Retired from Service, by Nationality – Indian, resident of 48/1, Suburban School Road, (presently Suhasini Ganguly Sarani), P.S.- Bhowanipur, P.O.- Bhowanipur, Kolkata – 700025, (2)a) **SMT. ARATI NAHA**, (PAN – **AHCPN4794M**) wife of Late Keshab Ranjan Naha, by occupation – Housewife, (b) **SRI KUSHAL NAHA**, (PAN – **ABYPN3871D**), son of Late Keshab Ranjana Naha, by occupation – Service, (c) **SMT. SARBANI DAS**, (PAN- **AVSPD2899P**), wife of Sri Indranil Das and daughter of Late Keshab Ranjan Naha, by occupation – Housewife, all are by Religion – Hindu, by Nationality – Indian, No. 1 & 2 residents of 48/1, Suburban School Road, (presently Suhasini Ganguly Sarani), P.S.- Bhowanipur, P.O.- Bhowanipur, Kolkata – 700025 and No. 3 resident of 190J, Picnic Garden Road, P.S. & P.O.- Picnic Garden, Kolkata – 700039, hereinafter jointly and collectively called and referred to as the **LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs,

administrators, legal representatives and assigns) of the
FIRST PARTY ;

A N D

M/S ROY & PAL PROJECTS INDIA PRIVATE LIMITED, (PAN – **AAFCR4034D**) a Private Limited Company having its registered office at 16, Park Avenue, Modern Park, Santoshpur, Police Station – Purba Jadavpur, Kolkata – 700 075, in the District of South 24- Parganas, being Represented by its Directors namely (1) **SRI BIPASH ROY**, (PAN- **AIYPR6763R**), son of Sri Swadesh Ranjan Roy, by Caste – Hindu, by occupation – Business, residing at 39, Park Avenue, Police Station – Purba Jadavpur, Kolkata – 700 075 and (2) **SRI ASIM PAL**, (PAN- **AFQPP6941N**), son of Late Adhir Chandra Pal, by caste – Hindu, by occupation – Business, residing at 16, Park Avenue, Police Station – Purba Jadavpur, Kolkata – 700 075, in the District of South 24- Parganas, hereinafter known and referred to as the **DEVELOPER/SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the context be

deemed to mean and include the successor-in-office and assigns) of the **OTHER PART**.

W H E R E A S one Sri Krishnadhan Mondal was the owner of all that piece and parcel of land measuring 0.81 Satak land in Mouza - Rajapur, P.S. then Tollygunge, thereafter Jadavpur, then Purba Jadavpur and now Survey Park in the District of South 24 Parganas comprised in Touzi No. 109, R.S. No. 14, J.L. No. 23, R.S. Khatian No. 295 and R.S. Dag No. 679.

AND WHEREAS while thus possessed the aforesaid property as legal owner Krishnadhan Mondal sold, conveyed and transferred the aforesaid land measuring 0.81 Satak to Sri Santosh Kumar Das by virtue of a registered Deed of Conveyance dated 13/08/1941 which was registered in Alipore Sub Registration Office and recorded in Book No. I, Volume No. 30, Pages from 214 to 220, Being No. 1610 for the year, 1941.

AND WHEREAS while thus possessed the aforesaid property as legal owner, Sri Santosh Kumar Das sold, conveyed and transferred land measuring 0.81 Satak to M/s. Modern House and Land Development by virtue of a registered Deed of Conveyance dated 07th day of February, 1942 which was registered in Alipore Sub Registration Office and recorded in Book No. 1, Volume No. VIII, Pages from 192 to 198, Deed No: 216 for the year, 1942.

AND WHEREAS while thus possessed the aforesaid property as legal owner, M/s. Modern House and Land Development sold, conveyed and transferred 2 (Two) Cottahs and 8 (Eight) Chittaks of land out of land measuring 0.81 Satak to Sri Chanchal Kumar Sengupta, son of Late Barada Prasanna Sengupta by virtue of a registered Deed of Conveyance dated 20th day of December, 1967 recorded in Being No. 9045 for the year, 1967.

AND WHEREAS while thus possessed the aforesaid property as legal owner, Sri Chanchal Kumar Sengupta, son of Late Barada Prasanna Sengupta sold, conveyed and transferred 2 (Two) Cottahs and 8 (Eight) Chittaks of land to

Sri Keshab Ranjan Naha and Sri Sankar Ranjan Naha by virtue of a registered Deed of Conveyance dated 15/02/1968 which was registered in Alipore Sub Registration Office and recorded in Book No. 1, Volume No. 27, Pages from 01 to 06, Deed No: 204 for the year, 1968.

AND WHEREAS the said landed property measuring 2 Cottah 8 Chittaks 0 Sq.ft. stands in the name of Sri Keshab Ranjan Naha and Sri Sankar Ranjan Naha both sons of Late Kalipada Naha and Sri Keshab Ranjan Naha died intestate on 16/04/1995, and leaving behind him as his legal heirs and successors to inherit the property as 1/6th undivided proportionate share of the land alongwith 1/2nd undivided proportionate share of the Sri Sankar Ranjan Naha.

AND WHEREAS after demise of Keshab Ranjan Naha Land Owners herein jointly mutated their names in the record of the Kolkata Municipal Corporation and had been paying Municipal rates and taxes year after year, having Assessee No. 31-103-29-0441-9, being K.M.C. Premises No. 441, Modern Park.

AND WHEREAS Landowners / First Party herein have been possessing the aforesaid property peacefully, without any hindrance and interruption which are more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder and hereinafter referred to as the SAID PROPERTY.

AND WHEREAS in pursuance to the above, and for the benefit of the use, occupation and enjoyment the LAND OWNERS herein jointly have become the absolute owner of ALL THAT piece and parcel of the entire landed property, comes to 2 Cottahs and 8 Chittaks.

AND WHEREAS the Developer / Second Party has started negotiation with the Owners / First Party and approached for development of the said property by constructing a new building over and upon the said landed property.

Consequently the said approach, several meetings were held between the parties and thereafter both the parties mutually agreed to develop the Schedule landed property.

AND WHEREAS with a view to develop the Schedule property and to erect multistoried building therein the owners herein have invited the Developer to undertake the charge of such constructional and / or development work of the Schedule property and in pursuance to the above the parties herein have entered into this Agreement in between them on the following terms and conditions :-

ARTICLE : I

DEFINITIONS : for a proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times shall always mean and include.

SAID PROPERTY : shall always mean **ALL THAT** piece and parcel of land measuring more or less an area 2 (Two) Cottahs 8 (Eight) Chittaks in Mouza – Rajapur, P.S. then Tollygunge, thereafter Jadavpur then, Purba Jadavpur and now Survey Park in the District of South 24 Parganas comprised in Touzi No. 109, R.S. No. 14, J.L. No. 23, R.S. Khatian No. 295 and R.S. Dag No. 679 within the limit of Ward No. 103 of the Kolkata Municipal Corporation, being

Assessee No: 31-103-29-0441-9 being Premises No; 441, Modern Park, Kolkata -700075.

PROPOSED BUILDING MEANS : the proposed Straight III (Three) Storied building to be constructed over the land as described in the schedule below or in a part thereof.

FLAT / APARTMENT MEANS : The unit of a self contained accommodation of the said building for residential purpose having one or more rooms along with Kitchen, inclusive user of bath and privy with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption from others, alongwith free access and right to ingress and egress to and from the main entrance and public road.

PLAN OR MAP SHALL MEAN : the building plan which will be sanctioned by the Kolkata Municipal Corporation in respect of the proposed building / buildings and shall include all such modification or alteration as may be made by the Developer from time to time as and when required.

OWNER MEANS (1) SRI SANKAR RANJAN NAHA alias

RANJAN SANKAR NAHA, son of Late Kalipada Naha, by Religion – Hindu, by occupation – Retired from Service, by Nationality – Indian, resident of 48/1, Suburban School Road, (presently Suhasini Ganguly Sarani), P.S.- Bhowanipur, P.O.- Bhowanipur, Kolkata – 700025, (2)a)

SMT. ARATI NAHA, wife of Late Keshab Ranjan Naha, by occupation – Housewife, (b) **SRI KUSHAL NAHA**, son of Late Keshab Ranjana Naha, by occupation – Service, (c) **SMT.**

SARBANI DAS, wife of Sri Indranil Das and daughter of Late Keshab Ranjan Naha, by occupation – Housewife, all are by Religion – Hindu, by Nationality – Indian, No. 1 & 2 residents of 48/1, Suburban School Road, (presently Suhasini Ganguly Sarani), P.S.- Bhowanipur, P.O.- Bhowanipur, Kolkata – 700025 and No. 3 resident of 190J, Picnic Garden Road, P.S. & P.O.- Picnic Garden, Kolkata – 700039, hereinafter called and referred to as the **LAND OWNERS.**

DEVELOPER MEANS : M/S. ROY & PAL PROJECTS

INDIA PRIVATE LIMITED, a Pvt. Ltd. Company, having its registered office at 16, Park Avenue, Modern Park, Santoshpur, Police Station – Purba Jadavpur, Kolkata – 700

075, in the District of South 24- Parganas, being Represented by its Directors namely (1) **SRI BIPASH ROY**, son of Sri Swadesh Ranjan Roy, by caste – Hindu, by occupation – Business, residing at 39, Park Avenue, Police Station – Purba Jadavpur, Kolkata – 700 075 and (2) **SRI ASIM PAL**, son of Late Adhir Chandra Pal, by caste – Hindu, by occupation – Business, residing at 16, Park Avenue, Police station – Purba Jadavpur, Kolkata – 700 075, in the District of South 24- Parganas.

ARCHITECT : shall mean any qualified person or persons of firm or firms of LBS appointed or nominated by the Developer as the architect of the building / buildings to be constructed upon the said property.

SPECIFICATION AND AMENITIES : materials and specifications as is recommended by the Architect for the construction of the building amenities means – All fittings as described in the Schedule “D” hereinbelow and will be provided by the Developer in those flats under Reserve portion.

COMMON / SERVICE AREA SHALL MEAN

- i) Stair case on all floors.
- ii) Staircase landings on all floors.
- iii) Common passage and lobbies on the ground floor;
- iv) Water pump, water tanks, reservoir, water pipes septic tank, all rainwater pipes and all other common plumbing installations and sanitary installations.
- v) Common electrical wiring, fittings and fixtures generators (excluding those as is installed for any particular unit);
- vi) Drainage and sewerage;
- vii) Boundary walls and main gates;
- viii) Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and / or terrace;
- ix) Roof on the top floor;

OWNERS' ALLOCATION : shall mean :- 50% of the constructed floor area as per sanctioned by the Kolkata Municipal Corporation and allotted the floor area (50%) to the Owners herein as follows :-

- (i) Owners will get Two (2) equal measurement flats in the entire **First Floor** and Two (2) equal measurement flats and each flat consisting of 1 (One) Bed Room, 1 (One) Kitchen and 1 (One) Toilet only on the **Top Floor (Second)** of the straight III storied Building in the **North Side**.
- (ii) Owner No. 1, Sankar Ranjan Naha will get a garret room measuring about **20 Sq.ft.** on the **Top (2nd) Floor of the Straight III Storied Building** except in addition to his share mentioned in clause No. 1 above and instead of that Owner No. 2, Arati Naha & others will get a sum of Rs. **20,000/-** (Rupees **Twenty Thousand**) only towards forfeit / non-refundable amount in addition to their share mentioned in clause No. 1 above.
- (iii) Owner No. 1, Shri Sankar Ranjan Naha herein will get a sum of Rs. **5,00,000/-** (Rupees **Five Lakh**) only as Security Deposit, which is completely refundable at the time of taking possession of the said flat.

TAX LIABILITY : the Developer shall be liable to pay taxes from the date of signing the agreement, the Owners

shall not be liable to pay the tax liability for Kolkata Municipal Corporation matters in respect of selling the flats.

INSPECTION OF THE CONSTRUCTION : the owners shall have the right and liberty to inspect the construction work of the project building. If any inferior quality of the building materials is detected by the Owners, the same shall be replaced by the standard good quality by the developer, failing which the owners shall take legal steps against the Developer.

DELIVERY OF THE XEROX COPY : the developer shall deliver Xerox copy of the Registered Sale Deed in respect of the Developer's allocated flats to the owners at time of registration of the said deeds.

RESERVED PORTION SHALL MEAN : Owner's allocation.

DEVELOPER'S ALLOCATION :

The remaining portion of the said Straight III (Three) Storied building, viz. **entire Ground Floor Flats and One Flat on Top Floor, South Facing** which is **50%** of Top Floor (Second Floor) measured equally after allotting the owners' portion respectively.

INTENDING BUYERS SHALL MEAN : all the persons firm, organizations who is interested to purchase any flat / flats, and spaces and any other spaces of the said building particularly from the Developer's allocation.

UNAVOIDABLE CIRCUMSTANCE SHALL MEAN : natural calamities earthquake, civil disorder, political unrest by which the construction work of the proposed building can be disturbed, stopped or suspended for a considerable time.

AREA OF A FLAT MEANS : the covered area of a flat and also as per measurement of approved plan.

ARTICLE - II

DEVELOPER'S OBLIGATIONS :

That it is agreed by and between the parties herein that the developer shall be entitled to construct a building upon the said property by its own fund and resources or by any other funds procured by taking advance from the intending buyers, who is willing to purchase any flat in the said building from the developer's allocation as per terms of the agreement provided the developer fulfill the following obligations towards the LAND OWNERS.

- (a) That the developer will construct the proposed III storied building upon the said property strictly as per

the building plan duly sanctioned by the Kolkata Municipal Corporation. The name of the building will be

“ ”.

- (b) That the developer shall have to maintain the propose sizes / specification as per building plan and also as per advice of the Architect.
- (c) That the developer shall have to appoint a professional civil Engineer or LBS or firm as Architect to supervise the construction of the building / buildings.
- (d) That the entire cost and expenses for the construction of the building will be borne exclusively by the Developer and the Developer shall have no claim or demand in any part of the said expenses from the LAND OWNERS. The owners shall pay nothing in the matter of such constructional and / or development works of the property as described in the Schedule “A”.
- (e) That on completion of the building in question in terms of the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation, the Developer / Second Party shall handover the owners' allocation to the Owners and the Developer shall issue possession Letter in favour of the Owners and at the time of handing over

Owners' allocation to the Owner, the Developer shall also submit Completion Certificate of the building to be issued by the Kolkata Municipal Corporation. The Developer shall handover the Owners' allocation to the Owner first before handing over the developer's allocation to any intending Purchaser/s.

- (f) That the Delivery of physical possession of the Flat under the Owners' allocation in the proposed building in favour of the owners will be made by the 2nd Party within next 24 (Twenty Four) months from the date of execution of this Agreement.
- (g) Developer will hand over the 50% share of the flats as owners' allocation with complete finishing with all amenities like meter supply, electricity etc. within 24 (Twenty four) months from the date of execution of this Agreement.
- (h) Developer will give possession of newly constructed flats to the Owners within 24 (Twenty four) months from the date of execution of this Agreement. The Developer will pay Rs. 10,000/- per months to the Owners towards compensation for delay till the date of delivery, if any.

- (i) Specifically agreed that Developer shall first handover the owners the vacant and peaceful possession of allocated portion in fully and completely constructed condition in all respect with C.C. from K.M.C. in the proposed building before allowing possession and/or registration of flat in the new constructed building of Developer's allocation to any intending buyers.
- (j) Owners will not incur a single paisa in this Project and entire project will be completed by 24 (Twenty four) months from the date of execution of this Agreement. The Developer will pay Rs. 10,000/- per months to the Owners towards compensation for delay till the date of delivery, if any.
- (k) Developer will take all responsibility of any event of damage /injury / accident during period of construction.
- (l) It is stipulated that the Developer shall take the entire amount of sale proceeds from the intending purchasers in respect of their allocated property and as such the landlord is not entitled to any amount for such transaction.

- (m) The Developers should abide by all the laws by laws and regulations of the government, local bodies as the case may be and shall be attend to answer and responsible for any deviation, violation and / or breach of any laws, by-laws, rules and regulations.
- (n) That the Developers shall have no right or shall not be entitled to sale transfer and / or otherwise encumbered the flats under the Owners allocation in any manner whatsoever.
- (o) The Developers shall keep the owners share harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance to the development of the said property:-
 - (i) The Developers shall be responsible for all claims and demands of the suppliers, contractors, workmen and agents of the developer on the account whatsoever including any accident or other loss.
 - (ii) The developers shall be responsible for any demand and / or claim by unit owners of the developer's area.

- (iii) The developers shall be responsible for any action taken by the Corporation and / or any other authority for any illegal or faulty construction or otherwise of the building.

ARTICLE - III

RIGHTS AND PRIVILEGES OF THE DEVELOPER :

- a) That save and except those portion which shall be kept reserved for the LAND OWNERS, the developer shall be entitled to sell and / or transfer rest of the flats of the said building to any intending buyer / buyers in such a price and in such terms and conditions as determined by the Developer.
- b) That the Developer shall be entitled to receive the entire consideration money from the intending buyers against issuing proper receipt thereof in regard to the Developer's allocation only.
- c) That the LAND OWNERS shall have no right and / or liberty to interfere in those transaction made between the developer and the intending buyer / buyers in

respect of Developer's allocation in any manner whatsoever and further the LAND OWNERS shall not be entitled to claim the profit of the said venture or part thereof.

- d) That the developer shall have every right to disclaim and / or relinquish any claim from the intending buyer and / or shall be entitled to settle any matter with any intending buyer in respect of payment on consideration or in any issue, in any term as the Developer may think fit and proper.
- e) That the developer shall be entitled to execute all or any sort of Agreement with any intending flat or space buyer / buyers and shall be entitled to execute all or any type of deed of transfer in favour of the intending buyer in respect of the flat / space of the building particularly of developer's allocation after handing over the possession of the owners' allocation to them and further shall be entitled to be present before the Registration office or offices for the registration of all those deeds and documents of transfer in favour of all intending buyers

on behalf of itself and also on behalf of LAND OWNERS and for that purpose the LAND OWNERS will execute a General Power of Attorney in favour of the developer to do all such acts and deeds required for the proposed construction and registration of the deed of transfer against the under marketed impartible proportionate share of the entire land under schedule property in favour of the flat buyers and the LAND OWNERS will ratify in favour of the flat buyers and the LAND OWNERS will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers in respect of Developer's allocation only.

- f) To appear and act in all the court, civil, criminal whether revision or appellate, tribunal, revenue office, settlement office, registration office, certificate office, and in any office or offices either Central Government or State Government, Dist - Magistrate Board, Municipal Board or Notified area or any other local Authority.

- g) To appoint any Advocate, Barrister, Engineer, Architect revenue agent or any other legal practitioner or any person legally authorized to do any act.
- h) To sign and verify plaint, written statement, memorandum of appeal, writ application, objection, cross objection, affidavit and all applications, petitions which will be necessary for conducting case appeal, revision, write or any other cases or cases in the said property as the said Developer shall think proper.
- i) To sign and apply the proposed building plan and others relevant documents which will be submitted to the appropriate authority or the Kolkata Municipal Corporation for sanction and also apply for obtaining water, telephone, sewerage, electricity and other public utility services in or upon the said premises as the said Developer shall think proper.
- j) To compromise, compound or withdraw case and to pray any relief.

- k) To file and receive back any documents, to deposit money by challan or receipt and to withdraw money from any suit, cases, or from any office or offices and to grant proper acknowledgement receipt.
- l) To accept service of any summons, notice, writ issued by any court, and office against us in respect of the Schedule property.
- m) To obtain, refund of stamp duty, court fees or repayment of stamp duty or court fees.
- n) To execute any order or any decree and to take delivery of possession in respect of Schedule property in execution of any and to take payment in execution of money decree and shall acknowledge possession and payment by making endorsement on the required papers.
- o) To apply to court and office for copies of documents and papers and to withdraw deed, documents, papers, from any court.

- p) To apply for the inspection and / or to inspect judicial records of any office either Central or State or Local Government.
- q) To negotiate with any person or persons, officer or any authority / authorities relating to the affairs of the Schedule property and to take decision.
- r) To enter into Agreement for Sale and to accept consideration money either in part or in full from the prospective purchasers in respect of the Developer's allocation only.
- s) To give consent of mutation of names to the proposed purchases and to give consent in any manner which may require to the Purchaser to Purchaser on our behalf.
- t) To execute and register proper instrument of Sale or any transfer deed in respect of Developer's allocation in favour of the intending purchaser, accepting the entire consideration on duly stamped conveyance as well as in

favour of any nominated person and shall present the same before any registering authority and to admit execution and registration and after accepting the consideration, shall deliver possession of the same to the intending purchasers in respect of Developer's allocation and to do all acts, which will be required for completion of sale under the provision of the Transfer of property act as well as the Indian Registration Act or Act any acts or act for the time being in force.

- u) General to do all necessary act or acts as our Developer in respect of the matter aforesaid and all other matters in which we may be interested or concerned and on our behalves to execute and to do all acts, deeds or things as fully and effectually in all respect as ourselves to do if personally being present.
- v) The Developer will follow rules and regulation of acts and rules relating development work as prevailing in the Court during the continuance of the project.

ARTICLE - IV

OWNER'S OBLIGATIONS AND PREVILEGES :

- (a) That being the Landowners / First Party jointly called the Land Owners doth hereby declare that they have absolute right, title and interest upon the said landed property and do hereby further declare that the said property morefully described in the Schedule below is free from all encumbrances, disputes, litigations and in the mean time they have not received any notice and notices to the effect that he said land is affected by any scheme of the Government of West Bengal or of the Calcutta Improvement Trust of The Kolkata Municipal Corporation or Kolkata Metropolitan Development Authority and / or any other statutory body at the time of signing of this Agreement so, being satisfied about the Marketable title of the said property and the same is free from all encumbrances of the property, the developer herein has entered into this Agreement.
- (b) That the LAND OWNERS shall at the time of execution of this presents deliver to the developer all the certified documents regarding the title of the land other allied

papers and documents against proper receipts / certified copies from the developer.

- (c) That for smooth functioning of the development work and for the purpose of construction of the proposed building the LAND OWNERS shall execute a Registered Power of Attorney in favour of the developer empowering its administrator in office to do all acts and deeds, required for the purpose of construction of the proposed building and to sell, transfer any flat or flats or spaces of the building, out of developers allocation to any intending buyers, and further to execute and register the deed of transfer only in respect of the proportionate share of land in favour of the flat owner.
- (d) The LAND OWNERS shall have the right to sell, transfer, the flat and / or the space under their allocation in favour of any persons or person and to enjoy the consideration money thereof without having any interference in any manner whatsoever from the side of the Developer / Second Party.

ARTICLE - V

CANCELLATION AND ARBITRATION :

- a) All communication in the form of letter, notice, correspondence from / to either of the parties will be made to the address given herein in this Agreement and will be communicated by postal services or personal peon services and letter, notice, served upon either of the parties by other.
- b) The Court within District South 24 Parganas have the jurisdiction to entertain and try all actions suits and proceedings arising out of this agreement.
- c) Both the parties doth hereby undertake to co-operate with each other in all respect to materialize the said project.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Description of the Total Land)

ALL THAT piece and parcel of BASTU land measuring more or less an area 2 (Two) Cottahs 8 (Eight) Chittaks, in Mouza – Rajapur, P.S. then Tollygunge thereafter Jadavpur then Purba Jadavpur and now Survey Park in the District of South 24 Parganas comprised in Touzi No. 109, R.S. No. 14, J.L. No. 23, R.S. Khafian No. 295 and R.S. Dag No. 679, Ward No. 103 within the limit of the Kolkata Municipal Corporation, being Assessee No: 31-103-29-0441-9 being Premises No; 441, Modern Park, Kolkata -700075 the same is butted and bounded in the manner follows :-

On the NORTH	::	Plot No. 17;
On the SOUTH	::	Plot No. 13 ;
On the EAST	::	16'ft Wide Road;
On the WEST	::	Plot No. 14 and 12;

IN WITNESS WHEREOF the parties herein have set and subscribed their hands on the day, month and year first above written.

WITNESSES:-

- 1) Basu, der Paul.
Alipore Police
Court. Kol-27
2. Shivani naha.

Sankar Rajan Naha.

Sarbani Das.

Asati Naha.

Ram Naha

Signature of the **LAND OWNERS/
FIRST PART**

WITNESSES

- 1) Basu, der Paul.

- 2) Shivani naha.
- 2) 48/1 Suburban
Sikri Road.
Kol-70025

ROY & PAL PROJECTS INDIA PVT. LTD.

Biparsh Roy. Asim Pal.
Director.

Signature of the **SECOND PARTY**

Drafted by,
Deban De
Adv.

F-1776/03

Alipore Police Court
Kol-27.

D E T A I L S

That the Developer will provide the facilities and / or use in the construction of the said unit with the materials as under:

- a) The building shall be R.C.C framed structures as per design of the Architect.
- b) All exterior bricks work shall be 8" thick with bricks of approved quality in cm (1:6). All partitions shall be 3" thick with bricks of the approved quality in C.M. (1:4). M – 20 concrete to be used in all structural parts such as beam and column etc.
- c) All rooms and verandah are laid with marble and to skirting of 4" height Kitchen will have also marble floor and dado with Glazed tiles.

In toilet marble floor and to Dado 6'-0" height Glazed tiles Finish and in W.C. Tiles floor and to Dado 6' ft. height Glazed tiles. PAN or Commode will be provided according to the choice.

- d) The outside of the building will have plaster $\frac{3}{4}$ " thick (average) whereas the inside and the ceiling plaster will be $\frac{1}{2}$ " thick (average).

- e) Main entrance door will be commercial flash door outside with teak ply and polished Sal wood frame as approved by the Architect 8" long tower – bolt from inside and telephonic peep-hole and electric bell and brass handle from outside 3 Nos. Oxidized hinges and night latch including hatchbolt of standard make and other doors will be of commercial flash door painted both side and sal wood frame as per the design of the Architect and Aluminium tower bolt 8" long from inside. And window shall be of type Aluminium Channel with M.S. Flat Guard.
- f) The whole roof will be neat cemented with quarter chips mortar to make it water proof and to avoid any future damage of the roof.
- g) The all outgoing taxes over the said unit will be borne by the Developer till the period of hand over the unit to the Owners of the Land.

The building shall be painted externally with weather coat.

The unit of the building shall have plaster of Paris finish. Kitchen will have cooking platform 1'-6" ft. wide with granite and one stainless steel sink with tap.

Wash basin will be provided in dining hall.

Electrical installations – 2 light points, 2 Nos. fan point and a plug point in drawing and dining, (b) one fan point, 3 Nos. light points and a plug point in bed rooms, (c) 2 Nos. Point each in toilet and kitchen , (d) all wiring will be as per existing regulation and concealed type or surface type as per your choice. Electrical wire from Finolex Company and all the switches and plug from Anchor Make, (e) 15 MP Plug point for A.C. point and 15 MP Plug point for toilet.

Overhead reservoir will be provided at top as per the design. Suitable electrical pump with motor will be installed at ground floor to deliver water from semi-underground reservoir. Stair case will also be marble finish.

Additional facilities, if any additional work is done in difference of costs is to be paid by the Purchaser as per the estimate any by the Consultant Engineer.

MEMORANDUM OF CONSIDERATION

RECEIVED a sum of Rs. **20,000/-** (Rupees **Twenty Thousand**) only as forfeit money (non refundable) and another sum of Rs. **5,00,000/-** (Rupees **Five Lakh**) only as an advance amount and the same would be refunded at the time taking possession of the Schedule mentioned flat from the Developer / Second Party herein, morefully and specifically mentioned above in the Owners' Allocation.

WITNESSES :

01. *Babu das Paul*

Sankar Ranjan Naha

Sarbani Das

Asoat Naha

Kamal Naha

02.

Shivani naha

Signature of the **LAND OWNERS**



Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

left hand					
right hand					

Name SANKAR RANJAN NAHASignature Sankar Ranjan Naha

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

left hand					
right hand					

Name SARBANI DASSignature Sarbani Das

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

left hand					
right hand					

Name ARATI NAHASignature Arati Naha

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

left hand					
right hand					

Name KUSHAL NAHASignature Kushal Naha

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

Name

Signature



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

Name BIPASH ROY

Signature Bipash Roy



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

Name ASIM PAL

Signature Asim Pal

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

Name

Signature

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

GRN: 19-201819-025109815-2

Payment Mode

Counter Payment

GRN Date: 21/06/2018 10:44:39

Bank :

Union Bank of India

BRN : AA195127

BRN Date: 21/06/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16301000166263/4/2018

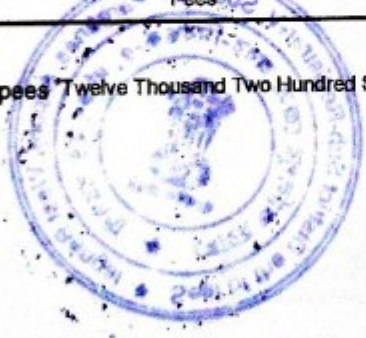
[Query No./Query Year]

Name : ROY AND PAL PROJECTS INDIA PVT LTD
Contact No. : Mobile No. : +91 9830027635
E-mail :
Address : 16PARKAVENUEMODERNPARKSANTOSHIPURKOL700075
Applicant Name : Mr Basu Dev Pal
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16301000166263/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	7021
2	16301000166263/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	5253
Total				12274

In Words : Rupees Twelve Thousand Two Hundred Seventy Four only



Original Stamp
District 2018-19
21 JUN 2018

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SARBANI DAS

KESHAB RANJAN NAHA

02/11/1969

Permanent Account Number
AVSPD2899P

Sarbani Das .

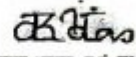
Signature



22062010

Sarbani Das .



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER		
ABOPN8930F		
	नाम /NAME	RANJAN SANKAR NAHA
	पिता का नाम /FATHER'S NAME	KALIPADA NAHA
	जन्म तिथि /DATE OF BIRTH	18-12-1941
हस्ताक्षर /SIGNATURE		
Sankar Ranjan Naha		
		आयकर आयुक्त, प.ब.-XI COMMISSIONER OF INCOME-TAX, W.B. - XI

Sankar Ranjan Naha

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें (संयुक्त आयकर आयुक्त (प्रदेशी एवं तकनीकी), पी-7, चौरंगी स्वयंसेवा, कलकत्ता - 700 069).

In case this card is lost/ found, kindly inform/return to the Issuing authority: Joint Commissioner of Income-tax (Systems & Technical), P-7, Chauranghee Square,

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KUSHAL NAHA
KESHAB RANJAN NAHA
14/08/1974
Permanent Account Number
ABYPN3871D

Signature



Kunal Naha



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :

आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलपुर,
नवी मुंबई-४०० ६१४.

Kunal Naha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASIM PAL

ADHIR CHANDRA PAL

29/12/1968

Permanent Account Number

AFQPP6941N

Asim Pal

Signature



Asim Pal.



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector II, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलापूर,
नवी मुंबई-४०० ६१४.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIPASH ROY

SWADESH RANJAN ROY

27/01/1968

Permanent Account Number

AIYPR6763R

Bipash Roy
Signature



Bipash Roy



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लीटाए :
आयकर पैन सेवा यूनिट, UTITSL,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.



**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	1630-1000166263/2018	Office where deed will be registered
Query Date	20/06/2018 12:14:56 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24 -Parganas
Applicant Name, Address & Other Details	Basu Dev Pal Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836921436, Status :Others	
Transaction	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 : 5,20,000/-]	
Set Forth value	Market Value	
Rs. 2,00,000/-	Rs. 45,30,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,021/- (Article:48(g))	Rs. 5,253/- (Article:E, E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Modern Park, , Premises No. 441, Ward No: 103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Katha 8 Chatak	1,80,000/-	45,00,000/-	Width of Approach Road: 16 Ft.,
Grand Total :					4.125Dec	1,80,000 /-	45,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	20,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	20,000 /-	30,000 /-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Shri Sankar Ranjan Naha, (Alias: Shri Ranjan Sankar Naha) Son of Late Kalipada Naha48/1 Suburban School Road Suhasini Ganguly Sarani, P.O:- Bhawanipore, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ABOPN8930F, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Smt Arati Naha Wife of Late Keshab Ranjan Naha48/1 Suburban School Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AHCPN4794M, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	Shri Kushal Naha Son of Late Keshab Ranjan Naha48/1 Suburban School Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ABYPN3871D, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
4	Smt Sarbani Das Wife of Shri Indranil Das190J Picnic Garden Road, P.O:- Picnic Garden, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AVSPD2899P, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	M/s Roy And Pal Projects India Private Limited 16 Park Avenue Modern Park Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.: AAFCR4034D, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri Bipash Roy Son of Late Swadesh Ranjan Roy39 Park Avenue, P.O:- Santoshpur, 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.: AIYPR6763R	M/s Roy And Pal Projects India Private Limited (as Director)

2	Shri Asim Pal Son of Late Adhir Chandra Pal 16 Park Avenue, P.O:- Santoshpur, 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.:: AFQPP6941N	M/s Roy And Pal Projects India Private Limited (as Director)
---	---	---

Identifier Details :

Name & address	
Mr Basu Dev Pal Son of Late D C Pal Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Shri Sankar Ranjan Naha, Smt Arati Naha, Shri Kushal Naha, Smt Sarbani Das, Shri Bipash Roy, Shri Asim Pal	
	N

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Sankar Ranjan Naha	M/s Roy And Pal Projects India Private Limited-1.03125 Dec
2	Smt Arati Naha	M/s Roy And Pal Projects India Private Limited-1.03125 Dec
3	Shri Kushal Naha	M/s Roy And Pal Projects India Private Limited-1.03125 Dec
4	Smt Sarbani Das	M/s Roy And Pal Projects India Private Limited-1.03125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Sankar Ranjan Naha	M/s Roy And Pal Projects India Private Limited-25.00000000 Sq Ft
2	Smt Arati Naha	M/s Roy And Pal Projects India Private Limited-25.00000000 Sq Ft
3	Shri Kushal Naha	M/s Roy And Pal Projects India Private Limited-25.00000000 Sq Ft
4	Smt Sarbani Das	M/s Roy And Pal Projects India Private Limited-25.00000000 Sq Ft



Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 20/07/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 03/08/2018) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

Major Information of the Deed

Deed No :	I-1630-01635/2018	Date of Registration	29/06/2018
Query No / Year	1630-1000166263/2018	Office where deed is registered	
Query Date	20/06/2018 12:14:56 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Basu Dev Pal Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836921436, Status :Others		
Transaction		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 : 5,20,000/-]	
Set Forth value		Market Value	
Rs. 2,00,000/-		Rs. 45,30,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,121/- (Article:48(g))		Rs. 5,253/- (Article:E, E, B, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) No.		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Modern Park, , Premises No. 441, Ward No: 103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Katha 8 Chatak	1,80,000/-	45,00,000/-	Width of Approach Road: 16 Ft.,
Grand Total :					4.125Dec	1,80,000 /-	45,00,000 /-	

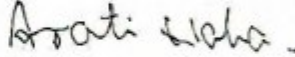
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	20,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft. Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	20,000 /-	30,000 /-	

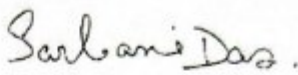


Major Information of the Deed :- I-1630-01635/2018-29/06/2018

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Sankar Ranjan Naha, (Alias: Shri Ranjan Sankar Naha) Son of Late Kalipada Naha Executed by: Self, Date of Execution: 29/06/2018 , Admitted by: Self, Date of Admission: 29/06/2018 ,Place : Office	Photo  29/06/2018	Fingerprint  LTI 29/06/2018	Signature  29/06/2018
	48/1 Suburban School Road Suhasini Ganguly Sarani, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ABOPN8930F, Status :Individual, Executed by: Self, Date of Execution: 29/06/2018 , Admitted by: Self, Date of Admission: 29/06/2018 ,Place : Office			
2	Name Smt Arati Naha Wife of Late Keshab Ranjan Naha Executed by: Self, Date of Execution: 29/06/2018 , Admitted by: Self, Date of Admission: 29/06/2018 ,Place : Office	Photo  29/06/2018	Fingerprint  LTI 29/06/2018	Signature  29/06/2018
	48/1 Suburban School Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AHCPN4794M, Status :Individual, Executed by: Self, Date of Execution: 29/06/2018 , Admitted by: Self, Date of Admission: 29/06/2018 ,Place : Office			
3	Name Shri Kushal Naha Son of Late Keshab Ranjan Naha Executed by: Self, Date of Execution: 29/06/2018 , Admitted by: Self, Date of Admission: 29/06/2018 ,Place : Office	Photo  29/06/2018	Fingerprint  LTI 29/06/2018	Signature  29/06/2018
	48/1 Suburban School Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ABYPN3871D, Status :Individual, Executed by: Self, Date of Execution: 29/06/2018 , Admitted by: Self, Date of Admission: 29/06/2018 ,Place : Office			

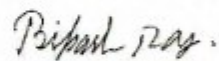
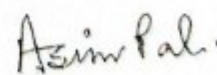
Major Information of the Deed :- I-1630-01635/2018-29/06/2018

4	Name	Photo	Fingerprint	Signature
	Smt Sarbani Das Wife of Shri Indranil Das Executed by: Self, Date of Execution: 29/06/2018 , Admitted by: Self, Date of Admission: 29/06/2018 ,Place : Office			
		29/06/2018	LTI 29/06/2018	29/06/2018
	190J Picnic Garden Road, P.O:- Picnic Garden, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AVSPD2899P, Status :Individual, Executed by: Self, Date of Execution: 29/06/2018 , Admitted by: Self, Date of Admission: 29/06/2018 ,Place : Office			

Developer Details :

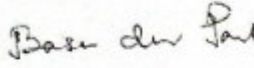
SI No	Name,Address,Photo,Finger print and Signature
1	M/s Roy And Pal Projects India Private Limited 16 Park Avenue Modern Park Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.: AAFCR4034D, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Bipash Roy (Presentant) Son of Late Swadesh Ranjan Roy Date of Execution - 29/06/2018, , Admitted by: Self, Date of Admission: 29/06/2018, Place of Admission of Execution: Office			
	Jun 29 2018 10:55AM	LTI 29/06/2018	29/06/2018	
39 Park Avenue, P.O:- Santoshpur, 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.: AIYPR6763R Status: Representative, Representative of : M/s Roy And Pal Projects India Private Limited (as Director)				
2	Name	Photo	Finger Print	Signature
	Shri Asim Pal Son of Late Adhir Chandra Pal Date of Execution - 29/06/2018, , Admitted by: Self, Date of Admission: 29/06/2018, Place of Admission of Execution: Office			
	Jun 29 2018 10:54AM	LTI 29/06/2018	29/06/2018	
16 Park Avenue, P.O:- Santoshpur, 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.: AFQPP6941N Status : Representative, Representative of : M/s Roy And Pal Projects India Private Limited (as Director)				

Major Information of the Deed :- I-1630-01635/2018-29/06/2018

Identifier Details :

Name & address	
Mr Basu Dev Pal Son of Late D C Pal Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Shri Sankar Ranjan Naha, Smt Arati Naha, Shri Kushal Naha, Smt Sarbani Das, Shri Bipash Roy, Shri Asim Pal	
	29/06/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Sankar Ranjan Naha	M/s Roy And Pal Projects India Private Limited-1.03125 Dec
2	Smt Arati Naha	M/s Roy And Pal Projects India Private Limited-1.03125 Dec
3	Shri Kushal Naha	M/s Roy And Pal Projects India Private Limited-1.03125 Dec
4	Smt Sarbani Das	M/s Roy And Pal Projects India Private Limited-1.03125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Sankar Ranjan Naha	M/s Roy And Pal Projects India Private Limited-25.00000000 Sq Ft
2	Smt Arati Naha	M/s Roy And Pal Projects India Private Limited-25.00000000 Sq Ft
3	Shri Kushal Naha	M/s Roy And Pal Projects India Private Limited-25.00000000 Sq Ft
4	Smt Sarbani Das	M/s Roy And Pal Projects India Private Limited-25.00000000 Sq Ft



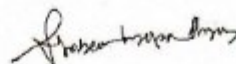
Endorsement For Deed Number : I - 163001635 / 2018

Major Information of the Deed :- I-1630-01635/2018-29/06/2018

On 20-06-2018

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 45,30,000/-



Sati Prosad Bandopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 29-06-2018

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 10:52 hrs on 29-06-2018, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri Bipash Roy ,

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

Execution is admitted on 29/06/2018 by 1. Shri Sankar Ranjan Naha, Alias Shri Ranjan Sankar Naha, Son of Late Kalipada Naha, 48/1 Suburban School Road Suhasini Ganguly Sarani, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Retired Person, 2. Smt Arati Naha, Wife of Late Keshab Ranjan Naha, 48/1 Suburban School Road, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession House wife, 3. Shri Kushal Naha, Son of Late Keshab Ranjan Naha, 48/1 Suburban School Road, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Service, 4. Smt Sarbani Das, Wife of Shri Indranil Das, 190J Picnic Garden Road, P.O: Picnic Garden, Thana: Tiljala, , South 24-Parganas, 48 WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife

Indetified by Mr Basu Dev Pal, , Son of Late D C Pal, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 29-06-2018 by Shri Bipash Roy, Director, M/s Roy And Pal Projects India Private Limited, 16 Park Avenue Modern Park Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Indetified by Mr Basu Dev Pal, , Son of Late D C Pal, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 29-06-2018 by Shri Asim Pal, Director, M/s Roy And Pal Projects India Private Limited, 16 Park Avenue Modern Park Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Indetified by Mr Basu Dev Pal, , Son of Late D C Pal, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others



Major Information of the Deed :- I-1630-01635/2018-29/06/2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,253/- (B = Rs 5,200/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,253/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/06/2018 12:00AM with Govt. Ref. No: 192018190251098152 on 21-06-2018, Amount Rs: 5,253/-, Bank:
Union Bank of India (UBIN0530166), Ref. No. AA195127 on 21-06-2018, Head of Account 0030-03-104-001-16

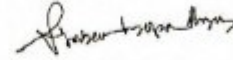
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 7,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 80929, Amount: Rs.100/-, Date of Purchase: 08/02/2018, Vendor name: A K Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/06/2018 12:00AM with Govt. Ref. No: 192018190251098152 on 21-06-2018, Amount Rs: 7,021/-, Bank:
Union Bank of India (UBIN0530166), Ref. No. AA195127 on 21-06-2018, Head of Account 0030-02-103-003-02



Sati Prosad Bandopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Major Information of the Deed :- I-1630-01635/2018-29/06/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2018, Page from 54935 to 54989
being No 163001635 for the year 2018.



Sati Prosad Bandopadhyay

Digitally signed by SATIPRASAD
BANDYOPADHYAY
Date: 2018.07.02 11:20:39 +05:30
Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 02-07-2018 11:20:07
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)