

2485/2023

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AP 086185

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 15/3/23

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 Mr. Anjan Chatterjee  
 Additional Registrar of Assurances-IV, Kolkata

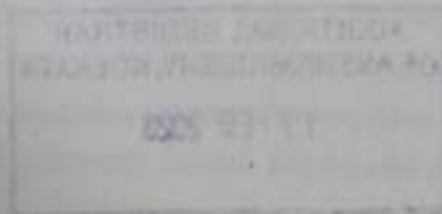
Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

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 Additional Registrar of Assurances-IV, Kolkata

17 FEB 2023

**DEVELOPMENT AGREEMENT**

1. DATE : 17<sup>th</sup> Day of **FEBRAURY**, 2023.
2. PLACE : Kolkata
3. PARTIES :-



18571i

Sold to Vineet Pandey (Adv)  
Address 10, Old Post office str  
Rs \_\_\_\_\_  
Date 16 FEB 2023 RO-1.

**SIPRA DEY**  
Licence No.: 18A  
Code : 1070  
1, N. S. Road, Kolkata-700 001



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
17 FEB 2023



- 3.1 **SRI SUMIT MAJUMDAR**, (PAN- AOPPM9140Q) and (AADHAAR NO.- 555876913029), son of Late Pashupati Majumdar, by citizenship Indian, by faith Hindu, by occupation- Business, residing at Raja Ram Chand Ghat Road (Part), P.O.-Panihati, P.S.- Khorda, Kolkata- 700 114, District- 24 Parganas (North).
- 3.2 **SRI AMIT KUMAR MAJUMDAR**, (PAN- AFTPM1390P) and (AADHAAR NO. - 760591995254), son of Late Pashupati Majumdar, by citizenship Indian, by faith Hindu, by occupation- Service, residing at Debi Park, Rajarhat Gopalpur P.O.-Rajarhat Gopalpur, P.S.- Airport, Kolkata-700136, District- 24 Parganas North.
- 3.3 **SRI RANJAN MAJUMDAR**, (PAN- AGQPM3659K) and (AADHAAR NO.- 207891834858), son of Late Pashupati Majumdar, by citizenship Indian, by faith Hindu, by occupation- Business, residing at Kalipark, P.O.-Rajarhat Gopalpur, P.S.-Airport, Kolkata-700136, District- 24 Parganas North.
- 3.4 **SRI TARUN MAJUMDAR**, (PAN- BIIPM4798J) and (AADHAAR NO.- 250700566324), son of Late Pashupati Majumdar, by citizenship Indian, by faith Hindu, by occupation- Retired Person, residing at Narayanpur, P.O.-Rajarhat Gopalpur, P.S.- Airport, Kolkata-700136, District- 24 Parganas (North).
- 3.5 **SRI MILON KUMAR MAJUMDAR**, (PAN- AFAPM6795B) and (AADHAAR NO.- 518175225523), son of Late Pashupati Majumdar, by citizenship Indian, by faith Hindu, by occupation- Business, residing at Tetul Talla (Boisali), P.O.-Rajarhat Gopalpur, P.S.- Airport, Kolkata-700136, District- 24 Parganas (North).
- 3.6 **SRI GAUTAM MAJUMDAR**, (PAN- APVPM1162K) and (AADHAAR NO.- 230628796993), son of Late Pashupati Majumdar, by citizenship Indian, by faith Hindu, by occupation- Business, residing at Kalipark P.O.-Rajarhat Gopalpur, P.S.- Airport, Kolkata-700136, District- 24 Parganas (North).
- 3.7 **SMT. RATNA MAJUMDAR**, (PAN- BYNPM6397L) and (AADHAAR NO. - 302602910162), wife of Pradip Kumar Majumdar, by citizenship Indian, by faith Hindu, by occupation- House wife, residing at Salua Ray Para, P.O.-Rajarhat Gopalpur, P.S.-Airport, Kolkata-700136, District- 24 Parganas (North).
- 3.8 **SMT. LOPAMUDRA BASAK**, (PAN- CJGPB3462G) and (AADHAAR No.- 414197686872), daughter of Pradip Kumar Majumdar, by citizenship Indian, by faith Hindu, by occupation- House Wife, residing at 4, Kali Park, P.O.-Rajarhat, P.S.-Airport, Kolkata-700062, District- 24 Parganas (North).

1. THE REGISTRAR OF COMPANIES, KOLKATA, HAS RECEIVED FROM THE REGISTRAR OF COMPANIES, CHENNAI, A COPY OF THE MEMORANDUM OF ASSOCIATION AND ARTICLES OF ASSOCIATION OF THE COMPANY...

2. THE REGISTRAR OF COMPANIES, CHENNAI, HAS REQUESTED THAT THE REGISTRAR OF COMPANIES, KOLKATA, BE KIND TO CONSIDER THE MATTER AND TAKE NECESSARY ACTION THEREON...

3. THE REGISTRAR OF COMPANIES, KOLKATA, HAS REQUESTED THAT THE REGISTRAR OF COMPANIES, CHENNAI, BE KIND TO CONSIDER THE MATTER AND TAKE NECESSARY ACTION THEREON...

4. THE REGISTRAR OF COMPANIES, CHENNAI, HAS REQUESTED THAT THE REGISTRAR OF COMPANIES, KOLKATA, BE KIND TO CONSIDER THE MATTER AND TAKE NECESSARY ACTION THEREON...

5. THE REGISTRAR OF COMPANIES, KOLKATA, HAS REQUESTED THAT THE REGISTRAR OF COMPANIES, CHENNAI, BE KIND TO CONSIDER THE MATTER AND TAKE NECESSARY ACTION THEREON...

6. THE REGISTRAR OF COMPANIES, CHENNAI, HAS REQUESTED THAT THE REGISTRAR OF COMPANIES, KOLKATA, BE KIND TO CONSIDER THE MATTER AND TAKE NECESSARY ACTION THEREON...

7. THE REGISTRAR OF COMPANIES, KOLKATA, HAS REQUESTED THAT THE REGISTRAR OF COMPANIES, CHENNAI, BE KIND TO CONSIDER THE MATTER AND TAKE NECESSARY ACTION THEREON...

8. THE REGISTRAR OF COMPANIES, CHENNAI, HAS REQUESTED THAT THE REGISTRAR OF COMPANIES, KOLKATA, BE KIND TO CONSIDER THE MATTER AND TAKE NECESSARY ACTION THEREON...

9. THE REGISTRAR OF COMPANIES, KOLKATA, HAS REQUESTED THAT THE REGISTRAR OF COMPANIES, CHENNAI, BE KIND TO CONSIDER THE MATTER AND TAKE NECESSARY ACTION THEREON...

10. THE REGISTRAR OF COMPANIES, CHENNAI, HAS REQUESTED THAT THE REGISTRAR OF COMPANIES, KOLKATA, BE KIND TO CONSIDER THE MATTER AND TAKE NECESSARY ACTION THEREON...



**ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA**

17 FEB 2023

- 3.9 **SRI SIDDHARTHA MAJUMDAR**, (PAN- BYNPM6895F) and (AADHAAR NO. - 260S29452067), son of Pradip Kumar Majumdar, by citizenship Indian, by faith Hindu, by occupation- Student, residing at Salua Ray Para, P.O.-Rajarhat, P.S.-Airport, Kolkata-700052, District- 24 Parganas (North).
- 3.10 **SMT. PRIYANKA MAJUMDAR**, (PAN- BYNPM6399E) and (AADHAAR NO.- 650225214318), daughter of Pradip Kumar Majumdar, by citizenship Indian, by faith Hindu, by occupation- House Wife, residing at Salua Ray Para, P.O.-Rajarhat, P.S.-Airport, Kolkata-700052, District- 24 Parganas (North).
- 3.11 **SMT. NAMITA MAJUMDER**, (PAN-ALNPM3039P) and (AADHAAR No.- 241411933096), wife of Late Karun Majumder, by faith Hindu, by Nationality Indian, by occupation-House wife, residing at Kali Park, P.O.-Rajarhat Gopalpur, P.S.-Airport, Kolkata-700136, District-24 Parganas North.
- 3.12 **SRI KRISHNENDU MAJUMDER**, (PAN- ASJPM5370Q)and (AADHAAR NO.- 227250499684) son of Late Karun Majumder, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at Kali Park, P.O.-Rajarhat Gopalpur, P.S.-Airport, Kolkata-700136, District- 24 Parganas North.
- 3.13 **SMT. INDIRA MAJUMDER**, (PAN- AUHPM5916E) and (AADHAAR No.- 940952786046), daugther of Late Karun Majumder, by faith Hindu, by Nationality-Indian, by occupation-House wife, residing at Kali Park, P.O.-Rajarhat Gopalpur, P.S.-Airport, Kolkata-700136, District- 24 Parganas North.
- 3.14 **SRI ARINDAM MAJUMDAR**, (PAN- AOIPM1545G) and (AADHAAR No.- 557629923212), son of Kamal Majumdar, by citizenship Indian, by faith Hindu, by occupation- Business, residing at 6/11, Sourav Ganguly Avenue, Kalipark, P.O.-Rajarhat Gopalpur, P.S.-Rajarhat, Kolkata-700136, District- North 24 Parganas.
- 3.15 **SMT. ALO RANI MAJUMDAR**, (PAN- BJQPM3804E) and (AADHAAR No.- 891601702203), wife of Prabir Majumdar alias Prabir Kumar Majumdar, by citizenship Indian, by faith Hindu, by occupation- House wife, residing at 362, Alobhila, Kabi Mukunda Das Road, P.O.-South,Dum Dum, P.S.-Dum Dum, Kolkata-700065, District- North 24 Parganas.
- 3.16 **SRI SUBIR MAJUMDAR**, (PAN- CJKPM1244D) and (AADHAAR No.- 490835194763), son of Prabir Majumdar alias Prabir Kumar Majumdar , by citizenship Indian, by faith Hindu, by occupation- Service, residing at 362,



Alobhila, KabiMukunda Das Road, P.O.-South Dum Dum, P.S.-Dum Dum, Kolkata-700065, District- North 24 Parganas.

- 3.17 **SMT. MOUMITA MAJUMDER**, (PAN- BFYPM7029B) and (AADHAAR No.- 483952186452), daughter of Prabir Majumdar alias Prabir Kumar Majumdar, by citizenship Indian, by faith Hindu, by occupation- House wife, residing at 362, Alobhila, Kabi Mukunda Das Road, P.O.-South Dum Dum, P.S.-Dum Dum, Kolkata-700065, District- North 24 Parganas.

hereinafter collectively called "**the Owners**", (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives, nominees and assigns) of the **ONE - PART**;

**AND**

**M/S. S. K. BUILDERS & DEVELOPERS LLP**, (PAN-ADUFS8263J) (formerly known as M/s. S. K. BUILDERS & DEVELOPERS PRIVATE LIMITED) a Limited Liability Partnership firm, under Limited Liability Partnership Act., 2008, having its registered Office at **16/1A**, Abdul Hamid Street, 1<sup>st</sup> floor, P.O. Esplanade, P.S. Hare Street, District-Kolkata 700069, represented by Designated Partners namely **SRI SUSHIL KUMAR SINGH**, (PAN-AKAPS4895B) and (AADHAAR No - 975460975306) son of Sri Raghubansh Kumar Singh, by faith Hindu, by occupation- Business, by nationality Indian, residing at 21, Benepukurdhar, P.O. Makhla, P.S. Uttarpara, District-Hooghly, Pin- 712245, hereinafter called "**the Developer**", (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives, nominees and assigns) of the **OTHER - PART**;

Owner and Developer individually called **Party** and collectively **Parties**.

**NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:**

4. **SUBJECT MATTER OF AGREEMENT**:-Understanding between the Owner and the Developer with regard to development (in the manner specified in this Agreement) of **ALL THAT** undivided piece and parcel of land measuring **15 Cottah 5 Chittacks 24 Sq.ft.** more or less, comprised in Mouza-

Gopalpur, C.S. Dag No. 3255, 3218, 3217 corresponding R.S. & L.R. Dag No. 2196, 2197/3055, & 2234/2940, C.S. Khatian No. 912, 159 & 912, R.S. Khatian No.1993 L.R. Khatian No. 698, 10743, 10744, 10745, 10746, 10747, 10748, 10749, 10750, 10751, 10752, 10753, 10754 & 25598, J.L. No. 02, R.S. No. 140, Touzi No.3998, situate lying at and being Holding No. 78, Block-H, Saurav Ganguly Avenue, Police Station-Airport, within the limits of Ward No. 7 of the Rajarhat Gopalpur Municipality, District North 24 Parganas, **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owner in the above property, more fully described in the **1<sup>st</sup> Schedule** below (**Said Premises**), by constructing new residential/commercial buildings thereon (**Project**).

5. **REPRESENTATIONS, WARRANTIES AND BACKGROUND**:The Owner has represented and warranted to the Developer as follows:
- a. By virtue of Deed of Conveyance (Bengali Kobala) dated 15.05.1972, registered at the office of Sub Registry Office, Cossipore, recorded in Book No.1, Volume No.52, Pages Nos. 65 to 69, Being Deed No. 2971 for the year 1972, One Dharendra Chandra Dutt sold, transferred and conveyed **ALL THAT** piece and parcel of Land measuring about **5 Cottah 27 Sq.ft. (equivalent to 8 Decimal)** more or less comprised in C.S. Dag No. 3218, corresponding R.S. Dag No. 2197/3055, C.S. Khatian No. 912, corresponding R.S. Khatian No. 1993, J.L. No. 02, R.S. No. 140, Touzi No.3998, Mouza- Gopalpur, to and unto the favour of Pashupati Majumdar, free from all encumbrances and/or alienation of any manner whatsoever;
  - b. By virtue of another Deed of Conveyance dated 29.11.1976, registered at the office of Sub Registry Office, Cossipore, recorded in Book No.1, Volume No. 24. Pages Nos. 228 to 231, being Deed No. 7771 for the year 1976, One Asit Baran Sen and Anath Bandhu Sen sold, transferred and conveyed **ALL THAT** piece and parcel of Land measuring about **15 Decimal** more or less comprised in C.S. Dag No. 3255 and 3217 corresponding R.S. Dag No. 2234/2940 and 2196, C.S. Khatian No. 2164, J.L. No. 02, R.S. No. 140, Touzi No.3998, Mouza- Gopalpur, to and unto the favour of Pashupati Majumdar, Pradip Kumar Majumdar, Prabir



Kumar Majumdar, Tarun Kumar Majumdar, Kalayan Majumdar, free from all encumbrances and/or alienation of any manner whatsoever;

- c. That the said Pashupati Majumdar died intestate leaving behind the following persons as his legal heirs and/or successors-in-interest named hereunder:-

Name	Relation
Prabir Majumdar	Son
Tarun Majumdar	Son
Karun Majumdar	Son
Goutam Majumdar	Son
Kamal Majumdar	Son
Ranjan Majumdar	Son
Milon Majumdar	Son
Amit Majumdar	Son
Sumit Majumdar	Son
Pradip Kumar Majumdar	Son
Kalyan Majumdar	Son

- d. That the said Pradip Kumar Majumdar died intestate on 17.02.2012, leaving behind the following persons as his legal heirs and/or successors-in-interest named hereunder:-

Name	Relation
Ratna Majumdar	Wife
Lopamudra Basak (married)	Daughter
Priyanka Majumdar	Daughter
Siddhartha Majumdar	Son

- d. That the said Kalyan Majumdar died intestate leaving behind his only wife namely Smt. Krishna Majumdar as his legal heir and/or successors-in-interest with respect to his share in the Premises.
- e. By virtue of Deed of Gift registered at the office of Additional District Sub-Registrar, Bidhanagar recorded in book no 1, Vol. no. 155 page 264 to 278, bevy no 2522 for the year 2006, the said Smt. Krishna Majumdar transferred the entire share of her husband in the Premises devolved upon her by way succession vide gift to and unto the favor of Smt. Ratna Majumdar wife of late Pradip Kumar Majumdar.
- f. That the Owners herein became joint and absolute Owner seized possessed otherwise sufficiently entitled of their respective share ALL THAT piece and parcel of land measuring **23 Decimal** more or less, comprised in Mouza- Gopalpur, C.S. Dag No. 3255, 3218, 3217



corresponding R.S. & L.R. Dag No. 2196, 2197/3055, & 2234/2940, C.S. Khatian No. 912, 159 & 912, R.S. Khatian No.1993 L.R. Khatian No. 698, 10743, 10744, 10745, 10746, 10747, 10748, 10749, 10750, 10751, 10752, 10753, 10754 & 25598, J.L. No. 02, R.S. No. 140, Touzi No.3998, situate lying at and being Holding No. 78, Block-H, Saurav Ganguly Avenue, Police Station-Airport, within the limits of Ward No. 7 of the Rajarhat Gopalpur Municipality, District North 24 Parganas, free from all encumbrances and/or alienation of any manner whatsoever.

- g. THAT the Owners are also recorded Owner seized possessed otherwise sufficiently entitled of ALL THAT piece and parcel of land measuring **4 Decimal** more or less, comprised in Mouza- Gopalpur, R.S. & L.R. Dag No. 2197/3055, J.L. No. 02, R.S. No. 140, Touzi No. 3998, Police Station-Airport, within the limits of Ward No. 4 of the Rajarhat Gopalpur Municipality, District North 24 Parganas free from all encumbrances and/or alienation of any manner whatsoever;
- h. That being seized possessed otherwise sufficiently entitled of their respective share in the Premises the Owners herein have decided to exploit the Premises on commercial terms and conditions and have further have mutually decided that irrespective of their shares (as recited hereinabove) in the Premises all co-shares shall have equal share in the Premises and each of the Owners herein doth hereby concur and confirm the same. The Owners have further agreed that legal heirs of Pradip Kumar Majumdar shall accrue two shares out of total eleven equal shares in Premises viz. share of late Pradip Kumar Majumdar and late Kalyan Majumdar's share shall exclusively belongs to Smt. Ratna Majumdar and each of the Owners herein doth hereby concur and confirm the same.
- i. Thus in the manner aforesaid the Owners herein became joint and absolute Owner, seized possessed otherwise sufficiently entitled of **ALL THAT** undivided piece and parcel of land measuring **27 Decimal** more or less, comprised in Mouza- Gopalpur, C.S. Dag No. 3255, 3218, 3217 corresponding R.S. & L.R. Dag No. 2196, 2197/3055, & 2234/2940, C.S. Khatian No. 912, 159 & 912, R.S. Khatian No.1993 L.R. Khatian No. 698, 10743, 10744, 10745, 10746, 10747, 10748, 10749, 10750, 10751,

10752, 10753, 10754 & 25598, J.L. No. 02, R.S. No. 140, Touzi No.3998, situate lying at and being Holding No. 78, Block-H, Saurav Ganguly Avenue, Police Station-Airport, within the limits of Ward No. 7 of the Rajarhat Gopalpur Municipality, District North 24 Parganas.

- j. The Owners being joint and absolute Owners, seized possessed otherwise sufficiently entitled of aforesaid Land intended to developer and/or commercially exploit the said Land and in pursuance to their intention the Owners entered into Development Agreement Dated- 11<sup>th</sup> March, 2016, registered at the office of Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Vol. No. 1904-2016, Pages 99579 to 99661, being No. 190402594 for the year 2016, with **M/S. S. P. Construction**, a Partnership Firm having its registered office at 148/1, Debaipukur Road, P.O.-Hindmotor, P.S. Uttarpara, Dist. Hooghly 712233, at the agreed terms and conditions as mentioned therein and the Owners also executed and registered Development Power of Attorney on 15<sup>th</sup> March 2016, registered at the office of Additional Registrar of Assurances-III, Kolkata, recoded as being No.01809 for the year 2016, conferring rights and powers as contained therein.
- k. The Owners being joint and absolute Owners, seized possessed otherwise sufficiently entitled of aforesaid Land intended to developer and/or commercially exploit the said Land and in pursuance to their intention the Owners entered into Development Agreement Dated 30<sup>th</sup> September, 2019, registered at the office of Additional Registrar of Assurances-III, Kolkata, recorded in Book No. I, Vol. No. 1903-2019, Pages 226291 to 226372, being No. 190305453 for the year 2019, with **M/S. S. P. Construction**, a Partnership Firm having its registered office at 148/1, Debaipukur Road, P.O.-Hindmotor, P.S. Uttarpara, Dist. Hooghly 712233, at the agreed terms and conditions as mentioned therein and the Owners also executed and registered Development Power of Attorney on 30<sup>th</sup> September, 2019, registered at the office of Additional Registrar of Assurances-III, Kolkata, recorded in Book No. I, being No.190305464 for the year 2019, conferring rights and powers as contained therein.



- l. Pursuant to the Development Agreement the said Developer therein obtained building Sanctioned Plan being No. BMC/ BDN/ RG/ 555/ 170/16-17 dated- 07.07.2020.
- m. The said Karun Majumder died intestate on 21.11.2020 leaving behind following persons as his legal heirs and/or legal representatives, who jointly inherited their 1/11<sup>th</sup> share in the Schedule Premises, mentioned in the Second Schedule, in the manner mentioned hereunder :-

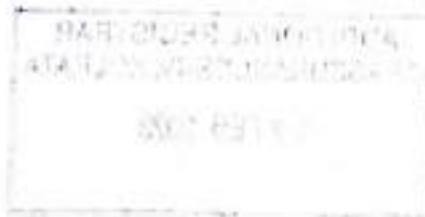
Name	Relation
NAMITA MAJUMDER	Wife
KRISHNENDU MAJUMDER	Son
INDIRA MAJUMDER	Daughter

- n. The said Prabir Majumdar alias Prabir Kumar Majumdar died leaving behind him his wife Smt. Alo Majumder and one son namely Shri Subir Majumdar and one daughter Moumita Majumdar, as his legal heirs and successors and as per the Hindu Succession Act, 1956; they became joint and absolute Owner of the undivided share in the land.
- o. The said Kamal Majumdar died on 05.01.2022, leaving behind him his wife Smt. Anjali Majumdar and two sons namely Shri Arindam Majumdar and Shri Kingshuk Majumdar, as his legal heirs and successors and as per the Hindu Succession Act, 1956; they became joint and absolute Owner of the undivided share in the land.
- p. The said Smt. Anjali Majumdar, Shri Arindam Majumdar and Shri Kingshuk Majumdar being Owner of their respective undivided share in the Land mutated their name in the records of the BL&LRO bearing Khatain No. 25599, 25598 and 25600, respectively.
- q. That by virtue of Deed of Conveyance dated 17.09.2022, registered at the office of Additional Registrar of Assurances-III, Kolkata, the said Smt. Anjali Majumdar and Shri Kingshuk Majumdar, sold transferred and conveyed **ALL THAT** undivided share of piece and parcel of land measuring **15 Chittacks 37 Sq.ft.** more or less, out of total land measuring 27 Decimal more or less comprised in Mouza- Gopalpur, C.S. Dag No. 3255, 3218, 3217, C.S. Khatian No. 912, 159 & 912, corresponding R.S. & L.R. Dag No. 2196, 2197/3055, & 2234/2940, R.S. Khatian No.1993 L.R. Khatian No. 698, Hal Khatian No. 25599, 25600,

J.L. No. 02, R.S. No. 140, Touzi No.3998, situate lying at and being Holding No. BMC 7/78, Block-H, (Holding No. 78, Block-H) Saurav Ganguly Avenue, Police Station-Airport, within the limits of Ward No. 4 of the Rajarhat Gopalpur Municipality, District North 24 Parganas, Pin No. 700136 to and in the favour of **M/S. S. K. BUILDERS & DEVELOPERS LLP**, (PAN-ADUFS8263J) (formerly known as M/s. S. K. BUILDERS & DEVELOPERS PRIVATE LIMITED) a Limited Liability Partnership firm, under Limited Liability Partnership Act., 2008, having its registered Office at **16/1A**, Abdul Hamid Street, 1<sup>st</sup> floor, P.O. Esplanade, P.S. Hare Street, District-Kolkata 700069 and the said sale was duly confirmed by **M/S. S. P. Construction**, a Partnership Firm having its registered office at 148/1, Debaipukur Road, P.O.-Hindmotor, P.S. Uttarpara, Dist. Hooghly 712233.

- r. The Owners and M/S. S. P. Construction, mutually agreed to terminate and cancel and terminate the Development Agreements by two numbers deed of cancellation of Development Agreement Dated **17<sup>th</sup> February, 2023**, registered at the office of Additional Registrar of Assurances-IV, Kolkata, recorded in being No. 2658 for the year **2023** and being No. 2659 for the year **2023**, and revoked the Power of Attorney simultaneously also being No. 0045 for the year **2023**, and being No. 0046 for the year **2023**.
- s. On the approach made by the Owners the Developer herein have agreed to Develop the Premises on the terms as agreed herein.
- t. On and before execution and registration of this Agreement, the Owners have represented, assured and guaranteed as follows :-
- i. **Encumbrances by Tenants**: The said Premises is free from all encumbrances of any manner whatsoever and if any kind encumbrances are found it shall be the obligation of the Owners to clear the said encumbrances at their own cost and expenses within three months of finding out of the said encumbrances.
  - ii. **Owner has Marketable Title**: The right, title and interest of the Owners in the Said Premises are free from all encumbrances of any

*Sanjit Kumar Majumdar*





and every nature, including but not limited to any mortgage, lien and lispendens.

- iii. **Owner to Ensure Continuing Marketability:** The Owners shall ensure that title of the Owner to the Said Premises continues to remain marketable and free from all encumbrances till the completion of the development of the Said Premises.
- iv. **No Acquisition, Requisition and Vesting:** The Owners have ascertained that no part or portion of the Said Premises has been (1) acquisitioned or requisitioned by the State or the Central Government or any statutory body, (2) notified/planned for any development scheme of the Government or any statutory body and (3) vested in the State by operation of law, Consequently, the entirety of the Said Premises is free, marketable and available for development.
- v. **Owner have Authority:** The Owners have full right, power and authority to enter into this Agreement.
- vi. **No Prejudicial Act:** The Owners have neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.
- vii. **Possession:** The Possession of the Said Premises is hereby handover to the Developer to the Developer simultaneously with execution and registration of the Agreement.
- viii. **No Statutory Attachments:** The Said Premises or any part or portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Owner or any of them for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force and the Said Premises or any part or portion thereof is not affected by any

notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Metro Railways or the Government or any other Public or Statutory Body or Authority.

- ix. **No Previous Agreement:** The Owners have ascertained, represented assured that the Said Premises is not the subject matter of any previous agreement, whether oral or in writing.
- x. **No Personal Guarantee:** The Said Premises is not affected by or subject to any personal guarantee for securing any financial accommodation.
- xi. **No Excess Land:** The Owners do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- xii. **No Encumbrance by Act of Owner:** The Owners have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing (including creation of statutory or customary right of easement) whereby the Said Premises or any part thereof can or may be impeached, encumbered or affected in title.
- xiii. **No vesting to Official Assignee:** The Said Premises was never vested in the Official Assignee or in the Receiver-in-Insolvency nor any other Receiver was ever appointed on the Said Premises.
- xiv. **No Interference:** The Owner shall comply with the conditions of this Agreement and discharge all their obligations hereunder, diligently, without causing any loss, damage, hindrance or interference to the Developer.
- xv. **Statutory Permissions:** The Owners shall obtain all necessary statutory clearances, consents, approvals amalgamation and permissions under the land laws and taxation laws, before the commencement of the construction of the new residential/commercial buildings at the Said Premises.
- u. **DEVELOPER'S REPRESENTATIONS:** The Developer has represented and warranted to the Owner as follows:-



- i. **Infrastructure and Expertise of Developer:** The Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field.
- ii. **Financial Arrangement:** The Developer is and during the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the Said Premises, *inter alia* by way of constructing the Project on the Said Premises.
- iii. **Developer has Authority:** The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.
- v. **Decision to Develop:** The Owners have decided to develop the Said Premises. Pursuant thereto, preliminary discussions were held with the Developer for taking up the development of the Said Premises by constructing new residential cum commercial building/s, i.e. Project.
- w. **Finalization of Terms Based on Reliance on Representations:** Pursuant to the above and relying on the representation made by the Owner herein, final terms and conditions [superseding all previous correspondence and-agreements (oral or written) between the Parties] for the Project are being recorded by this Agreement.

6. **BASIC UNDERSTANDING :-**

- A. **Development of Said Premises by Construction of Project:** The Parties have mutually decided to take up the Project, i.e. the development of the Said Premises by construction of new residential cum commercial building/s thereon on co-venture basis, with (1) specified inputs and responsibility sharing by the Parties and (2) exchange with each other of their specified inputs.
- B. **Nature and Use of Project:** The Project shall be in accordance with architectural plan (Building Plans) as sanctioned and/or revised plan if any, by the Architect appointed by the Developer from time to time (Architect) and sanctioned by the Concerned Municipality and other statutory authorities concerned with sanction (collectively Planning

Authorities), as a ready-to-use residential cum commercial buildings with specified areas, amenities and facilities to be enjoyed in common.

- C. **Original Documents**: Simultaneously with the execution/registration of this Agreement the Owners have put all the original documents of title with the Developer which shall be handed over to the Association and/or Committee and/or maintenance body after completion of the Project.
- D. **Mutation by Owner**: The mutation with respect to the name of the Owners have been completed in the concerned Municipality and concerned BLLRO, but, some of the name is required to updated due to demise of some of the Owners and the Owners shall apply for mutation of the said Premises and shall have the said mutation done in the name of the Owners with the municipality and the BL&LRO, at their own costs and responsibility within 1 (One) month from date of execution and registration of this Agreement. If required, the Developer shall provide assistance to the Owners in this regard, but the Developer shall have no responsibility in this regard.
- E. **ULC Clearance**: The Owner shall obtain a no objection certificate from the Competent Authority under Urban Land (Ceiling & Regulations) Act, 1976 in respect of the Said Premises at their own costs and expenses, prior to the submission of Building Plans. If required, the Developer shall provide assistance to the Owner in this regard, but the Developer shall have no responsibility in this regard.
- F. **Non Compliance**: The Parties have agreed that if the Owners fails to fulfil/perform/comply any of the obligations laid down in this Agreement then in such circumstances, the Developer shall have the liberty to fulfill the same at the risk, responsibility, cost and expenses of the Owners, which the Owner hereby admits.

7. **APPOINTMENT AND COMMENCEMENT :-**

- A. **Appointment**: The Parties hereby accept the Basic Understanding between them as recorded herein and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Pursuant to and in furtherance of the aforesaid confirmations, the

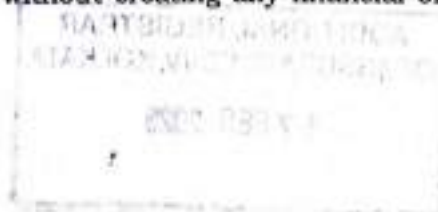


Owners hereby appoint the Developer as the developer of the said Premises with right to execute the Project and the Developer hereby accepts the said appointment by the Owners.

- B. **Commencement**: This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed.

8. **SANCTION AND CONSTRUCTION :-**

- A. **Sanction of Building Plans**: It is pertinent to mention that erstwhile Developer has obtained building Plan for the Development of the said Premises and the Developer shall, if required, shall revise the said Plan and/or any re-newel required shall be done by the Developer as its own cost and expenses.
- B. **Survey and Measurement**: The Developer shall be entitled to have the said Premises verified and surveyed immediately hereafter and commence construction at the Premises as per the building plan sanctioned by the erstwhile Developer.
- C. **Due Diligence**: The Developer may publish public notice and the Owners hereby grant their consent to the intending paper publication and the Developer shall also carry out due diligence with respect to the Said Premises and the Owner shall fully co-operative with the Developer and deliver all the relevant documents/papers for conducting the same, within 7 (seven) days from the Developer making such demand.
- D. **Architect And Consultants**: The Owners confirms that the Owners have authorized the Developer to appoint the Architect and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer.
- E. **Construction of Project**: The Developer shall, at its own costs and expenses and without creating any financial or other liability on the



Owners, demolish the existing structures, if any, on the said Premises and construct, erect and complete the Project.

- F. **Completion Time:** With regard to time of completion of the Project, it has been agreed between the Parties that subject to Circumstances Of Force Majeure, the Developer shall complete the entire process of development of the said Premises and construct, erect and complete the Project on and before 31<sup>st</sup> December, 2024. (**Complete Time**). Upon failure to handover the Owners Allocation within the specified period developer shall be liable to pay Rs. 15,000/- (Rupees Fifteen thousand) per month to each of the Owners towards damages for the delayed period.
- G. **Building Materials:** The Developer shall be authorized in the name of the Owners to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owner and required for the construction of the Project but under no circumstances the Owner shall be responsible for the price/value, storage and quality of the building materials.
- H. **Temporary Connections:** The Developer shall be authorized in the name of the Owner to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connections at the Said Premises, upon payment of all usage charges.
- I. **Shifting:** The Developer shall pay Rs. 10,000/- (Rupees Ten thousand) Per Month only to the Owner named Arindam Majumdar and Sumit Majumdar without any arrear payment.
- J. **Nomination and Assignment:** Notwithstanding anything herein contained, the Developer shall be entitled to assign or transfer the benefits and obligations under this Agreement infavour of such persons/companies as it deem fit and proper or as may be mutually decided by parties.



- K. **Modification**: The Developer shall be entitled to amend or modify the Building Plans, as when required, within the permissible limits and norms of the Planning Authorities.
- L. **Co-operation by Owner**: The Owners shall not indulge in any activities which may be detrimental to the development of the Said Premises and/or which may affect the mutual interest of the Parties. The Owner shall provide all co-operations that may be necessary for successful completion of the Project.
9. **POSSESSION** :- Simultaneously with the execution of this Agreement, the Owners have hereby handover the possession of the said Premises to the Developer.
10. **Power and Authorities**:-
- A. **Power of Attorney for Financial Arrangement And Building Plans Sanction**: The Owners shall grant to the Developer and/or its nominees, legal representatives a Power of Attorney and for the purpose of getting the Building Plans sanctioned/ revalidated/ modified/ altered by the Planning Authorities, obtaining all necessary permissions from different authorities in connection with construction of the Project and for doing all things needful for development of the Said Premises by construction of new residential cum commercial building/s and sale and/or registration of the constructed area of new residential cum commercial building/s.
- B. **Power of Attorney for Construction and Sale** : The Owner hereby simultaneously also grant to the Developer and/or its nominees a Power of Attorney for construction of the Project and booking and sale of the spaces/units/flats in the new residential cum commercial building/s to be constructed by the Developer on the Said Premises.
- C. **Further Acts**: Notwithstanding grant of the aforesaid Powers of Attorney, the Owner hereby undertakes that they shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to perform all obligations under this Agreement.

11. **OWNER'S CONSIDERATION :-**

- A. **Owner's Allocation:** The Owner is and shall be entitled to **50%** (fifty percent) of the new residential cum commercial building/s area in the Project (Owner's Allocation), morefully mentioned and described in the **SECOND SCHEDULE.**
- B. **Financials and Deposits:** the Developer has deposited with the Owner a total sum of Rs. **66,00,000/-** (Rupees **Sixty-Six** Lacs) only as interest free refundable deposit.
- C. **Refund of Deposits:** The total Refundable deposit shall be refunded to the Developer simultaneously upon handing over the Owners Allocation. Upon failure to handover the refundable deposit the Developer shall be at liberty to adjust the said refundable amount Out of the Owners Allocation area @ 2500/- (Rupees Twenty five hundred) only per Sq.ft. and such adjustment of area shall be minimum of 550 Sq.ft. and Owner hereby undertake to execute and register all such document or documents for effective transfer of the adjusted area of the Owners Allocation to and unto the favour of the Developer and/or its appointed nominees.

12. **DEVELOPER'S CONSIDERATION :-**The Developer shall be fully and completely entitled to **50% (fifty Percent)**of the constructed area new residential cum commercial building/s, morefully mentioned and described in the **SECOND SCHEDULE.**

13. **SALE PROCEEDS, ADJUSTMENT, ALLOCATIONS & MARKETING:-**

- A. **Demarcation of Respective Allocations:** The Parties have mutually agreed with respect to demarcation of their respective allocations in the manner, morefully mentioned and described in the **SECOND SCHEDULE.**
- B. **Marketing:** All the spaces in the new residential cum commercial building/s will be marketed by the Developer and the Developer shall determine the first basic price and escalated price thereafter for sale or disposal of the spaces in the new residential cum commercial

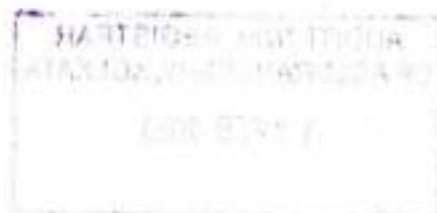


building/s to be constructed by the Developer on the Said Premises keeping in view the economics and market response of the Project.

- C. **Other Deposits:** All other funds and deposits towards maintenances charges, generator, electricity, etc. shall be made over to the Developer and Owner shall not claim any right in the same.
- D. **Owner's Allocation:** The Owner shall be exclusively entitled to the Owner's Allocation shall have the exclusive right to transfer or otherwise deal with the same in any manner the Owner deems appropriate. However, the Owners shall not deal with their share below the sale Price fixed by the Developer and this restriction on the Owner shall be for period of One year after completion of the Project.
- E. **Developer's Allocation:** The Developer shall be exclusively entitled to the Developer's Allocation with exclusive right to transfer or otherwise deal with the same in any manner the Developer deems appropriate, without any right, claim or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession, enjoyment, use and transfer of the Developer's Allocation. It is clearly understood that the dealings of the Developer with regard to the Developer's Allocation shall not in any manner fasten or create any financial liabilities upon the Owner. However, any transfer of any part of the Developer's Allocation shall be subject to the other provisions of this Agreement.
- F. **Transfer of Developer's Allocation:** In consideration of the Developer constructing and handing over the Owner's Allocation to the Owner, the Owners shall execute deeds of conveyances of the undivided share in the land contained in the Said Premises and Building Plans as be attributable to the Developer's Allocation, in such part or part as shall be required by the Developer. Such execution of conveyances shall be through the Developer exercising the powers and authorities mentioned in the Power of Attorney hereby simultaneously given.
14. **MUNICIPAL TAXES AND OUTGOINGS :-**
- A. Relating to Period Prior to Date of Sanction of Building Plans: All Municipal rates, taxes, penalty, interest and outgoings (collectively

Rates) on the Said Premises relating to the period prior to the date of sanction of the Building Plans shall be the liability of the Owner and the same shall be borne, paid and discharged by the Owner as and when called upon by the Developer, without raising any objection thereto.

- B. Relating to Period After Sanction of Building Plans: As from the date of sanction of the Building Plans, the Developer shall be liable for the Rates in respect of the Said Premises and from the Possession date, the Parties shall become liable and responsible for the Rates in the ratio of their sharing in the Project.
15. **COMMON RESTRICTIONS** :-The Owner's Allocation and the Developer's Allocation in the Project shall be subject to the same restrictions as are applicable to multi-storied ownership buildings, intended for common benefit of all occupiers of the Project.
16. **OBLIGATIONS OF DEVELOPER** :-
- A. **Compliance with Laws:** The execution of the Project shall be in conformity with the prevailing rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure compliance.
- B. **Planning, Designing and Development:** The Developer shall be responsible for planning, designing and development of the Project with the help of the Architect, professional bodies, contractors, etc.
- C. **Commencement of Project:** The Development of the Said Premises shall commence as per the Building Plans, Scheme, rules, regulations, bye-laws and approvals of the Planning Authorities, at the cost, risk and responsibility of the Developer, the Owner having no responsibility in respect thereof in any manner whatsoever.
- D. **Tax Liabilities:** All tax liabilities applicable in relation to the Development, namely sales tax, value added tax, service tax, works contract tax and other dues shall be paid by the person liable to pay such tax in accordance with law.





- E. **Permission for Construction**: It shall be the responsibility of the Developer to obtain all sanctions, permissions, clearances and approvals required from various Government authorities for sanction of the Building Plans and execution of the Project, including those from the Promoters Cell. The expenses to be incurred for obtaining all such sanctions, permissions, clearances and approvals shall be borne by the Developer. The Owner shall grant all necessary power and authority to the Developer for obtaining sanctions, permissions, clearances and approvals required from various Government authorities for sanction for the Building Plans and execution of the Project, including those from the Promoters Cell.
- F. **No Violation of Law**: The Developer hereby agrees and covenants with the Owner not to violate or contravene any provision of law, regulation or rule applicable to construction of the Project.
- G. **Specification** : The Developer shall construct the building and/or building at the Premises in accordance to the Specifications as mentioned in **the THIRD SCHEDULE** hereunder.
17. **OBLIGATIONS OF OWNER:-**
- A. **Co-operation with Developer**: The Owner undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the Said Premises.
- B. **Act in Good Faith**: The Owner undertakes to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.
- C. **Documentation and Information**: The Owner undertakes to provide the Developer with any and all documentation and information relating to the Said Premises as may be required by the Developer from time to time.
- D. **No Obstruction in Dealing with Developer's Functions**: The Owner covenants not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.

- E. **No Obstruction in Construction**: The Owner covenants not to cause any interference or hindrance in the construction of the Project of any nature whatsoever.
- F. **No Dealing with Said Premises**: The Owner covenants not to let out, grant lease, mortgage and/or charge the Said Premises or any portions thereof save in the manner envisaged by this Agreement.
- G. **Expenses** : The Owner shall be liable to pay the common expenses to the Developer deposits towards maintenances charges, generator, electricity, etc. on and before taking handover of the Owners Allocation.
18. **INDEMNITY** :-The Owners hereby indemnifies and agrees to keeps the Developer saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by Developer in the course of implementing the Project for any successful claim by any third party for any defect in title of the Said Premises or any of the Representations of the Owner being incorrect. Owners hereby further agrees to keep the Developer saved harmless and indemnified of from and against any and all loss, damage or liability if any is occurred due to dispute among the Owners themselves and Owner shall pay with interest of Commercial Banking rate.
19. **MISCELLANEOUS** :-
- A. **Roof Right**: The ultimate roof shall be common. However the Developer and Owner shall have the exclusive right to make further construction over the roof of the new buildings and developer and Owner shall make division as per the agreed ratio.
- B. **Name & Signage Right**: The Developer shall have the exclusive right to name the Project and also the signage right in the Project.
- C. **Essence of Contract**: In addition to time, the Owner and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be essence of this Contract.
- D. It is understood that from time to time to facilitate the construction of the said building, varibus lawful deeds, matters and things, not specified herein, may be required to be done by the DEVELOPER and



for which the DEVELOPER may need the authority of the OWNER and various applications /papers/documents may be required to be signed by the OWNER relating to such construction the OWNER undertake to do all such lawful acts, deeds, matters and things and the OWNER shall execute additional power of Attorney in respect thereof.

- E. If after the plan is sanctioned the OWNER do not co-operate to complete the transaction, the DEVELOPER shall be entitled to claim refund of the advance deposit and all moneys spent in respect of the said Premises which are the subject matter of this Agreement, together with interest at the rate of the Commercial Banks rate of interest at that date.
- F. Any notice required to be given by the DEVELOPER shall be deemed to have served on the OWNER, if delivered by hand duly acknowledge or sent by registered post with acknowledgement due or vice versa.
- G. The parties shall not be liable for any acts, which may prevent them from performing and observing the terms and conditions herein contained due to flood, earthquake, riot, war, tempest, civil commotion, strike, lockout or any other acts beyond the control of the parties hereto.
19. **ARBITRATION** :-All disputes and differences between the parties in any manner connected with the Premises aforesaid and/or arising out of this agreement shall be referred to the sole Arbitration of the person appointed jointly by Md. **JAKIR HOSSAIN** Advocate of High Court, Calcutta, AND the project advocate named (Shri.) **VINEET PANDEY, Advocate**, of 10, Old Post Office Street, Room No. 118, Kolkata-700 001. The said Arbitration shall in according to the provisions of the Arbitration and Conciliation Act, 1956 and the Place of Arbitration shall be Kolkata only.

**The FIRST SCHEDULE**  
(THE PREMISES)

**ALL THAT** undivided piece and parcel of land measuring **15 Cottah 05 Chittacks 24 Sq.ft.** more or less out of 27 Decimal more or less, along with structure standing R.T. Shed thereon measuring 200 sq.ft. more or less, comprised in Mouza- Gopalpur, C.S. Dag No. 3255, 3218, 3217 corresponding R.S. & L.R. Dag

No. 2196, 2197/3055, & 2234/2940, C.S. Khatian No. 912, 159 & 912, R.S. Khatian No.1993 L.R. Khatian No. 698, 10743, 10744, 10745, 10746, 10747, 10748, 10749, 10750, 10751, 10752, 10753, 10754 & 25598, J.L. No. 02, R.S. No. 140, Touzi No.3998, situate lying at and being Holding No. 78, Block-H, Saurav Ganguly Avenue, Police Station-Airport, within the limits of Ward No. 7 of the Rajarhat Gopalpur Municipality, District North 24 Parganas, **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever. The Premises is butted and bounded in the manner hereunder:-

<b><u>By North</u></b>	:	Land of others.
<b><u>By South</u></b>	:	Apartment.
<b><u>By East</u></b>	:	SauravGanguly Avenue.
<b><u>By West</u></b>	:	Kacha Road.

#### **The SECOND SCHEDULE**

(THE OWNERS ALLOCATION& DEVELOPERS ALLOCATION)

GROUND FLOOR	:-	OWNER entitled of 50% Developer entitled of 50%
FIRST FLOOR	:-	DEVELOPER ALLOCATION;
SECOND Floor	:-	OWNER ALLOCATION;
THIRD FLOOR	:-	DEVELOPER ALLOCATION ;
FOURTH FLOOR	:-	OWNERS ALLOCATION;
FIFTH FLOOR	:-	OWNER entitled of 50% Developer entitled of 50% (Front Side).

#### **THE THIRD SCHEDULE ABOVE REFERED TO** (the specification)

**Foundation:-**

Building design on RCC, foundation conforming to National Building Code and as Municipality regulation.

**Flooring :-**

Flooring of Vitrified Tiles with 6" skirting on all side with 2b chips.

**Toilets:**

Glazed Tiles will be fixed up to Six feet height from floor materials. Flooring will be Floor Tiles. W.C of Western/Indian type with cistern point. All



Sanitary & fitting, with one Wash basin will be Hind ware / EssEss / Perry ware.

**Kitchen:**

Cooking platform with built-in-sink and Granite top and wall glazed tiles above cooking platform up to three feet with two C.P bib cocks will be provided to the kitchen, Exhaust fan hole will be provided in Kitchen and Toilets.

**Door & Windows:**

All doors will be good commercial 1.25" thick Flush Doors and main door wooden fitted with Door Bolt. All Windows will be Aluminum Sliding window fitted with glass.

**Walls:**

All inside walls of the flats finished with wall Plaster of Paris.

**Electrical:**

All concealed wiring with 22 points for 2BHK flats & 26 points for 3BHK flats Lights, Geyser, Fridge, TV, Fans & Calling Bell points at entrance.

**Water Supply:**

Water supply will be arranged by Deep Tube Well with plumbing arrangement to overhead tanks in roof.

**Electric Meter:**

Procurement of Electric Meter for individual flat from W.B.S.E.B. / C.E.S.C for which cost will be borne by the flat Owner.

**Transformer:**

Arrangement for installation of L.T. & H.T. transformer if suggested by C.E.S.C the cost of area for transformer room should be borne by the flat buyers.

**Transfer and Registration:**

The cost and expenses for preparing sale deed stamping, registration, Service Tax Solicitor/Advocate fees other duties and charges as applicable on the date of transfer and registration shall be on account of purchaser.

**IN WITNESS WHEREOF** the parties hereto have executed these presents on the day, month and year first above written.

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

1. Vineet Pandey  
Adv.  
10, old Post office St.  
Kolkata - 700001.

2. Aragha Roushik  
15/11/11, Rajen Saha lane  
Belura Howl, - 711202.

1. Sumit Majumdar
2. Anil Kumar Majumdar.
3. Ranjan Majumdar
4. Tarun Majumdar.
5. Miten K. Majumdar
6. Garlam Majumdar.
7. Ratna Majumdar.
8. Lopa Mudra Basak.
9. Siddhartha Majumdar
10. Priyanka Majumdar
11. Namita Majumdar.
12. Krishna Majumdar.
13. Indira Majumdar.
14. Jindan Majumdar
15. Abo Majumdar.
16. Subin Majumdar.
17. Moomita Majumdar.

**EXECUTED AND DELIVERED** by the DEVELOPER at Kolkata in the presence of:

Drafted By :-

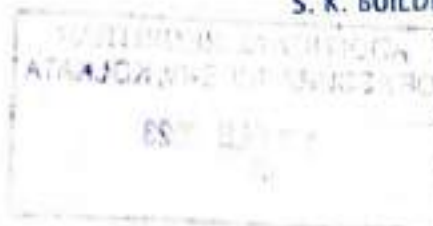
Vineet Pandey

**VINEET PANDEY,**

Advocate.

High Court, Calcutta,  
Enrolment No.F/1803/2011.

S. K. BUILDERS AND DEVELOPERS LLP



Subit / S. K.  
Designated Partner/Partner



**MEMO OF CONSIDERATION**

Received the sum of Rs. 66,00,000/- (Rupees Sixty Six Lakhs) only from the Developer as and by way of refundable advance Payment by Cheque.

**WITNESSES :-**

1. Utman Pandey  
Adn.  
10, old Post office St.  
Kolkata - 700014.

2. Aragha Raughis  
15/11/11 Rajen Setu  
lane Belur Howl - 711202.

1. Sumit Majumdar
2. Anil Kumar Majumdar
3. Ranjan Majumdar
4. Tarun Majumdar
5. Mithun K. Majumdar
6. Ganesh Majumdar
7. Rakna Majumdar
8. Lopa Mudra Basak
9. Siddhartha Majumdar
10. Priyanka Majumdar
11. Namita Majumdar
12. Kishore Majumdar
13. Indira Majumdar
14. Anind Majumdar
15. Adh Majumdar
16. Zubin Majumdar
17. Mounita Majumdar

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OWNERS

**FORM FOR PHOTOGRAPHS & FINGER PRINTS**

*Sumit Majumdar*



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*Anil Kumar Majumdar*



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*Banjan Rajendrar*



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*Ram Majumdar*



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**FORM FOR PHOTOGRAPHS & FINGER PRINTS**

Milun Kr. Majumdar



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Gopin Majumdar



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Ratna Majumdar



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Lopa Mudra Basak



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*Siddhantha Majumdar*



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*Priyanka Majumdar*



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*Narmila Majumdar*



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*Kishorudu Majumdar*



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*Indira Majumdar*



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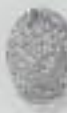


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*Pranab Majumdar*



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*Indu Majumdar*



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*Sudhir Majumdar*



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*Mamita Majumder*



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*Subal K Gh*



*Subal K Gh*



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



192022230300554281

GRN Details

GRN: 192022230300554281 Payment Mode: Online Payment  
GRN Date: 17/02/2023 15:10:03 Bank/Gateway: IDBI Bank  
BRN : 2793364694 BRN Date: 17/02/2023 15:11:49  
GRIPS Payment ID: 170220232030055427 Payment Init. Date: 17/02/2023 15:10:03  
Payment Status: Successful Payment Ref. No: 2000424745/3/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Vineet Pandey  
Address: 10 Old Post Office Street  
Mobile: 9874403276  
Depositor Status: Advocate  
Query No: 2000424745  
Applicant's Name: Mr Vineet  
Identification No: 2000424745/3/2023  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 17/02/2023  
Period To (dd/mm/yyyy): 17/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000424745/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	2000424745/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	66021
			<b>Total</b>	<b>106042</b>

IN WORDS: ONE LAKH SIX THOUSAND FORTY TWO ONLY.



### Major Information of the Deed

Deed No :	I-1904-02660/2023	Date of Registration	17/02/2023
Query No / Year	1904-2000424745/2023	Office where deed is registered	
Query Date	16/02/2023 2:09:53 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Vineet 10, Old Post Office Street, Room No.118, 4th Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830988781, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than immovable Property, Receipt [Rs : 86,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 2,49,14,261/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,121/- (Article:48(g))		Rs. 66,105/- (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:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: saurav Ganguly Avenue.(gopalpur), Mouza: Gopalpur, , Holding No:78 JI No: 2, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2196 (RS :- )	LR-10743	Bastu	Bastu	284 Sq Ft		6,39,001/-	Property is on Road
L2	LR-2196 (RS :- )	LR-10744	Bastu	Bastu	284 Sq Ft		6,39,001/-	Property is on Road
L3	LR-2196 (RS :- )	LR-10745	Bastu	Bastu	284 Sq Ft		6,39,001/-	Property is on Road
L4	LR-2196 (RS :- )	LR-10746	Bastu	Bastu	284 Sq Ft		6,39,001/-	Property is on Road
L5	LR-2196 (RS :- )	LR-10747	Bastu	Bastu	283 Sq Ft		6,36,751/-	Property is on Road
L6	LR-2196 (RS :- )	LR-10748	Bastu	Bastu	283 Sq Ft		6,36,751/-	Property is on Road
L7	LR-2196 (RS :- )	LR-10749	Bastu	Bastu	283 Sq Ft		6,36,751/-	Property is on Road
L8	LR-2196 (RS :- )	LR-10750	Bastu	Bastu	283 Sq Ft		6,36,751/-	Property is on Road
L9	LR-2196 (RS :- )	LR-10751	Bastu	Bastu	283 Sq Ft		6,36,751/-	Property is on Road
L10	LR-2196 (RS :- )	LR-10752	Bastu	Bastu	283 Sq Ft		6,36,751/-	Property is on Road
L11	LR-2196 (RS :- )	LR-10753	Bastu	Bastu	283 Sq Ft		6,36,751/-	Property is on Road
L12	LR-2196 (RS :- )	LR-10754	Bastu	Bastu	283 Sq Ft		6,36,751/-	Property is on Road
L13	LR-2196 (RS :- )	LR-25598	Bastu	Bastu	283 Sq Ft		6,36,751/-	Property is on Road



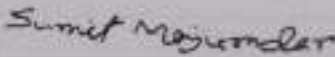




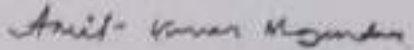
LR-2197/3055 (RS :-)	LR-10743	Bastu	Bastu	5 Katha 1 Chatak 38 Sq Ft		82,86,749/-	Property is on Road
L15 LR-2234/2940 (RS :-)	LR-10746	Bastu	Bastu	5 Katha 1 Chatak 38 Sq Ft	1/-	82,86,749/-	Property is on Road
<b>TOTAL :</b>				<b>25.3206Dec</b>	<b>1 /-</b>	<b>248,60,261 /-</b>	
<b>Grand Total :</b>				<b>25.3206Dec</b>	<b>1 /-</b>	<b>248,60,261 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>1 /-</b>	<b>54,000 /-</b>	

#### Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Sumit Majumdar</b> Son of Late Pashupati Majumdar Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
		17/02/2023	LT 17/02/2023	17/02/2023
, Raja Ram Chand Ghat Road Part, City:- Not Specified, P.O:- Panihati, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aoxxxxx0q, Aadhaar No: 55xxxxxxxx3029, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
<b>Shri Amit Kumar Majumdar</b> Son of Late Pashupati Majumdar Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
17/02/2023	17/02/2023	LTI	17/02/2023

, Devi Park,, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: afxxxxxx0p, Aadhaar No: 76xxxxxxxx5254, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023  
 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office



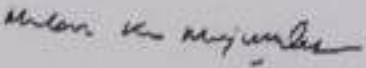





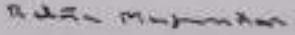
3	Name	Photo	Finger Print	Signature
	<b>Shri Ranjan Majumdar</b> Son of Late Pashupati Majumdar Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
	17/02/2023	17/02/2023	LTI	17/02/2023

, Kali Park,, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: agxxxxxx9k, Aadhaar No: 20xxxxxxxx4858, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023  
 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office

4	Name	Photo	Finger Print	Signature
	<b>Shri Tarun Majumdar</b> Son of Late Pashupati Majumdar Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
	17/02/2023	17/02/2023	LTI	17/02/2023

, Narayanpur,, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: bixxxxxx8j, Aadhaar No: 25xxxxxxxx6324, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023  
 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office



Name	Photo	Finger Print	Signature	
<b>Shri Milon Kumar Majumder</b> Son of Late Pashupati Majumdar Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office				
17/02/2023	LTI 17/02/2023	17/02/2023		
, Tetul Tala Boisall,, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx5b, Aadhaar No: 51xxxxxxxx5523, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	<b>Shri Gautam Majumdar</b> Son of Late Pashupati Majumdar Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
	17/02/2023	LTI 17/02/2023	17/02/2023	
, Kalipark, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: apxxxxxx2k, Aadhaar No: 23xxxxxxxx6993, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	<b>Smt Ratna Majumdar</b> Wife of Pradip Kumar Majumdar Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
	17/02/2023	LTI 17/02/2023	17/02/2023	
, Saiua Ray Para, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: byxxxxxx7l, Aadhaar No: 30xxxxxxxx0162, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
<b>Smt Lopamudra Basak</b> Daughter of Pradip Kumar Majumdar Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			<i>Lopa Mudra Basak</i>
17/02/2023	17/02/2023	LT1	17/02/2023

, 4, Kali Park, City:- Not Specified, P.O:- Rajarhat, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700052 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cjxxxxxx2g, Aadhaar No: 41xxxxxxxx6572, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023  
 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Shri Siddhartha Majumdar</b> Son of Pradip Kumar Majumdar Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			<i>Siddhartha Majumdar</i>
17/02/2023	17/02/2023	LT1	17/02/2023

, Salua Ray Para, City:- Not Specified, P.O:- Rajarhat, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700052 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: byxxxxxx5f, Aadhaar No: 26xxxxxxxx2067, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023  
 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Smt Priyanka Majumdar</b> Daughter of Pradip Kumar Majumdar Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			<i>Priyanka Majumdar</i>
17/02/2023	17/02/2023	LT1	17/02/2023

, Salua Ray Para, City:- Not Specified, P.O:- Rajarhat, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700052 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: byxxxxxx9e, Aadhaar No: 65xxxxxxxx4318, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023  
 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Smt Namita Majumder</b> Wife of Late Karan Majumder Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			<i>Namita Majumder</i>
17/02/2023	17/02/2023	LT1	17/02/2023



, Kali Park, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: alxxxxxx9p, Aadhaar No: 24xxxxxxxx3096, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023  
 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office

12	Name	Photo	Finger Print	Signature
	<b>Shri Krishnendu Majumder</b> Son of Late Karun Majumder Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
		17/02/2023	LTI 17/02/2023	17/02/2023



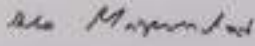


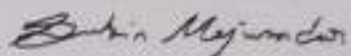


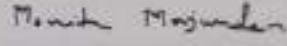
, Kali Park, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: asxxxxxx0q, Aadhaar No: 22xxxxxxxx9684, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023  
 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office

13	Name	Photo	Finger Print	Signature
	<b>Smt Indira Majumder</b> Daughter of Late Karun Majumder Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
		17/02/2023	LTI 17/02/2023	17/02/2023

, KALI PARK, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUxxxxxx6E, Aadhaar No: 94xxxxxxxx6046, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023  
 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office

14	Name	Photo	Finger Print	Signature
	<b>Shri Arindam Majumdar</b> Son of Kamal Majumdar Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
		17/02/2023	LTI 17/02/2023	17/02/2023

, 6/11, Sourav Ganguly Avenue, Kalipark, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aoxxxxxx5g, Aadhaar No: 55xxxxxxxx3212, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023  
 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office




Name	Photo	Finger Print	Signature
<b>Smt Alo Rani Majumdar</b> Wife of Prabir Kumar Majumdar Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
17/02/2023	LTI	17/02/2023	17/02/2023
, 362, Alobhila, Kabi Mukunda Das Road, City:- Not Specified, P.O:- South Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bjxxxxxx4e, Aadhaar No: 89xxxxxxxx2203, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>Shri Subir Majumdar</b> Son of Prabir Kumar Majumdar Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
17/02/2023	LTI	17/02/2023	17/02/2023
, 362, Alobhila, Kabi Mukunda Das Road, City:- Not Specified, P.O:- South Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: cjxxxxxx4d, Aadhaar No: 49xxxxxxxx4763, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>Smt Moumita Majumdar</b> Daughter of Prabir Kumar Majumdar Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
17/02/2023	LTI	17/02/2023	17/02/2023
, 362, Alobhila, Kabi Mukunda Das Road, City:- Not Specified, P.O:- South Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bfxxxxxx9b, Aadhaar No: 48xxxxxxxx6452, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>S. K. BUILDERS AND DEVELOPERS LLP</b> 16/1A, Abdul Hamid Street, City:- Not Specified, P.O:- Esplanade, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 , PAN No.:: adxxxxxx3j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Sushil Kumar Singh (Presentant)</b> Son of Shri Raghubansh Kumar Singh Date of Execution - 17/02/2023, Admitted by: Self, Date of Admission: 17/02/2023, Place of Admission of Execution: Office	 Feb 17 2023 7:03PM	 LTI 17/02/2023	 17/02/2023
, 21, Benepukurdhar, City:- Not Specified, P.O:- Makhla, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712245, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: akxxxxx5b, Aadhaar No: 97xxxxxxx5306 Status : Representative, Representative of : S. K. BUILDERS AND DEVELOPERS LLP (as Designated Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Susovan Das</b> Son of Mr. Ashok Das , 10, Old Post Office Street, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	17/02/2023	17/02/2023	17/02/2023
Identifier Of Shri Sumit Majumdar, Shri Amit Kumar Majumdar, Shri Ranjan Majumdar, Shri Tarun Majumdar, Shri Milon Kumar Majumdar, Shri Gautam Majumdar, Smt Ratna Majumdar, Smt Lopamudra Basak, Shri Siddhartha Majumdar, Smt Priyanka Majumdar, Smt Namita Majumdar, Shri Krishnendu Majumdar, Smt Indira Majumdar, Shri Arindam Majumdar, Smt Alo Rani Majumdar, Shri Subir Majumdar, Smt Moumita Majumdar, Shri Sushil Kumar Singh			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Sumit Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
2	Shri Amit Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
3	Shri Ranjan Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
4	Shri Tarun Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
5	Shri Milon Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
6	Shri Gautam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
7	Smt Ratna Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
8	Smt Lopamudra Basak	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
9	Shri Siddhartha Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
10	Smt Priyanka Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
11	Smt Namita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
12	Shri Krishnendu Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec



	Smt Indira Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
	Shri Arindam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
15	Smt Alo Rani Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
16	Shri Subir Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
17	Smt Moumita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec

#### Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Shri Sumit Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
2	Shri Amit Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
3	Shri Ranjan Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
4	Shri Tarun Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
5	Shri Milon Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
6	Shri Gautam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
7	Smt Ratna Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
8	Smt Lopamudra Basak	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
9	Shri Siddhartha Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
10	Smt Priyanka Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
11	Smt Namita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
12	Shri Krishnendu Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
13	Smt Indira Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
14	Shri Arindam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
15	Smt Alo Rani Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
16	Shri Subir Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
17	Smt Moumita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec

#### Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Shri Sumit Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
2	Shri Amit Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
3	Shri Ranjan Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
4	Shri Tarun Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
5	Shri Milon Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
6	Shri Gautam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
7	Smt Ratna Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
8	Smt Lopamudra Basak	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
9	Shri Siddhartha Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
10	Smt Priyanka Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
11	Smt Namita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
12	Shri Krishnendu Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
13	Smt Indira Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
14	Shri Arindam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec



	Smt Alo Rani Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
5	Shri Subir Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
17	Smt Moumita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec

#### Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Shri Sumit Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
2	Shri Amit Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
3	Shri Ranjan Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
4	Shri Tarun Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
5	Shri Milon Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
6	Shri Gautam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
7	Smt Ratna Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
8	Smt Lopamudra Basak	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
9	Shri Siddhartha Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
10	Smt Priyanka Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
11	Smt Namita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
12	Shri Krishnendu Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
13	Smt Indira Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
14	Shri Arindam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
15	Smt Alo Rani Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
16	Shri Subir Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
17	Smt Moumita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec

#### Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Shri Sumit Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
2	Shri Amit Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
3	Shri Ranjan Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
4	Shri Tarun Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
5	Shri Milon Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
6	Shri Gautam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
7	Smt Ratna Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
8	Smt Lopamudra Basak	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
9	Shri Siddhartha Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
10	Smt Priyanka Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
11	Smt Namita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
12	Shri Krishnendu Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
13	Smt Indira Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
14	Shri Arindam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
15	Smt Alo Rani Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
16	Shri Subir Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec



Smt Moumita Majumder	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
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**Transfer of property for L14**

Sl.No	From	To. with area (Name-Area)
1	Shri Sumit Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
2	Shri Amit Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
3	Shri Ranjan Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
4	Shri Tarun Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
5	Shri Milon Kumar Majumder	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
6	Shri Gautam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
7	Smt Ratna Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
8	Smt Lopamudra Basak	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
9	Shri Siddhartha Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
10	Smt Priyanka Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
11	Smt Namita Majumder	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
12	Shri Krishnendu Majumder	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
13	Smt Indira Majumder	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
14	Shri Arindam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
15	Smt Alo Rani Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
16	Shri Subir Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
17	Smt Moumita Majumder	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec

**Transfer of property for L15**

Sl.No	From	To. with area (Name-Area)
1	Shri Sumit Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
2	Shri Amit Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
3	Shri Ranjan Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
4	Shri Tarun Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
5	Shri Milon Kumar Majumder	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
6	Shri Gautam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
7	Smt Ratna Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
8	Smt Lopamudra Basak	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
9	Shri Siddhartha Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
10	Smt Priyanka Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
11	Smt Namita Majumder	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
12	Shri Krishnendu Majumder	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
13	Smt Indira Majumder	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
14	Shri Arindam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
15	Smt Alo Rani Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
16	Shri Subir Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec
17	Smt Moumita Majumder	S. K. BUILDERS AND DEVELOPERS LLP-0.496483 Dec



**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shri Sumit Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
2	Shri Amit Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
3	Shri Ranjan Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
4	Shri Tarun Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
5	Shri Milon Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
6	Shri Gautam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
7	Smt Ratna Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
8	Smt Lopamudra Basak	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
9	Shri Siddhartha Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
10	Smt Priyanka Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
11	Smt Namita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
12	Shri Krishnendu Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
13	Smt Indira Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
14	Shri Arindam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
15	Smt Alo Rani Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
16	Shri Subir Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
17	Smt Moumita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Shri Sumit Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
2	Shri Amit Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
3	Shri Ranjan Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
4	Shri Tarun Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
5	Shri Milon Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
6	Shri Gautam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
7	Smt Ratna Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
8	Smt Lopamudra Basak	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
9	Shri Siddhartha Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
10	Smt Priyanka Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
11	Smt Namita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
12	Shri Krishnendu Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
13	Smt Indira Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
14	Shri Arindam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
15	Smt Alo Rani Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
16	Shri Subir Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
17	Smt Moumita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec



**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Shri Sumit Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
2	Shri Amit Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
3	Shri Ranjan Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
4	Shri Tarun Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
5	Shri Milon Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
6	Shri Gautam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
7	Smt Ratna Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
8	Smt Lopamudra Basak	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
9	Shri Siddhartha Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
10	Smt Priyanka Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
11	Smt Namita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
12	Shri Krishnendu Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
13	Smt Indira Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
14	Shri Arindam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
15	Smt Alo Rani Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
16	Shri Subir Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec
17	Smt Moumita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0382844 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Shri Sumit Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
2	Shri Amit Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
3	Shri Ranjan Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
4	Shri Tarun Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
5	Shri Milon Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
6	Shri Gautam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
7	Smt Ratna Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
8	Smt Lopamudra Basak	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
9	Shri Siddhartha Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
10	Smt Priyanka Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
11	Smt Namita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
12	Shri Krishnendu Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
13	Smt Indira Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
14	Shri Arindam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
15	Smt Alo Rani Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
16	Shri Subir Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
17	Smt Moumita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec



**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	Shri Sumit Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
2	Shri Amit Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
3	Shri Ranjan Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
4	Shri Tarun Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
5	Shri Milon Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
6	Shri Gautam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
7	Smt Ratna Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
8	Smt Lopamudra Basak	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
9	Shri Siddhartha Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
10	Smt Priyanka Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
11	Smt Namita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
12	Shri Krishnendu Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
13	Smt Indira Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
14	Shri Arindam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
15	Smt Alo Rani Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
16	Shri Subir Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
17	Smt Moumita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	Shri Sumit Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
2	Shri Amit Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
3	Shri Ranjan Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
4	Shri Tarun Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
5	Shri Milon Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
6	Shri Gautam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
7	Smt Ratna Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
8	Smt Lopamudra Basak	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
9	Shri Siddhartha Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
10	Smt Priyanka Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
11	Smt Namita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
12	Shri Krishnendu Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
13	Smt Indira Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
14	Shri Arindam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
15	Smt Alo Rani Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
16	Shri Subir Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
17	Smt Moumita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec



**Transfer of property for L8**

Sl.No	From	To. with area (Name-Area)
1	Shri Sumit Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
2	Shri Amit Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
3	Shri Ranjan Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
4	Shri Tarun Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
5	Shri Milon Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
6	Shri Gautam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
7	Smt Ratna Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
8	Smt Lopamudra Basak	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
9	Shri Siddhartha Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
10	Smt Priyanka Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
11	Smt Namita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
12	Shri Krishnendu Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
13	Smt Indira Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
14	Shri Arindam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
15	Smt Alo Rani Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
16	Shri Subir Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
17	Smt Moumita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec

**Transfer of property for L9**

Sl.No	From	To. with area (Name-Area)
1	Shri Sumit Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
2	Shri Amit Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
3	Shri Ranjan Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
4	Shri Tarun Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
5	Shri Milon Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
6	Shri Gautam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
7	Smt Ratna Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
8	Smt Lopamudra Basak	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
9	Shri Siddhartha Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
10	Smt Priyanka Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
11	Smt Namita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
12	Shri Krishnendu Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
13	Smt Indira Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
14	Shri Arindam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
15	Smt Alo Rani Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
16	Shri Subir Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec
17	Smt Moumita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-0.0381496 Dec



**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri Sumit Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-11.76470600 Sq Ft
2	Shri Amit Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-11.76470600 Sq Ft
3	Shri Ranjan Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-11.76470600 Sq Ft
4	Shri Tarun Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-11.76470600 Sq Ft
5	Shri Milon Kumar Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-11.76470600 Sq Ft
6	Shri Gautam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-11.76470600 Sq Ft
7	Smt Ratna Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-11.76470600 Sq Ft
8	Smt Lopamudra Basak	S. K. BUILDERS AND DEVELOPERS LLP-11.76470600 Sq Ft
9	Shri Siddhartha Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-11.76470600 Sq Ft
10	Smt Priyanka Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-11.76470600 Sq Ft
11	Smt Namita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-11.76470600 Sq Ft
12	Shri Krishnendu Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-11.76470600 Sq Ft
13	Smt Indira Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-11.76470600 Sq Ft
14	Shri Arindam Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-11.76470600 Sq Ft
15	Smt Alo Rani Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-11.76470600 Sq Ft
16	Shri Subir Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-11.76470600 Sq Ft
17	Smt Moumita Majumdar	S. K. BUILDERS AND DEVELOPERS LLP-11.76470600 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: saura Ganguly Avenue.(gopalpur), Mouza: Gopalpur, , Holding No:78 JI No: 2, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2196, LR Khatian No:- 10743	Owner:তরুণ মজুমদার, Gurdian:পশুপতি মজুমদার, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Shri Tarun Majumdar
L2	LR Plot No:- 2196, LR Khatian No:- 10744	Owner:করুণ মজুমদার, Gurdian:পশুপতি মজুমদার, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Shri Sumit Majumdar
L3	LR Plot No:- 2196, LR Khatian No:- 10745	Owner:গৌতম মজুমদার, Gurdian:পশুপতি মজুমদার, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Shri Amit Kumar Majumdar
L4	LR Plot No:- 2196, LR Khatian No:- 10746	Owner:প্রবীর মজুমদার, Gurdian:পশুপতি মজুমদার, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Shri Ranjan Majumdar

L5	LR Plot No:- 2196, LR Khatian No:- 10747	Owner:रजन मजूमदार, Gurdian:पशुपति मजूमदार, Address:निज , Classification:बाण्ड, Area:0.01000000 Acre,	Shri Ranjan Majumdar
L6	LR Plot No:- 2196, LR Khatian No:- 10748	Owner:मिलन मजूमदार, Gurdian:पशुपति मजूमदार, Address:निज , Classification:बाण्ड,	Shri Milon Kumar Majumder
L7	LR Plot No:- 2196, LR Khatian No:- 10749	Owner:अमित मजूमदार, Gurdian:पशुपति मजूमदार, Address:निज , Classification:बाण्ड,	Shri Amit Kumar Majumdar
L8	LR Plot No:- 2196, LR Khatian No:- 10750	Owner:सुमित मजूमदार, Gurdian:पशुपति मजूमदार, Address:निज , Classification:बाण्ड,	Smt Priyanka Majumdar
L9	LR Plot No:- 2196, LR Khatian No:- 10751	Owner:रत्ना मजूमदार, Gurdian:प्रदीप मजूमदार, Address:निज , Classification:बाण्ड,	Smt Ratna Majumdar
L10	LR Plot No:- 2196, LR Khatian No:- 10752	Owner:लोपामुद्रा मजूमदार, Gurdian:प्रदीप मजूमदार, Address:निज , Classification:बाण्ड,	Smt Lopamudra Basak
L11	LR Plot No:- 2196, LR Khatian No:- 10753	Owner:प्रियांका मजूमदार, Gurdian:प्रदीप मजूमदार, Address:निज , Classification:बाण्ड,	Smt Priyanka Majumdar
L12	LR Plot No:- 2196, LR Khatian No:- 10754	Owner:सिद्धार्थ मजूमदार, Gurdian:प्रदीप मजूमदार, Address:निज , Classification:बाण्ड,	Shri Siddhartha Majumdar
L13	LR Plot No:- 2196, LR Khatian No:- 25598	Owner:अरिन्दम मजूमदार, Gurdian:कमल मजूमदार, Address:निज , Classification:बाण्ड, Area:0.01000000 Acre,	Shri Arindam Majumdar
L14	LR Plot No:- 2197/3055, LR Khatian No:- 10743	Owner:तरुण मजूमदार, Gurdian:पशुपति मजूमदार, Address:निज , Classification:बाण्ड, Area:0.01000000 Acre,	Shri Tarun Majumdar
L15	LR Plot No:- 2234/2940, LR Khatian No:- 10746	Owner:प्रवीर मजूमदार, Gurdian:पशुपति मजूमदार, Address:निज , Classification:बागान,	Smt Ratna Majumdar



On 17-02-2023

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

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

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

Presented for registration at 15:32 hrs on 17-02-2023, at the Office of the A.R.A. - IV KOLKATA by Shri Sushil Kumar Singh .

**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 2,49,14,261/-

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

Execution is admitted on 17/02/2023 by 1. Shri Sumit Majumdar, Son of Late Pashupati Majumdar, , Raja Ram Chand Ghat Road Part, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Business, 2. Shri Amit Kumar Majumdar, Son of Late Pashupati Majumdar, , Devi Park,, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Service, 3. Shri Ranjan Majumdar, Son of Late Pashupati Majumdar, , Kali Park,, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 4. Shri Tarun Majumdar, Son of Late Pashupati Majumdar, , Narayanpur,, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Retired Person, 5. Shri Milon Kumar Majumdar, Son of Late Pashupati Majumdar, , Tetul Tala Boisali,, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 6. Shri Gautam Majumdar, Son of Late Pashupati Majumdar, , Kalipark, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 7. Smt Ratna Majumdar, Wife of Pradip Kumar Majumdar, , Salua Ray Para, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife, 8. Smt Lopamudra Basak, Daughter of Pradip Kumar Majumdar, , 4, Kali Park, P.O: Rajarhat, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by Profession House wife, 9. Shri Siddhartha Majumdar, Son of Pradip Kumar Majumdar, , Salua Ray Para, P.O: Rajarhat, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by Profession Student, 10. Smt Priyanka Majumdar, Daughter of Pradip Kumar Majumdar, , Salua Ray Para, P.O: Rajarhat, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by Profession House wife, 11. Smt Namita Majumdar, Wife of Late Karan Majumdar, , Kali Park, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife, 12. Shri Krishnendu Majumdar, Son of Late Karun Majumdar, , Kali Park, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 13. Smt Indira Majumdar, Daughter of Late Karun Majumdar, , KALI PARK, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife, 14. Shri Arindam Majumdar, Son of Kamal Majumdar, , 6/11, Sourav Ganguly Avenue, Kalipark, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 15. Smt Alo Rani Majumdar, Wife of Prabir Kumar Majumdar, , 362, Alobhila, Kabi Mukunda Das Road, P.O: South Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession House wife, 16. Shri Subir Majumdar, Son of Prabir Kumar Majumdar, , 362, Alobhila, Kabi Mukunda Das Road, P.O: South Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Service, 17. Smt Moumita Majumdar, Daughter of Prabir Kumar Majumdar, , 362, Alobhila, Kabi Mukunda Das Road, P.O: South Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession House wife

Indetified by Susovan Das, , Son of Mr Ashok Das, , 10, Old Post Office Street, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 17-02-2023 by Shri Sushil Kumar Singh, Designated Partner, S. K. BUILDERS AND DEVELOPERS LLP (Partnership Firm), , 16/1A, Abdul Hamid Street, City:- Not Specified, P.O:- Esplanade, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069

Indetified by Susovan Das, , Son of Mr Ashok Das, , 10, Old Post Office Street, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 66,105.00/- ( B = Rs 66,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 66,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2023 3:11PM with Govt. Ref. No: 192022230300554281 on 17-02-2023, Amount Rs: 66,021/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 2793364694 on 17-02-2023, Head of Account 0030-03-104-001-16

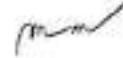
### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 40,021/-

#### Description of Stamp

Stamp: Type: Impressed, Serial no 185711, Amount: Rs.100.00/-, Date of Purchase: 16/02/2023, Vendor name: Srey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2023 3:11PM with Govt. Ref. No: 192022230300554281 on 17-02-2023, Amount Rs: 40,021/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 2793364694 on 17-02-2023, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 160926 to 160982  
being No 190402660 for the year 2023.



*mm*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2023.02.28 12:26:15 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/02/28 12:26:15 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

**(This document is digitally signed.)**