

3795

3651/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 439077

F 439077

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2020

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this the 06th day of November Two Thousand Twenty (2020)

BETWEEN

1. PARTHA PRATIM GANGOPADHYAY PAN: ACYPG0993N, Aadhaar No. 4339 6875 3372, son of Late Jatindra Nath Ganguly, No. 2. SAMPA AIN PAN. AFPPA9058Q, Aadhaar No. 7720 3054 5178, daughter of Late Jatindra Nath Ganguly wife of Dr. Pijush Kanti Ain and No.3 JHUMUR GANGOPADHYAY ALIAS JHUMUR BANDYOPADHYAY

169

00007 03-11-2020

5000



যদিদার

সং

K.S. Mondal (Adv.)
Alipore Judges Court
Kolkata-27

শঙ্কর কুমার সরকার

স্ট্যাম্প ভেঙ্ডার

সোনারপুর এ্যা.ডি.এস. আফিস

১৪ ১৪ ১৪

X

F 438077

Notarized by me and not certified
has signed and sealed and
and after before me and after
Notarized by me



06 NOV 2020

Rahul Das

S/O Netai Chandra Das

Sonarpur Natunpally

Kol-150.

Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2020

PAN ADUPG0802F, Aadhaar No. 3128 2878 1952, daughter of Late Jatindra Nath Ganguly wife of Mr. Amritabha Bandyopadhyay, by occupation- Service, Home maker & service respectively all by faith-Hinduism, **No.1** residing at M7 Prantika Garia, P.O-Garia, P.S- Narendrapur, Kolkata 700084, District-South 24-Parganas, **No.2** residing at 12A, Park Terrace, Flat 3/2 Santoshpur, P.O-Santoshpur, P.S-Jadavpur, Kolkata-700075 and **No.3** residing at Ideal Association, Block C, Flat 7, VIP Road, P.O-Kankurgachi, P.S-Maniktala, Kolkata 700 054, hereinafter called and referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context shall deem and include their respective heirs executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

ASHIYAANA CONSTRUCTION PAN.ABIFA2501K, a partnership firm having its office at 22/4/1A, Pranabananda Road, Garia, P.S-Patuli, Kolkata-700084, represented by its Partners **1. BIJAN THOMAS PAN AIRPT3609B, Aadhaar No. 7278 9667 3406**, son of Mr. K.J.Thomas, by faith- Christian, residing at 22/4/1A, Pranabananda Road, P.O-Garia, P.S-Patuli, Kolkata-700084, **2. KARTICK GHOSH PAN. AJQPG4259E, Aadhaar No. 3541 6880 1800**, son of Niranjan Ghosh, by faith-Hinduism, residing at Fartabad Ganguly Para, P.O- Garia, P.S-Narendrapur formerly Sonarpur, Kolkata -700084 and **3. SRI PRABIR ROY PAN: AEGPR3196G, Aadhaar No. 7188 6402 9821** son of Sri Narendra Nath Roy, by faith- Hinduism, all by nationality-Indian, residing at "Ankur Apartment", Garia Station Road, Flat No.3/A, Ground Floor, Kalitala, Kayal Para, P.O-Garia, P.S-Narendrapur formerly Sonarpur, Kolkata-700084, hereinafter called the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS

1. ALL THAT the land Bastu and Bagan land measuring 4Cottah 4 Chittas be the same a little more or less lying and situate at Mouza Barhans Fartabad, J.L.No.47, Revenue Survey No.7, Touzi No.109, Comprised R.S.Dag No. 610, R.S.Khatian No.959, P.S-Narendrapur formerly Sonarpur, within Rajpur Sonarpur Municipality, Under Ward No.27, District South 24-Parganas purchased by one Sri Sambhu Kumar Ghosh son of Late Aswani



Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2020

Kumar Ghosh of Fartabad, P.S-Sonarpur, Dist -South 24 Parganas by registered deed of sale dated 11/05/1953 from Sri Sailendra Nath Ghosh and others of Fartabad, P.S- Sonarpur, in the District- South 24 Parganas duly registered in the S.R.Office at Baruipur and recorded in its Book No.1, Volume No. 38, Pages 117 to 119 , being no. 3303 for the year 1953.

2. After such purchase said Sri Sambhu Kumar Ghosh while seized and possessed the said property by a registered deed of sale dated 09/06/1964 sold conveyed and transferred the said property in favour of Jatindra Nath Ganguly son of Late Manmatha Nath Ganguly of 9A, Kabir Road, Kolkata- 700026 duly registered in the S. R. Office at Baruipur and recorded in its Book, Book No. 1, Volume No. 74, Pages 12 to 15, Being No. 6335 for the year 1964 more fully described in the schedule "A" below.

3. After such purchase Jatindra Nath Ganguly Mutated his name in the records of the Rajpur-Sonarpur Municipality and during his peaceful possession died intestate on 10/11/2011 leaving behind his only son **SRI PARTHA PRATIM GANGOPADHYAY** and two daughter namely **SMT. SAMPA AIN AND SMT. JHUMUR BANDYOPADHYAY** as his legal heirs and successors to his estate the party of the One Part /Owners herein and his wife predeceased 24/04/1999. The One Part /Owners herein are busy in their personal works and discussed with their Engineers and Architects and on such discussion it revealed to them that it would not be possible for them to raise such construction of Building in the said property out of their own fund nor is capable of repairing the building on the said property and as such the party of the One Part /Owners herein approached the Party of the Other Part/Developer herein who is carrying on business of construction of building for raising new building or such construction to raise such construction at the cost of the Other Part /Developer as per sanctioned building plan from the competent authority.

4. The Party of the Other Part /Developer herein after considering the proposal of the Party of the One Part /Owners herein has agreed to raise such construction on the land as per



Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2020

plan to be sanctioned by the Rajpur-Sonarapur Municipality on certain terms and conditions to which the party of the One Part /Owners herein have agreed to construct the same and to avoid future complications the parties hereto enter into this Agreement this day after incorporating the said agreed terms and conditions into this agreement which are as follows :-

A) In consideration the owners have agreed to grant an exclusive right to the Developer to commercially exploit the said property by construction of the new buildings at his own cost, the owners shall be entitled 50% (Fifty percent) build up area consisting of several self contained flats, shops and car parking space and other spaces out of sanctioned F.A.R in the proposed new building more fully described in the Schedule **"B"** hereunder written including the right to use of common areas on an equitable basis to be constructed in accordance with the sanction building plan, to be sanctioned from The Rajpur-Sonarapur Municipality and also to be constructed in accordance with the specification of work.

B) In consideration the Developer shall be entitled 50% (Percent) after allotment of the share of the owners remaining of the constructed area of the said building consisting of several self contained flats, shops and car parking space and other spaces together with the proportionate right, title, interest in the common facilities and amenities including the right to use thereof and also the absolute right on the part of the developer to enter into agreement for sale, transfer, lease or in any way deal with the same as absolute owner thereof is more fully described in the Schedule **"C"** hereunder written

C) The Developers shall be liable to pay 100% (Hundred Percent) cost for installation of Transformer in the said property.

D) The Developer herein shall be liable to pay the Rajpur-Sonarapur Municipality taxes in respect of the said property and electricity charges to be consumed by the party of the Other Part/Developer herein during the period of construction till the date of delivery of possession of the **"B"** Schedule property to the party of the One Part /Owner herein.



Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2020

5. The Developer to enter into agreement for sale, transfer, lease or in any way deal with the same as absolute owners thereof in respect of his allocated area and for that the owners are not liable or responsible in any conditions. If any defect in title shall be found or if anybody shall dispute the title of the Owners in respect of the said property or any suit or action or proceedings shall be initiated regarding the title of the owners in respect of the said property then and in that event, it shall be the responsibility of the Owners to defend such suits, proceedings or actions at their own costs and the owners hereby further agree to keep the Developer indemnified against all actions, suits, proceedings and costs, charges and expenses. The owners shall mutate the said property at their own costs.

6. Immediately on the date of execution of this agreement the party of the one part herein shall hand over the schedule "A" property to the Party of the Other Part/Developer the respective portion to be constructed. It is also mentioned that no deviation shall be made from the sanctioned plan but if at all any deviation is found to be made the Other Part /Developer shall regularize the same from the said Municipality and the Party of the Other Part/Developer shall bear such cost and expenses in this regard to render all sorts of legal protection.

7. That the Party of the Other Part/Developer herein at his own costs and initiative shall regularize and/or addition or alteration at his own responsibility and liability of the sanctioned building plan in the name of the Party of the one part herein from the Rajpur-Sonarpur Municipality. The Party of the one part herein shall co-operate in all respect and before sanction of building plan the owner shall hand over the entire original document to the Developer relating to the said property and as and when required the original documents to be submitted to the concern authority as required by the Developer.

8. That the Party of the One Part /Owner herein shall deliver vacant possession of the land in particularly describe in schedule "A" below to the Party of the Other Part /Developer herein on the date of execution of this agreement and the Developer shall construct the said building thereon.



Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2020

9. That the Party of the One Part /Owner herein shall allow the Party of the Other Part /Developer herein to stock all building materials within the said property and to take all steps for protection of the same including building of a boundary wall or erecting appropriate fencing on or around the said property described in Schedule "A" and to appoint Durwan / Durwans and to keep them posted at the site providing them temporary facilities within the said property for security purpose during the constructing period.

10. That the Party of the One Part /Owner herein shall allow the Party of the Other Part /Developer to erect the new building as to be sanctioned by the Rajpur-Sonarpur Municipality on the land of the said property.

11. That the Party of the One part/owners shall execute a revocable General Power of Attorney in favour of the Party of the Other Part /Developer to be represented jointly or severally by the partners hereinbefore simultaneously with the execution of this Agreement empowering and/or authorizing Party of the other Part /Developer on behalf of the Party of the one part /owners at the cost and expense of the Party of the Other Part /Developer.

12. That nothing herein contained shall be constituted as a demise or assignment or conveyance or as creating any right, title, interest in respect of the said Property in favour of the Party of the other Part/ Developer other than a right to develop, to do or refrain from doing the acts, deeds and things in terms thereof and to deal with the Developer's allocation.

13. That if necessary for addition or alteration of the said sanctioned building plan from the competent authority the Party of the Other Part /Developer shall submit the same after receiving the all required documents related with the property from the Party of the One Part.

14. That the Party of the other part/ Developer shall take appropriate steps to complete the construction of the building within 18 (Eighteen) months from the date of signing of Agreement. Sanction of building plan as per specification



Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2020

described in Schedule "D" unless prevented by circumstances beyond its control and if such building is not completed within such time, a further period of 6(six) months may be allowed as grace period with mutual consent.

15. That the Party of the One Part /Owner shall submit, grant to the parties of the Other Part /Developer a General Power of Attorney in a form and manner as may be required by the Other Part /Developer, save and except the Power of selling the owners' allocation as stated above that upon completion of the new building within the times specified in this Agreement the party of the Other Part /Developer shall put the one part in peaceful possession.

16. As soon as the building is completed, the Other Part /Developer shall give written notice to the Party of the One part / Owners to take possession of the Owners' allocation in the said building/s and from the date of receipt of such notice all times thereafter the One part / Owners shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties, dues and other statutory out going in position whatsoever hereinafter for the sake of brevity collectively referred to as "the said Rates" payable in respect of the said owners' allocation. Similarly as and from the said date, the other part / Developer or its nominee or nominees shall be exclusively responsible for payment of all the said rates payable in respect of the other part/Developer's Allocation. The said rates are to be apportioned pro-rate with reference the saleable space in the building if they are levied on the building as a whole. The certificate of the Architect in Respect of the said building as to its completion and the quality shall be final and binding on the parties.

17. After completion of the building, for handing over the share, the party of the One part / Owners allocation as per the plan, the Developer shall issue a letter to the One Part /Owners at their respective address, On receipt of the above-said letter, the owners shall take possession of the One part / Owners allocation with free from all encumbrances One Part /Owners allocated flats, Shops and car parking space. Provided that in no circumstances the salable area allocated to the Party

0505 NOV 20



Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2020

of the Other Part/Developer shall be transferred, handed over to the prospective buyers before handing over the allocated area of the party of the One Part that is the owner's to their own account/hand.

18. The Party of the other part/Developer shall be liable to pay the taxes from the date of taking possession of the Schedule "A" property till completion of the building and after taking possession and fulfillment of Schedule "B" property, the Party of the One part /Owners shall pay proportionate share of taxes for allotted portion's taxes on proportionate share basis from the date of possession of the said allocated portion and also monthly maintenance charge to the developer until the society of owner shall be formed.

19. That the Party of the One Part/Owners and the Party of the Other Part/Developer shall exclusively entitled to their respective shares of allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right to claim or interest therein whatsoever of the Other Part/Developer and the One Part/Owners shall not make any interference with or disturb the quiet and peaceful possession of the other part/Developer's allocation.

20. That the Party of the Other Part /Developer shall execute the Deed of Conveyance of the Flats of the proposed building along with the undivided share or interest of land by virtue of the aforesaid Power of Attorney in favour of their intending purchaser or purchasers in such part or parts as shall be required and registration charges will be borne and paid by the aforesaid purchasers to the parties of the other Part.

21. That the Party of the Other Part/Developer shall be authorized in the name of the Party of the One part/Owners in so far as is necessary to apply for and obtain temporary and permanent connection of electricity, drainage, sewerage and/or other facilities if any required for the construction of the building and the expenses shall be incurred for such facility and/or facilities also to be borne by the party of the other part



Additional District Sub-Registrar,
Garia South 24 Parganas

6 NOV 2020

and the Party of the one part shall not be liable in any manner whatsoever.

22. To advertise negotiate execute by signing and registering transfer document or documents agreement and to receive booking money, advance or earnest money and consideration money relating to the said transfer except the Other Part /Developer share (save and except as mentioned above and also mentioned in the "C" Schedule below with proportionate undivided proportionate share in the land underneath the proposed building) agreed to be reserved for the use, occupation and ownership of the One Part / Owners for and on behalf of the One Part / Owners for assuring and/or securing the right, title, interest of the intending Purchaser or Purchasers of the aforesaid proposed constructed area with proportionate share in the said land. Simultaneously the Other Part/Developer have absolute right to sell their allocated portion according to their choice.

23. It is pertinent to mention that the Party of Other Part/Developer after obtaining the sanctioned building plan shall allot the Party of the One Part/Owners their allocated area by executing a supplementary agreement along with the copy of the sanctioned building plan annexed thereto.

That it is further agreed by and between the parties hereto as follows:-

- a) That the Party of the One Part/Owners shall not do any act, deed or thing whereby the parties of the other part shall be prevented from construction and completion of the said building within the time specified herein, provided the other part has not contravened any covenant stated herein.
- b) That neither party shall use or be permitted to use their respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance, annoyance or hazard to the other Purchaser/ Occupiers of the apartments of the building.



Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2020

c) That the respective allottee shall keep at all times, the interior walls, swears, drains, pipes, and other fittings and appurtenances and floor or ceiling etc. in respect of their respective allocation in the building in perfect working condition and repair as not to cause any damage to the building or other parts of accommodation therein and shall keep either of them and/or the occupiers of the building indemnified from and against the consequences of any breach arising therefore.

d) Neither party shall do or cause or permit to be done any act a thing which may render void and void able any insurance of the building or any Part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.

e) That any article of display or anything shall not be kept by both the parties in the corridors or other places which is common use in the building.

f) That neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portion of the building.

g) That the Party of the One Part / Owners shall permit the other part and/or their servants and agents with or without workman and others at all reasonable times to enter into and upon the allocation to the one part and every part thereof for the purpose of repairing, maintenance, rebuilding, cleaning, lightning and testing drain, gas and water pipes and electric wires and for any similar purpose and in the similar manner the other part will allow the party of the one part and/or their agents, servants with or without workmen and other at all reasonable times to enter into and upon the allocation of the party of the other part for repairing, cleaning, rebuilding etc.

The Party of the One Part/Owners hereby agree and covenant with the Other Part/Developer as follows that both:-



Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2020

- a) Not to cause any interference or hindrance in the construction of the said building until and unless there is a deviation from the sanctioned plan.
- b) Not to do any objection of any contagious or adjacent land to the present project, in which event such acquired land be amalgamated with the existing land to construct the said building.
- c) Not to do any deed or things whereby the party of the other Part may be prevented from selling, assigning and/or disposing of any of the allocation of the other Part in the building, but the possession of the owner in respect of owner's allocation is to be provided first and thereafter possession of the parties to be handed over.
- d) Not to let out, grant, lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the party of the one Part during the period of construction.
- e) Not to create charge by way of equitable mortgage or registered mortgage over the said Schedule of Property during the period of its construction or subsistence of this agreement whichever is latter for real estate loan.
- f) That the Party of the One Part/Owners at liberty to sell, transfer and assign his said allocation including common facilities and amenities together with the right of use the roof to a stranger after receiving khas physical possession from the party of the other part/Developer without causing any interference in part of the allocation of the Party of other Part.
- g) That the name of the building shall be **"MUKUL"** in any circumstances it cannot be changed.

24. That The Party of the One Part/Owners hereby agree that the Party of the Other Part /Developer shall be entitled to the said construction including the Other Part's /Developer's allocation and shall enjoy the said allocation without any

0505 2014 2 0



Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2020

interference and/or disturbance provided that the Other Part/Developer perform and fulfill all the terms and conditions herein contained and on their part are to be observed and performed.

25. The Party of the One Part/Owners declare that they have a good and marketable title to the said property without any claim, right, title or interest in or any other person thereon and that they have not entered into any other agreement with any person or persons. The further specifically declare the property has not been acquired and no notice for acquisition or requisition has been received by the One Part/Owners or by their predecessor and have been vested under any act and not subject to any development scheme or alignment and not vested as excess land under the provision of Urban Land (Ceiling and Regulation) Act, 1976 and the property is free from all encumbrances, attachments, charges, demands and the property is not subject matter of any pending suit or execution case in any court of law. Save and except the owners none have any right, title and interest in any nature whatsoever and the owners shall compensate the Other Part/Developer suitably and keep the Other Part /Developer indemnified for all its investment against defective title of the owners, although the Developers has also searched the property about title & others and found in order.

26. The Party of the Other Part /Developer hereby agree to keep the owners indemnified against all third party claims and actions arising out of any act or admission of the Developer in or relation to demolition of the said building/structure.

27. The Party of the Other Part/Developer hereby undertake to keep the One Part/Owners indemnified against all actions, suits, costs, proceedings and claims and may arise out of the construction of the said building, Developer's action with regard to the development of the said property and/ or in the matter of constructions of the building and/or any defect therein.

28. The owners and the Party of the Other Part /Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the parties hereto any manner nor shall the parties hereto constituted as an association of persons.



Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2020

29. Any notice required to be given by the Other Part /Developer shall without prejudice to any other mode of service available be deemed to have been served on the owners if delivered by hand and duly acknowledged or sent by pre-paid registered post with A/D and shall likewise be deemed to have been served on the Developer if delivered or sent by pre-paid registered post to the Developer at the recorded address.

30. The Party of the Other Part /Developer and the One Part/ Owners shall mutually frame scheme for the management and administration of the said building and/or common parts therein.

31. The Party of the One Part / Owners and Party of the Other Part/Developer hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligation prevented by the existence of force majeure and shall be suspended from the obtaining during duration of the force majeure.

32. In case of any dispute and difference or question be arisen between the parties hereto with regard to this agreement, the same shall be referred to Arbitration under the provision of Indian Arbitration Act and/or other statutory modifications and/or any other enactment if the disputes are not solved mutually.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT the land Bastu and Bagan measuring **4 Cottah 4 Chittas 0 Sq.ft.** be the same a little more or less lying and situate at Mouza-Barhansfartabad, J.L. No.47, Revenue Survey No. 7, Touzi No. 109, Comprised R.S.Dag No. 610, R.S. Khatian No.959, P.S- Sonarpur, within RajpurSonarpur Municipality, Under Ward No.27, in the District- South 24 Parganas.The said property is butted and bounded as follows :-

On the North	: 10' WideRoad.
On the South	: Portion of Dag No.605
On the East	: Portion of Dag No. 610,
On the West	: Portion of Dag No.609.



Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2020

SCHEDULE "B" ABOVE REFERRED TO

The identification of the Party of the One Part/Owners' allocation 50% (Fifty Percent) build up area consisting of several self contained East side flats, shops and car parking space. Sri Partha Pratim Gangopadhyay 2Nd floor, 2. Smt. Sampa Ain 1st Floor 3. Smt. Jhumur Bandopadhyay 3rd Floor and relevant Parking spaces of their choice out of sanctioned F.A.R in the proposed new building together with the proportionate right, title, interest in the common facilities and amenities including the right to use thereof and the right to use of common areas of the "A" Schedule property on an equitable basis to be constructed in accordance with sanctioned plan, to be sanctioned from The Rajpur-Sonarpur Municipality and also to be constructed in accordance with the specification of work and also completed by the Developer. Be it further noted the owners shall pay extra charges for extra works in addition to the under noted specification. The developer will complete the extra works of the owner's portion only after receipt of such charges; but the owner will not be responsible for making payment for any additional construction works of the owners portion out side the flats of the owners allocated portion (which should be identical on all floors) or any design work of the building.

SCHEDULE "C" ABOVE REFERRED TO

ALL THAT the Party of the Other Part/Developer shall be entitled remaining of the constructed area of the said building allocation 50% (Fifty percent) build up area consisting of several self contained flats, shops and car parking space and other spaces out of sanctioned F.A.R in the proposed new building together with the proportionate right, title, interest in the common facilities and amenities including the right to use thereof and the right to use of common areas of the "A" Schedule property on an equitable basis to be constructed in accordance with sanctioned plan, to be sanctioned from The Rajpur-Sonarpur Municipality and also the absolute right on the part of the developer to enter into agreement for sale, transfer, lease or in any way deal with the same as absolute owner thereof .



Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2020

SCHEDULE "D" ABOVE REFERRED TO
(Specification)

General : The Building shall be R.C.C. Column structure as per design of the consulting Engineer suitable for Seismic zone IV.

Anti termite treatment to be provided at foundation & plinth.
Damp proof chemicals treatment to be applied at foundation plinth outer-wall & roof top.

Brick Work : Brick work will be done with First Class klin burn bricks (1:6) cement mortar, and H.B. nets in 3" ,5" & 8" thick walls. 8"-5"-and 3" thick wall.

Plastering: All plaster works will be done with approved quality cement, standard thickness (12mm/16mm), (1:4) cement sand mortar for inside and (1:5) mortar for outside walls.

Flooring &

Skirting : Vitrified Tiles/Marble (Vinyl Flooring) 2X2, white cement backing, Toilet/ Kitchen Anti-skid acid proof ceramic Tile.

Stair case & landing: Good quality marble flooring.

Painting : All internal walls cement plaster with J K Putty with cement primer finish. All external walls of Weather coat finish mfg: Berger. Decorative finish as per Architectural sketch. Parking area, common space to be painted (2 coat). Synthetic primer + 2 coat enamel to steel and wood works.

Main Door Entrance & Terrace door : Collapsible gate for main entrance of the building. Good quality iron sheet Gate for Terrace.

Flat Entrance : Aesthetically designed Melamine polished water proof flash door, Good quality lock for main door fitted with collapsible gate.

Letter Box, Calling Bells for respective flats to be fixed near main entrance.

Other Door: Commercial flash with water proof ply door with Standard quality Sal wooden frame as approved by The Engineer.



Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2020

Windows : Fully glazed windows with colored Anodized Aluminum frames multi-track, G.I Sheet integrated guard bars, Grill with smoke glass.

Electrical Works: Conceal wiring (Finolex/Havells/Legrand) and with modular standard. In each bedroom – 3 light pt. 1 fan pt. & 2 plug pt. 1 AC Point, In living-dining room – 5 light pts., 2 fan pts. 2 TV points, 1 plug point for Refrigerator, MCB, 1 extra plug pt. and 1 Aqua guard/RO pt. AC point, In Kitchen – 2 light pt. 1 exhaust fan/ Chimney pt. & 2 power pt. In Toilet – 2 light pt. & 1 plug pt. for geyser, 1 extra plug pt. In Veranda – 1 light pt. only. Cable point, Freeze point, Inverter /Generator set point, washing machine power point.

Common Passage: Sufficient security light points at entrance, back yard, parking, pump room, septic tank, Elevator, guard room, terrace, 1 light point at each stair landing.

Elevator: 4 passenger standard make with 1 year maintenance.

Water pump connected with starter switch,
Electric Supply: 1 power construction meter for the use of general illumination at common space, energy consumed in Submersible pump, Elevator and construction work will be provided by the developer out of his expenses to WBSEDC Ltd. up to the finish of the building.

Sanitary : Deep Tube well/ Municipality supply and common underground / overhead water tank with necessary Submersible Pump fittings. Motor Crompton & Greaves or KSB. ALL the water and sanitary works will be done with approved quality Oriplast/Supreme PVC pipes concealed hot/cold line and approved good quality fittings with necessary drainage and sewerage.

Toilet : Each Toilet with 7'feet high Glaze Tiles good quality on wall with marble flooring good quality/ Anti-skid acid proof ceramic Tile and commode with complete set, seat cover, commode shower (Hindware or Parryware), PVC white cistern & wash, bib cocks, mixture, wash basin, mixture with fittings (Good quality), of standard size Syntex door.

Kitchen : Granite on top platform, over black stone with Stainless steel washing sink (Good quality), bellow platform space for shelf 2 tire, space for 1 gas cylinder, 1 hole for gas pipe. With 2.1/2 feet tiled wall above the cooking platform, Flooring good quality Marble / Anti-skid acid proof ceramic Tile.

Long neck bibcock, pillar cock (Good quality).



Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2020

IN WITNESS WHEREOF the parties hereto set and subscribe their hands and seals on the day, month and year first above-written:

SIGNED, SEALED AND DELIVERED

In presence of :

WITNESSES:-

1. Manoj Dutta
27, Ramkrishna nagar.
P/O - Lokar pur.
MoL :- 700153.
M. B.

1. Partha Pratim Gangopadhyay

2. Sampa A/N

3. Thumun Bandyopadhyay.

SIGNATURE OF THE OWNERS

ASHIYAANA CONSTRUCTION

ASHIYAANA CONSTRUCTION

Bijoy Thomas Karlick Ghosh
Partner

Partner

Partner

Prabin Roy
Partner

2. Rahul Das
Sonarpur Natunpally
Kalt 150.

SIGNATURE OF THE DEVELOPER

Drafted by:-
~~K. S. S.~~ (KALISANKAR MONDAL)
Advocate, En. No.F/1495/1477/78,
Alipur Judges' Court,
Kolkata-700027,
Mb. No.9433308935,

✓

ASHIYANA CONSTRUCTION

ASHIYANA CONSTRUCTION

Particular

Particular

Particular

Particular



Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2020



भारत सरकार
GOVERNMENT OF INDIA



Partha Pratim Gangopadhyay
Date of Birth/DOB: 25/01/1961
Male/ MALE



4339 6875 3372

আমার আধার, আমার পরিচয়

Partha Pratim Gangopadhyay



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Jatindra Nath Ganguly, M/7 PRANTIKA,
MAHAMAYAPUR, GARIA, Rajpur Sonarpur
(M), South 24 Parganas,
West Bengal - 700084

Partha Pratim Gangopadhyay



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Photo

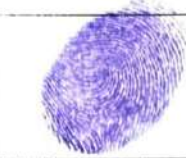
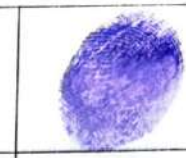
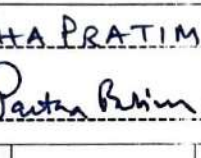
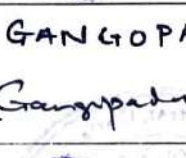
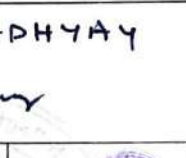
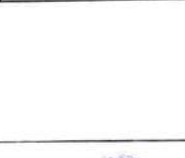
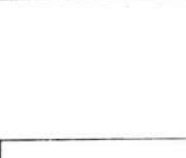
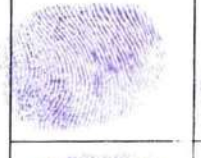
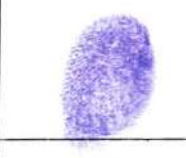


		Thumb	1st finger	Middle finger	Ring finger	Small Finger
Photo	Left hand					
	Right hand					

Name -----

Signature -----

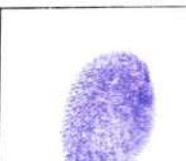
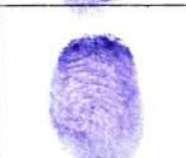
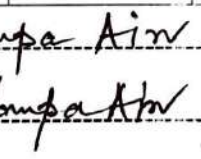
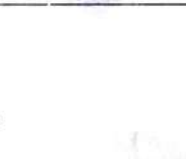
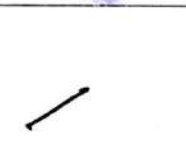
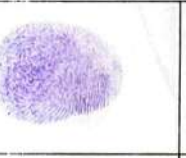
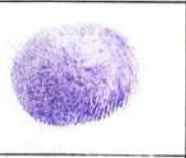
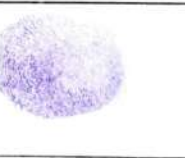
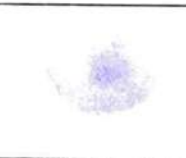


Left hand					
					
Right hand					
					

Name PARTHA PRATIM GANGOPADHYAY

Signature Partha Pratim Gangopadhyay

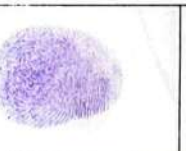
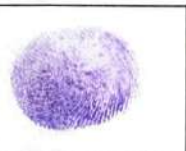
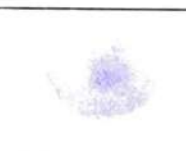
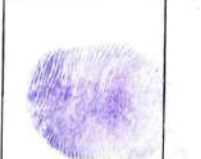
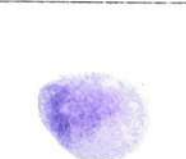
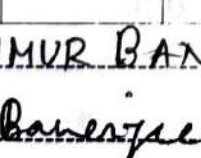
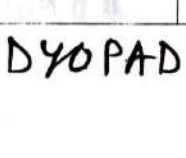
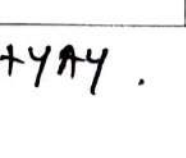
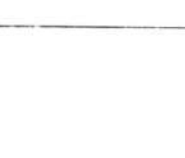


Left hand					
					
Right hand					
					

Name Sampa Airo

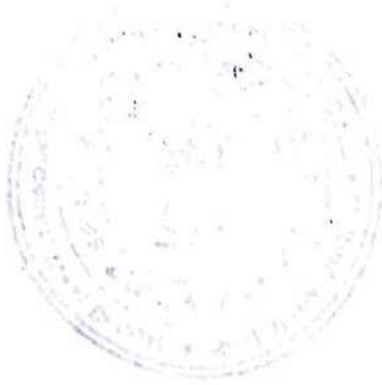
Signature Sampa Airo



Left hand					
					
Right hand					
					

Name JHMMUR BANDYOPADHYAY .

Signature J. Bandyopadhyay



hoto



Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2020

		Thumb	1st finger	Middle finger	Ring finger	Small Finger
Photo	Left hand					
	Right hand					



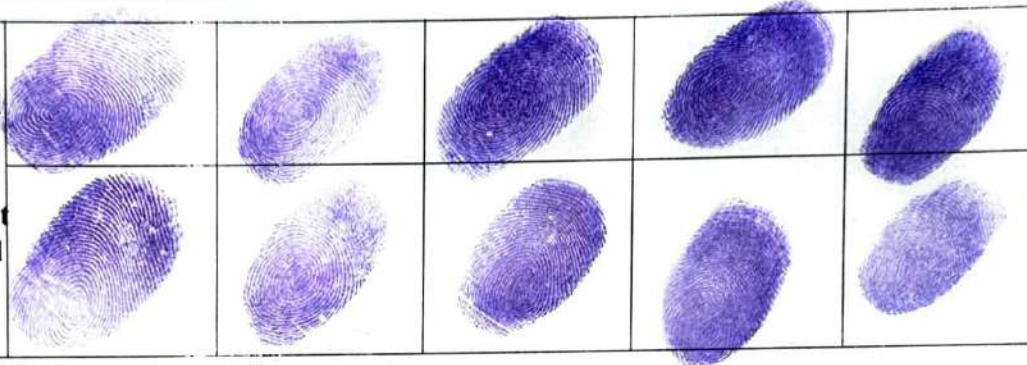
Name -----

Signature -----



Left hand

Right hand



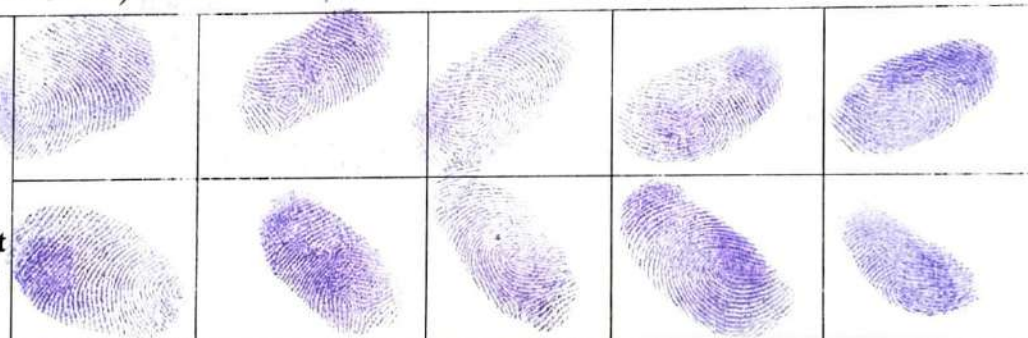
Name BIJAN THOMAS

Signature Bijan Thomas



Left hand

Right hand



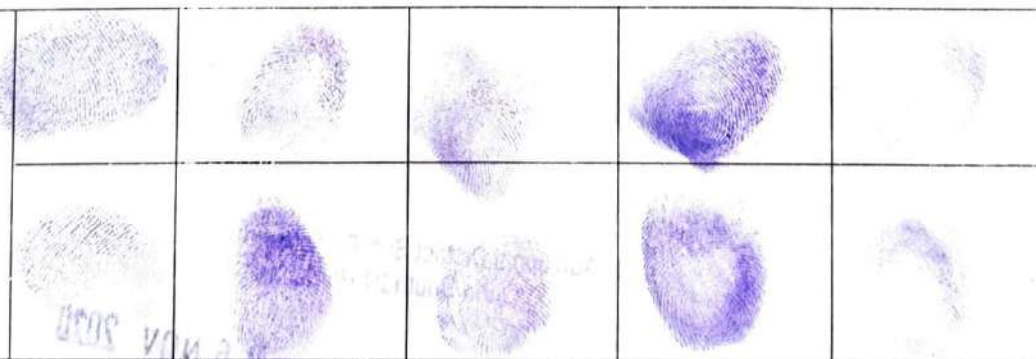
Name Koushick Ghosh

Signature Koushick Ghosh



Left hand

Right hand



Name PRABIR Roy

Signature Prabir Roy



Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2020

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACYPG0993N



नाम / Name

PARTHA PRATIM GANGOPADHYAY

पिता का नाम / Father's Name

JATINDRA NATH GANGULY

जन्म की तारीख / Date of Birth
25/01/1961

हस्ताक्षर / Signature



21092017

Partha Pratim Gangopadhyay





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19887/02464

To
সম্পা আইন
SAMPA AIN
12A PARKTERRACE
Santoshpur S.O
Santoshpur Kolkata
West Bengal 700075

15703972



MN157039721DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7720 3054 5178

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সম্পা আইন
SAMPA AIN
পিতা : যতীন্দ্র নাথ গাঙ্গুলী
Father : JATINDRA NATH GANGULY
জন্ম সাল / Year of Birth : 1965
মহিলা / Female



7720 3054 5178

আধার - সাধারণ মানুষের অধিকার

Sampa Aina





তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেনটিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিসেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

15703972



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
12 এ, পার্কটেরাস, সন্তোষপুর,
কোলকাতা, পশ্চিমবঙ্গ, 700075

Address:
12A, PARKTERRACE,
Santoshpur S.O,
Santoshpur, Kolkata, West
Bengal, 700075

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

Bampa Ain

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAMPA AIN

JATINDRA NATH GANGULY

20/09/1965

Permanent Account Number

AFPPA9058Q

Sampa AIN
Signature



Sampa AIN



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

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

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

Sampa AIN

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADUPG0802F



नाम /NAME

JHUMUR GANGOPADHYAY

पिता का नाम /FATHER'S NAME

JATINDRA NATH GANGULY

जन्म तिथि /DATE OF BIRTH

03-09-1966

हस्ताक्षर /SIGNATURE

Jhumur Gangopadhyay

K. K. Das

आयकर आयुक्त, प.ब.-XI

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

Jhumur Gangopadhyay



इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / सापरा कर दे संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी), पी-7, चौधरी रविवायर, कलकत्ता - 700 069.

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

Jhumur Gangopadhyay



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19958/13698

To
ঝুমুর বন্দ্যোপাধ্যায়
Jhumur Bandyopadhyay
C 7, IDEAL ASSOCIATION V.I.P ROAD
ESTATE B Kankurgachi S.O
Kankurgachi Kolkata
West Bengal 700054

5801797



MN058017971DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3128 2878 1952

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



ঝুমুর বন্দ্যোপাধ্যায়
Jhumur Bandyopadhyay
পিতা : যতিন্দ্র নাথ গাঙ্গুলী
Father : JATINDRA NATH GANGULY
জন্ম সাল / Year of Birth : 1966
মহিলা / Female



3128 2878 1952

আধার - সাধারণ মানুষের অধিকার

Jhumur Bandyopadhyay
Jhumur Ganguly



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেনটিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

5801797



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
সি ৭, আইডিয়াল অ্যাসোসিয়েশন,
ভি.আই.পি রোড, এস্টেট বি,
কানকুর্গাচী, কোলকাতা, পশ্চিমবঙ্গ,
700054

Address:
C 7, IDEAL ASSOCIATION,
V.I.P ROAD, ESTATE B,
Kankurgachi S.O.,
Kankurgachi, Kolkata, West
Bengal, 700054



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947
Bengaluru 560 001

Thumma Bandyspedkay

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIJAN THOMAS
THOMAS JOSEPH KANNUKUZHIL



11/11/1980
Permanent Account Number

AIRPT3609B

Bijan Thomas.
Signature



Bijan Thomas



১৯৩৮





ASHIYAANA CONSTRUCTION

Kartick Ghosh

Partner

Partner

ASHIYAANA CONSTRUCTION

Prabir Roy Biju Thomas

Partner

Partner



ASHIYANA CONSTRUCTION

Partner

Partner

ASHIYANA CONSTRUCTION

Partner

Partner



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1040/21038/44992

To
Bijan Thomas
বিজান টমাস
22/4/1A
PRANABANANDA ROAD
Garia
Garia, South 24 Parganas
West Bengal - 700084



KL781715622FT

78171562



আপনার আধার সংখ্যা / Your Aadhaar No. :

7278 9667 3406

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



বিজান টমাস
Bijan Thomas
পিতা : কে.জে. টমাস
Father : K.J. Thomas

জন্মতারিখ/DOB 11/11/1980
পুরুষ / Male

7278 9667 3406



আধার - সাধারণ মানুষের অধিকার

Bijan Thomas



তথ্য

- আমার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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



- আধার সারা দেশে মান্য।
- আমার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাথিকরণ
Unique Identification Authority of India

ঠিকানা: //এ, প্রনাবানন্দ রোড
গড়িয়া, গড়িয়া, দক্ষিণ ২৪ পরগণা
পশ্চিম বঙ্গ,

Address: 22/4/1A,
PRANABANANDA ROAD,
Garia, Garia, South 24
Parganas, West Bengal,
700084

7278 9667 3406

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KARTICK GHOSH
NIRANJAN GHOSH
15/12/1979

Permanent Account Number
AJQPG4259E

भारत सरकार
GOVT. OF INDIA

Signature



Kartick Ghosh



100/10/2/10/10/10



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

চালিকাচক্র আইডি / Enrollment No. : 2010/17507/15020

27/04/2014
To
KARTICK GHOSH
কর্তিক ঘোষ
S/O: Niranjan Ghosh
FARTABAD GANGULY PARA
Rajpur Sonarpur (M)
Garia, South 24 Parganas
West Bengal - 700084



KL900978017FT

90097801



আপনার আধার সংখ্যা / Your Aadhaar No. :

3541 6880 1800

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

কর্তিক ঘোষ

KARTICK GHOSH

পিতা : নিরঞ্জন ঘোষ

Father : NIRANJAN GHOSH



জন্মতারিখ / DOB: 15/12/1979

পুরুষ / Male

3541 6880 1800



আধার - সাধারণ মানুষের অধিকার

Kartick Ghosh



কেন্দ্রীয় সরকার

মন্ত্রণালয়

কেন্দ্রীয় সরকার

কেন্দ্রীয় সরকার

KARACH KHOSH

ARAT KHOSH
ARAT KHOSH
ARAT KHOSH
ARAT KHOSH
ARAT KHOSH



10850000



KARACH KHOSH

ARAT KHOSH
ARAT KHOSH
ARAT KHOSH
ARAT KHOSH
ARAT KHOSH

10850000

কেন্দ্রীয় সরকার

কেন্দ্রীয় সরকার

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEGPR3196G



नाम /NAME

PRABIR ROY

पिता का नाम /FATHER'S NAME

NARENDRA NATH ROY

जन्म तिथि /DATE OF BIRTH

08-01-1958

हस्ताक्षर /SIGNATURE

Prabir Roy

Prabir Roy

आयकर आयुक्त, प.ब.-III

COMMISSIONER OF INCOME-TAX, W.B. - III

Prabir Roy



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

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

Joint Commissioner of Income-tax(Systems & Technical),

P-7,

Chowringhee Square,

Calcutta- 700 069,

Handwritten text and faint stamps at the top of the page, including a date stamp that appears to read "1947-10-21".

Handwritten signature or name in the center of the page.





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 2189/69467/46726

To
Prabir Roy
S/O Narendra Nath Roy
Ankur Apartment
Garia Station Road, Flat No. 3/A Ground Floor
Kalitala, Kayal Para
Near P.K. Ghosh Memorial School
Garia
South 24 Parganas West Bengal - 700084
9007478081

Download Date: 07/06/2017

Generation Date: 01/06/2017

Signature valid

Digitally signed by Prabir Roy
Unique Identification Authority of India
Date: 2017.06.07 12:02:24
+05'30'



आपका आधार क्रमांक / Your Aadhaar No. :

7188 6402 9821

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

Prabir Roy
Date of Birth/DOB: 08/01/1958
Male/ MALE



7188 6402 9821

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O Narendra Nath Roy, Ankur
Apartment, Garia Station Road,
Flat No. 3/A Ground Floor, Near
P.K. Ghosh Memorial School,
Kalitala, Kayal Para, Garia, South
24 Parganas,
West Bengal - 700084

7188 6402 9821

Prabir Roy



For [illegible]



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

GRN: 19-202021-012748396-8
GRN Date: 03/11/2020 16:53:01
BRN : 5041955449703
SBI ePay txn No. : 202030801407338

Payment Mode : Debit Card-RUPAY
Payment Gateway SBI EPay-State Bank of India New PG
BRN Date: 03/11/2020 16:56:55
SBI ePay txn Date. 03/11/2020 16:56:10

DEPOSITOR'S DETAILS

Name : RAHUL DAS
Contact No.
E-mail :
Address : SONARPUR DISTRICTSOUTH 24PARGANAS
User Type : Solicitor firm
Id No. : 2001392135/2/2020
Mobile No. +91 8961940256

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001392135/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	21
2	2001392135/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	5020
Total Amount				5041

In Words : Rupees Five Thousand Forty One Only.



Additional District Sub-Registrar
Ganga Sankar 24 Parganas
03/11/2020



Additional District Sub-Registrar,
Garia South 24 Parganas

6 NOV 2020

Major Information of the Deed

Deed No :	I-1629-03651/2020	Date of Registration	06/11/2020
Query No / Year	1629-2001392135/2020	Office where deed is registered	
Query Date	01/11/2020 8:38:55 PM	1629-2001392135/2020	
Applicant Name, Address & Other Details	RAHUL DAS SONARPUR, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8961940256, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 76,49,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

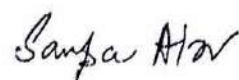
Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Fartabad Road, Mouza: Barhans Fartabad, , Ward No: 027 JI No: 0, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-610	RS-959	Bastu	Shali	4 Katha 4 Chatak	1/-	76,49,999/-	Width of Approach Road: 10 Ft.,
Grand Total :					7.0125Dec	1 /-	76,49,999 /-	

Land Lord Details :

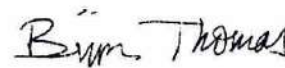
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Partha Pratim Gangopadhyay Son of Late Jatindra Nath Ganguly Executed by: Self, Date of Execution: 06/11/2020 , Admitted by: Self, Date of Admission: 06/11/2020 ,Place : Office	 06/11/2020	 LTI 06/11/2020	 06/11/2020
, M7, Prantika Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx3N, Aadhaar No: 43xxxxxxxx3372, Status :Individual, Executed by: Self, Date of Execution: 06/11/2020 , Admitted by: Self, Date of Admission: 06/11/2020 ,Place : Office				

Name	Photo	Finger Print	Signature
Sampa Ain Wife of Dr Pijush Kanti Ain Executed by: Self, Date of Execution: 06/11/2020 , Admitted by: Self, Date of Admission: 06/11/2020 ,Place : Office	 06/11/2020	 LTI 06/11/2020	 06/11/2020
12a, Park Terrace, Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AFxxxxxx8Q, Aadhaar No: 77xxxxxxxx5178, Status :Individual, Executed by: Self, Date of Execution: 06/11/2020 , Admitted by: Self, Date of Admission: 06/11/2020 ,Place : Office			
Name	Photo	Finger Print	Signature
Jhumur Gangopadhyay, (Alias: Jhumur Bandyopadhyay) Wife of Amritabha Bandyopadhyay Executed by: Self, Date of Execution: 06/11/2020 , Admitted by: Self, Date of Admission: 06/11/2020 ,Place : Office	 06/11/2020	 LTI 06/11/2020	 06/11/2020
Ideal Association, Vip Road, Block/Sector: C, Flat No: 7, P.O:- KANKURGACHHI, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ADxxxxxx2F, Aadhaar No: 31xxxxxxxx1952, Status :Individual, Executed by: Self, Date of Execution: 06/11/2020 , Admitted by: Self, Date of Admission: 06/11/2020 ,Place : Office			

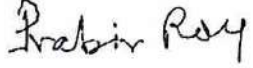
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ashiyaana Construction 22/4/1a, Pranabananda Road, Garia, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.: ABxxxxxx1K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Bijan Thomas (Presentant) Son of K J Thomas Date of Execution - 06/11/2020, , Admitted by: Self, Date of Admission: 06/11/2020, Place of Admission of Execution: Office	 Nov 6 2020 12:56PM	 LTI 06/11/2020	 06/11/2020

22/4/1a, Pranabananda Road Garia, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India, PAN No.: Alxxxxxx9B, Aadhaar No: 72xxxxxxx3406 Status : Representative, Representative of : Ashiyaana Construction (as Partner)

2	Name	Photo	Finger Print	Signature
	Kartick Ghosh Son of Niranjan Ghosh Date of Execution - 06/11/2020, , Admitted by: Self, Date of Admission: 06/11/2020, Place of Admission of Execution: Office	 Nov 6 2020 12:55PM	 LTI 06/11/2020	 06/11/2020
	, Fartabad Ganguly Para, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJxxxxxx9E, Aadhaar No: 35xxxxxxx1800 Status : Representative, Representative of : Ashiyaana Construction (as Partner)			
3	Name	Photo	Finger Print	Signature
	Prabir Roy Son of Narendra Nath Roy Date of Execution - 06/11/2020, , Admitted by: Self, Date of Admission: 06/11/2020, Place of Admission of Execution: Office	 Nov 6 2020 12:58PM	 LTI 06/11/2020	 06/11/2020
	, Garia Station Road, Kalitala Kayal Para, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx6G, Aadhaar No: 71xxxxxxx9821 Status : Representative, Representative of : Ashiyaana Construction (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Rahul Das Son of Mr Netai Chandra Das High Court Calcutta, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	 06/11/2020	 06/11/2020	 06/11/2020
Identifier Of Partha Pratim Gangopadhyay, Sampa Ain, Jhumur Gangopadhyay, Bijan Thomas, Kartick Ghosh, Prabir Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Partha Pratim Gangopadhyay	Ashiyaana Construction-2.3375 Dec
2	Sampa Ain	Ashiyaana Construction-2.3375 Dec
3	Jhumur Gangopadhyay	Ashiyaana Construction-2.3375 Dec

On 06-11-2020

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 12:13 hrs on 06-11-2020, at the Office of the A.D.S.R. GARIA by Bijan Thomas .

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 76,49,999/-

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

Execution is admitted on 06/11/2020 by 1. Partha Pratim Gangopadhyay, Son of Late Jatindra Nath Ganguly, , M7, Prantika Garia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 2. Sampa Ain, Wife of Dr Pijush Kanti Ain, 12a, Park Terrace, Santoshpur, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 3. Jhumur Gangopadhyay, Alias Jhumur Bandyopadhyay, Wife of Amritabha Bandyopadhyay, Ideal Association, Vip Road, Sector: C, Flat No: 7, P.O: KANKURGACHHI, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Service

Indetified by Rahul Das, , , Son of Mr Netai Chandra Das, High Court Calcutta, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 06-11-2020 by Bijan Thomas, Partner, Ashiyaana Construction (Partnership Firm), , 22/4/1a, Pranabananda Road, Garia, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Rahul Das, , , Son of Mr Netai Chandra Das, High Court Calcutta, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-11-2020 by Kartick Ghosh, Partner, Ashiyaana Construction (Partnership Firm), , 22/4/1a, Pranabananda Road, Garia, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Rahul Das, , , Son of Mr Netai Chandra Das, High Court Calcutta, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-11-2020 by Prabir Roy, Partner, Ashiyaana Construction (Partnership Firm), , 22/4/1a, Pranabananda Road, Garia, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Rahul Das, , , Son of Mr Netai Chandra Das, High Court Calcutta, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/11/2020 4:56PM with Govt. Ref. No: 192020210127483968 on 03-11-2020, Amount Rs: 21/-, Bank: SBI
EPay (SBlePay), Ref. No. 5041955449703 on 03-11-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 169, Amount: Rs.5,000/-, Date of Purchase: 03/11/2020, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/11/2020 4:56PM with Govt. Ref. No: 192020210127483968 on 03-11-2020, Amount Rs: 5,020/-, Bank: SBI EPay (SBlePay), Ref. No. 5041955449703 on 03-11-2020, Head of Account 0030-02-103-003-02



Debasish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2020, Page from 133864 to 133904
being No 162903651 for the year 2020.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2020.11.23 16:07:30 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/11/23 04:07:30 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)