

joint property of the Land Owners and the Developer.

9.5. The Land Owners shall, if required by the developer to join as Vendor in deed of conveyance or transfer or any other nature in respect or any part or parts of the Developer's allocation only after completion of construction of the building and handing over owner's allocation or until such time as may be mutually agreed by the parties hereto. The Land Owners also agree to demarcate and register the portion of the Developer in the name of the Developer when necessary and in this event the Developer shall make another plan to show separately the portions of the developer and Owner at the cost and expenses of the Developer.

9.6. The Land Owners shall execute a General Power of Attorney in favour of the Developer in for the purpose of doing all construction related work.

9.7. The land Owners hereby agree and covenants with the developer to amalgamate the said premises with other premises if required.

#### **ARTICLE- X : PROCEDURE :**

10.1. The General Power of Attorney will be executed and registered in favour of the Developer's Firm wherein Owners shall authorize the persons/Attorney to look after the property of the Land Owners at the said premises for the purpose of obtaining sanction of building plan and permission from different authorities in connection with the construction of the new building with right to execute and register the Agreement of Sale and Deed of Conveyance of constructed area of Developer's allocation to the intending purchaser/s simultaneously after handing over the allocable share of constructed area of the land Owners in the said building to the Land Owners by the developer in the line as stated hereinbefore.

#### **ARTICLE XI: DEVELOPER'S COVENANTS**

11.1 The Developer hereby covenants any of the provisions or rules applicable for construction or the said building shall be binding upon the Developer.

11.2 The Developer hereby agrees and covenants with the Land Owner not to do

any act deed or things whereby the Owners are prevented from enjoying/selling of assigning and/or disposing of any of the Land Owner's allocation as earmarked in the plan in the building at the said premises.

11.3 The Developer shall not delay to give possession to the Land Owners allocation of the constructed area after completion/completing the construction of the building and/or the Developer covenant with the Land Owners that the Developer will hand over the possession to the owners' allocation within 24(Twenty Four) months from the date of sanction of the building plan by the concerned Corporation subject to extension for another 6 months due to circumstances beyond control of the developer or force majeure and issue certificate of possession in favour of the Land Owners as mentioned herein before.

11.4 The Developer covenants with the Land Owners that the Developer will be solely responsible for quality of materials and construction of the building and/or any untoward incidents, which include all accidents in the building during the period of construction and/or shall be responsible to compensate for loss of life and property in the site during the construction. The Land Owners however has no obligation to pay compensation or shall be bound by any responsibility as the case may be.

#### **ARTICLE XII: OWNER'S INDEMNITY:**

12.1 The Land Owners hereby undertake that the Developer shall be entitled to its allotted area of the said construction and shall enjoy its allotted space without any interference or disturbance provided the Developer performs/fulfil all the terms and conditions herein contained and/or on its parts to be observed and performed.

12.2 The Land Owners hereby undertakes to keep the Developer indemnified against all action suits, costs, proceedings and claims that may arise due to any defect in title of the Land Owner of the said premises and/or any manner

concerning the area, title etc. in relation to the said premises. The Land Owners also undertake that if any suits claims demands arises in respect of the said premises relating to ownership then the Land Owners shall solve the same mutually and/or at their own cost to save the developer from any financial loss, but if any dispute or suits arises due to development agreement i.e. breach of contract by and between the developer and the prospective purchaser and/or any other construction defect in that case the cost will be borne by the Developer.

**ARTICLE XIII: DEVELOPER'S INDEMNITY :**

13.1 The Developer hereby undertakes to keep the Land Owners indemnified against any claims and actions arising out any act or deed whatsoever from the side of the Developer.

13.2 The Developer hereby undertake to keep the Land Owners indemnified to the Development of the said premises and, in the matter of construction of the said building and/or for any deviation therein, including collapse of building, loss of life and any untoward incidents at the site.

13.3 The Developers undertake that they will not claim any advance or part payment whatsoever from intending purchasers for the area allocated to the Land owners.

13.4 The developers hereby undertake to comply with all statutory requirements in respect of construction of building at their own cost and expenses for which the Land owners will not be liable in any manner.

**ARTICLE XIV: TITLE DEEDS**

14.1 The original of title deeds in respect or the said premises shall be kept with the Developer who shall hold the title deeds during the subsistence of this Agreement and it being expressly agreed that the Developer shall not part with the said title deeds during the subsistence of this agreement except in some cases when documents are needed by the Land Owners for legal purpose.

14.2 After the completion of the said building and sale of all the flats the original title deed exclusive relating to the said property or any legal papers in respect of the said premises is a common property among Land Owners and other flat owners.

#### **ARTICLE XV: MISCELLANEOUS**

15.1 The Land Owners and Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be construed as a partnership between the Developer and the Land Owners nor shall the parties hereto constitute as an Association of persons.

15.2 It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters, acts and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Land Owners and various application and other documents may be required to be signed or made by the Land Owners relating to which specific provision may not have been mentioned herein. The Land Owners hereby undertake to do all such acts, deeds and matters and the Land Owners shall execute any such additional power of attorney as may be required by the Developer for the purpose of construction and booking of flats of the Developer allocation and the Land Owners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Land Owners and or go against the spirit of this agreement and also undertake to solve the problem as soon as possible and correction of the document paper orders which are necessary for the same. But in this event the construction or any transaction in respect of the developing and/or selling the flats shall not be stopped and the Land Owner shall co-operate with the Developer for the same.

15.3 Any notice required to be given shall without prejudice to any other mode of

service available be deemed to have been served on the Land Owner if delivered by and duly acknowledged by the parties if sent by registered post with acknowledgement due and shall likewise be deemed to have been served on the developer if delivered by registered post and duly acknowledgement due at the registered office of the developer or to the any one address mentioned as residence of partners hereinbefore.

15.4 The Developer along with the flat purchasers/ Land owners shall frame scheme for the management and administration of the said building and/or common parts thereof. The parties hereto hereby agree to abide by all the rules and regulation of such management of society/association holding organization and hereby gives consent to abide by the same.

15.5 The name of the building shall be such as may be mutually agreed by the Developer and the Land Owners.

15.6 The installation charges and security deposit for individual electric meter of the buyers of the developer's allocation shall be borne by the respective buyers individually including the common meter charges in the building. The Developer and the land Owners shall also incorporate this clause in the agreement for sale to be executed with the buyers. The installation charges and security for electric meter in respect of the flats of the owner's allocation for their own use shall be paid by the Land Owners.

15.7. The Developer shall produce this Agreement to the Intending Purchaser before entering into any Agreement for sale in respect of developer's allocation with the intending purchases. If the Developer suppress this Agreement and/or this change, the Developer shall remain responsible.

#### **ARTICLE - XVI FORCE MAJEURE**

16.1 The Developer hereto shall not be considered to be liable for any obligation

hereunder to the extent that the performance of the obligation was prevented by the existence of the force majeure and shall be suspended from the obligation during the continuation of the force majeure.

16.2 Force majeure shall mean flood, war, earthquake, riot storm, tempest, civil riot or strike or commotion, lock out and or any other act or commission beyond the control of the Developer.

#### **ARTICLE - XVII ARBITRATION**

17.1 In case of any dispute, differences of opinion arising between the parties hereto with regard to construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability the same shall be referred to Arbitration within the meaning of the Arbitration and Conciliation Act, 1996 or any other statutory enactment of modification there under as may be agreed upon mutually by both the parties otherwise to two Arbitrators one to be appointed by each party and if necessary, to an umpire to be appointed by the two Arbitrator in case of dispute.

#### **ARTICLE XVIII JURISDICTION**

18.1 The Courts at Alipore District Court and High Court shall have the jurisdiction to entertain try and determine all actions suits and proceedings arising due of these presents between the parties hereto.

#### **SCHEDULE 'A' ABOVE REFERRED TO**

**ALL THAT** piece and parcel of the Bastu landed property measuring an area about 09 (Nine) cottah 15 (Fifteen) chittacks 28 (Twenty eight) Sq.Ft. more or less. But in the year 2015 LAND ACQUISITION DEPARTMENT (GOVERNMENT OF WESTBENGAL) has acquired part of the said land measuring about 3 cottah 11 chittacks 18 sq.ft, after acquisition remaining land

area is measuring about 6 cottah 04 chittacks 10 squarfoot along with 200 sq.ft. RTS standing thereon as per record. being Plot No. P 12 , lying and situated within Mouza- Kalikapur, J.L.No.20,- comprised in Dag No.356/406 under Khatian No. 361,353,362and 356, R.S.No.2, within the District Collect rate's Pargana- Kalikata, at present lying within the limits of the Kolkata Municipal Corporation, being **K.MC. Premises No.335 Kalikapur, Ward No. 109**, now the Kolkata Municipal Corporation, formerly Police Station- Sadar Tollygunge thereafter Jadavpur then P.S. Kasba now Survey Park, Sub-Registration office formerly at Alipore at present Sealdah, in the District of South 24-Parganas, the said property, together with all easement right, title, interest, profits, claims, demands, privileges, appurtenances, appendages, whatsoever over and upon the said landed property, along with all ingress and egress rights over and upon the and together with all easement right and common right and facilities thereon and it is butted and bounded in the following manner :-

**ON THE NORTH** : Land of S.C SARKAR  
**ON THE SOUTH** : Plot No. P-17  
**ON THE EAST** : 100ft. E.M. By Pass.  
**ON THE WEST** : K.M.C ROAD

**SCHEDULE 'B' ABOVE REFERRED TO**  
**(Common areas and facilities & Expenditures)**

1. Roof of the Top Floor.
2. Septic Tank.
3. Underground water reservoir, jet and motor (if possible) & overhead water tank.
4. Entrance and Exit.
5. Boundary Wall.
6. Open space inside the premises.

7. Main R.C.C. Structure.
8. Stair, Stair room, Landing of Stair, Lift and Lift room.
9. Meter room.
10. Common Electricity charges like as stair room, stair meter room, open space etc.
11. Common expenditure in all respect.

**THE SCHEDULE- C ABOVE REFERRED TO**  
**(TECHNICAL SPECIFICATION OF THE BUILDING)**

1. Foundation : As per K.M.C. Structural Sanction Plan.
2. Plinth : As per K.M.C. Structural sanction Plan.
3. Super Structure : As per K.M.C. Structural sanction Plan.
4. Walls : As per Kolkata Municipal Corporation Structural Sanction Plan.
5. Floors finish skirting :  
Dado etc. : Tiles flooring 6" skirting and margin and 6'-6" dado (with skirting) to bath and privy and 3' ft. height glazed titles above cooking platform and at toilet Glazed Tile to 6' ft from the floor height.
6. Plaster : The outside of the building wall have cement Plaster (1:6)<sup>3/4</sup> (average) where at the inside and the ceiling plaster will be (Average in 1:5 with plaster of paris finishing insider and outside plaster shall be of cement and sand.
7. **Outside painting** : weather code/ weather shield paint.
8. **Doors** : (a) Wooden frame (sal wood) of each door of height 4ft x 2.5 ft.  
(b) Commercial Flash door painted both side.  
(c) Aluminum tower bolt.

(d) A mortar lock with handle for doors for bed room only.

(e) Main door made by wood.

(f) Electric bell point.

(g) Bathroom Door of own choice.

9. **Windows** : Aluminum windows (palla system) with (3mm) while frosted glass and grill of good quality.

#### 10. Toilet & Kitchen

**fitting** : (a) One W.C. and Indian type good quality commode with P.V.C. cistern.

(b) One porcelain wash Basin.

(c) One shower each in two bathrooms.

(d) Two taps

(e) One greaser point water connection each in two bathrooms.

11. **W.C.** : (a) One European/Indian type white commode with white P.V.C. Cistern.

b) One tap

12. **Kitchen** : The Kitchen will have a cooking platform with black stone, sink (Granite) with water connection two points with bibcocks, will be provided the kitchen, glase ceramic titles will be in front of cooking base (6'-0", 2'-6") with good marble flooring including 6" skirting.

#### 13. Stair case and

**floor** : (a) Stair case room will be provided with good quality Ornament grill for light and ventilation.

(b) Cabin for electric meter

c) 4" thick (average) lime tracing will be

provide roof slab/or tiles.

d) 4' height parapet wall will be provided all around the roof.

(e) The stair will be by marble finishing.

14. Sanitation and cleanliness :

Proportionate expenses of all Owner/occupier after completion of construction.

15. Electricals: Conceal wiring with copper wires wiring for installation.

a) Each bed room: 2. lights points, 1 fan point, 2 plug points 5) amp, 1 ac point. (b) Living/Dining: 3 light points. 2 fan points, 2 plug points (15 amp.) c) Kitchen: 1 light, 1 exhaust fan point/chimney point (15 amp.), 3 power point (15 amp.) d) W.C: 1 light point (5 amp.) e) Toilet : 1 light point, 1 exhaust point (5 amp.), 1 power point (15 amp.) d) W.C.: 1 light point (5 amp.) e) Toilet : 1 light point, 1 exhaust point (5 amp.) 1 plug point (15 amp.) f) Each Balcony: 1 light point (5 amp.), 01 Plug point g) T.V. & Telephone : 1 T.V. point and 1 telephone point will be provided an each flat/apartment (h) Required points for pump, stair, common passage and roof. **1 cc tv camera for each floor.**

17. **WATER SUPPLY:** One R.C.C. overhead reservoir provided on the top of the last roof as per design. The suitable electric pump with motor will be installed at ground floor to deliver water to overhead reservoir from R.S.M. supply. All the above technical specification is subject or being approved by Kolkata Municipal Corporation Authority and the same may be altered depending upon the size of the flat concerned and on mutual agreement between the Developer/Promoter and Owner/Purchaser(s). Water lifting through jet system (if possible) will also be provided.

Any things extra is demanded by owners or intending purchaser apart from the technical specification given in Sixth Schedule that shall be made or done by the cost of the Owner/Purchaser.

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

SIGNED IN THE PRESENC OF

1) Baisali Mandal  
18/2 Kalikapur Road  
Kolkata - 700099  
P.S: Survey Park

Prabhanjan Mandal.  
Nilanjan Mandal.  
Manidipa Saha.

SIGNATURE OF THE LAND OWNERS  
(FIRST PARTY)

2) Pinli Saha  
rehyapuram  
Baranapuram

ROY AND MONDAL CONSTRUCTION  
Bikash Roy  
Minmay Roy Partner  
Basanta Kumar Roy  
Ranjit Mondal

SIGNATURE OF THE DEVELOPER  
(SECOND PARTY)

Drafted by me

Abn Saha  
Advocate F-460/99

Alipore police  
Case No. 27

**MEMO OF NON-REFUNDABLE AMOUNT**

**RECEIVED** the within mentioned sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only from **M/S. ROY & MONDAL CONSTRUCTION**, a Partnership Firm, a Partnership Firm having its office at 127, Kalikapur Road P.S. Kasba now Garfa, P.O- Haltu, Kolkata - 700078, by following manner :-

DATE	CHEQUE NO.	BANK	AMOUNT(RS)
14.06.2017	000002	BOB, Kalikapur	5,00,000/-
14.06.2017	000003	BOB, Kalikapur	5,00,000/-
14.06.2017	000004	BOB, Kalikapur	5,00,000/-
TOTAL (Rupees Fifteen Lakh only)			<b>15,00,000/-</b>

**WITNESSES:**

1. *Baisali Mandal*  
18/2 Kalikapur Road  
Kolkata - 700099  
P.S : Survey Park.

*Prabhanjan Mandal*  
*Nilanjan Mandal.*  
*Manidipa Saha.*

2. *Pinku Saha*  
*Kalyanpur*  
*Baruipara*

\_\_\_\_\_  
**SIGNATURE OF THE LAND OWNERS**  
**(FIRST PARTY)**

### Major Information of the Deed

Deed No :	I-1630-01806/2017	Date of Registration	14/06/2017
Query No / Year	1630-1000204281/2017	Office where deed is registered	
Query Date	12/06/2017 1:39:37 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Alok Safui Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,32,60,391/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 15,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :


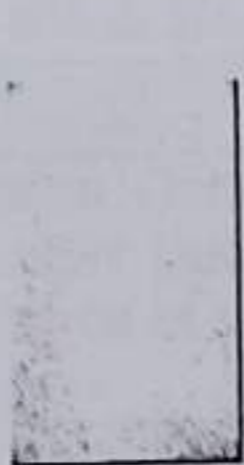
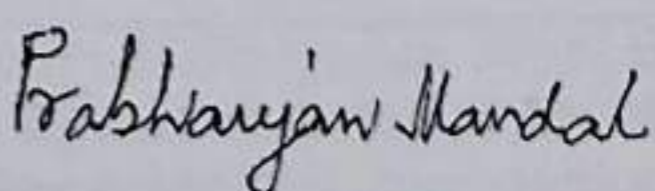
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur -- Kalikapur) , , Premises No. 335, Ward No: 109

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		6 Katha 4 Chatak 10 Sq Ft	1/-	1,32,00,391/-	Width of Approach Road: 100 Ft.,
<b>Grand Total :</b>					<b>10.3354Dec</b>	<b>1 /-</b>	<b>132,00,391 /-</b>	



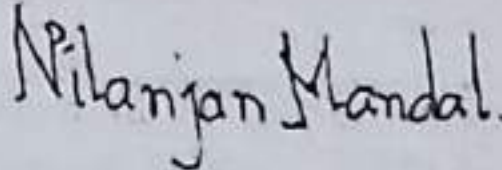


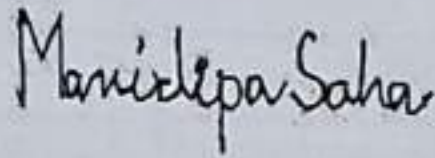
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>1 /-</b>	<b>60,000 /-</b>	

### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerpint	Signature
	<b>Prabhanjan Mandal</b> Son of Late Bipad Bhanjan Mandal Executed by: Self, Date of Execution: 14/06/2017 , Admitted by: Self, Date of Admission: 14/06/2017 ,Place : Office			
		14/06/2017	LTI 14/06/2017	14/06/2017



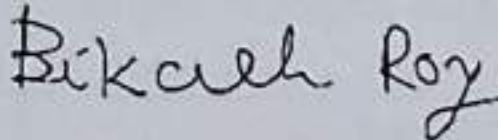


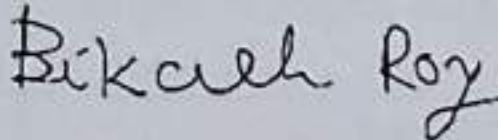


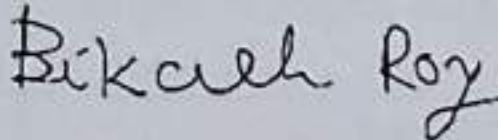
18/2, Kalikapur Road, P.O:- Kalikapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADTPM1939L, Status :Individual



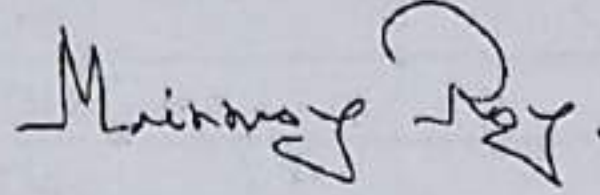


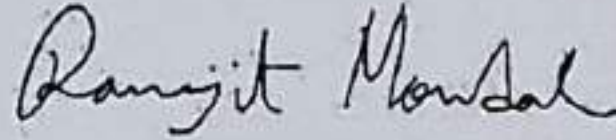


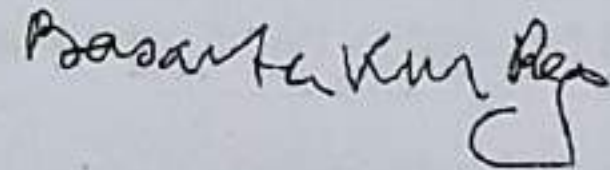
2	Name	Photo	Fingerprint	Signature
	<b>Nilanjan Mandal</b> Son of Late Bipad Bhanjan Mandal Executed by: Self, Date of Execution: 14/06/2017 , Admitted by: Self, Date of Admission: 14/06/2017 ,Place : Office			
	14/06/2017	LTI 14/06/2017	14/06/2017	
18/2, Kalikapur Road, P.O:- Kalikapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJNPM1247M, Status :Individual				
3	Name	Photo	Fingerprint	Signature
	<b>Manidipa Saha</b> Daugther of Late Bipad Bhanjan Mandal Executed by: Self, Date of Execution: 14/06/2017 , Admitted by: Self, Date of Admission: 14/06/2017 ,Place : Office			
	14/06/2017	LTI 14/06/2017	14/06/2017	
34 Feeder Road, P.O:- Belghoria, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CWHPS0657Q, Status :Individual				

**Developer Details :**

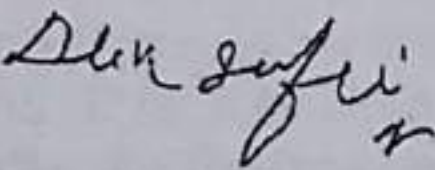
SI No	Name,Address,Photo,Finger print and Signature
1	<b>M/s. Roy &amp; Mondal Construction</b> 127, Kalikapur Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 , PAN No.:: AAVFR5140D, Status :Organization

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> <tr> <td> <b>Bikash Roy (Presentant )</b>            Son of Late Nani Gopal Roy            Date of Execution - 14/06/2017, , Admitted by: Self, Date of Admission: 14/06/2017, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Jun 14 2017 12:01PM</td> <td>LTI 14/06/2017</td> <td>14/06/2017</td> </tr> </table>	Name	Photo	Finger Print	Signature	<b>Bikash Roy (Presentant )</b> Son of Late Nani Gopal Roy Date of Execution - 14/06/2017, , Admitted by: Self, Date of Admission: 14/06/2017, Place of Admission of Execution: Office					Jun 14 2017 12:01PM	LTI 14/06/2017	14/06/2017
	Name	Photo	Finger Print	Signature									
<b>Bikash Roy (Presentant )</b> Son of Late Nani Gopal Roy Date of Execution - 14/06/2017, , Admitted by: Self, Date of Admission: 14/06/2017, Place of Admission of Execution: Office													
	Jun 14 2017 12:01PM	LTI 14/06/2017	14/06/2017										
74/12, Purbachal Main Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGEPR6161M Status : Representative, Representative of : M/s. Roy & Mondal Construction (as Partner)													

2	Name	Photo	Finger Print	Signature
	<b>Mrinmoy Roy</b> Son of Late Mukul Chandra Roy Date of Execution - 14/06/2017, , Admitted by: Self, Date of Admission: 14/06/2017, Place of Admission of Execution: Office	 <small>Jun 14 2017 12:02PM</small>	 <small>LTI 14/06/2017</small>	 <small>14/06/2017</small>
26/2, Kalitala Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASWPR0162N Status : Representative, Representative of : M/s. Roy & Mondal Construction (as Partner)				
3	Name	Photo	Finger Print	Signature
	<b>Ranajit Mondal</b> Son of Jiban Krishna Mondal Date of Execution - 14/06/2017, , Admitted by: Self, Date of Admission: 14/06/2017, Place of Admission of Execution: Office	 <small>Jun 14 2017 12:03PM</small>	 <small>LTI 14/06/2017</small>	 <small>14/06/2017</small>
356, Kalikapur, P.O:- Kalikapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BATPM0235R Status : Representative, Representative of : M/s. Roy & Mondal Construction (as Partner)				
4	Name	Photo	Finger Print	Signature
	<b>Basanta Kumar Roy</b> Son of Late Manindra Chandra Roy Date of Execution - 14/06/2017, , Admitted by: Self, Date of Admission: 14/06/2017, Place of Admission of Execution: Office	 <small>Jun 14 2017 12:02PM</small>	 <small>LTI 14/06/2017</small>	 <small>14/06/2017</small>
22, Kalitala Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFHPR7630H Status : Representative, Representative of : M/s. Roy & Mondal Construction (as Partner)				

**Identifier Details :**

Name & address	
Alok Safui Son of Sanat Safui Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Prabhanjan Mandal, Nilanjan Mandal, Manidipa Saha, Bikash Roy, Mrinmoy Roy, Ranajit Mondal, Basanta Kumar Roy	<small>14/06/2017</small>
	

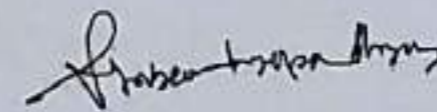
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Prabhanjan Mandal	M/s. Roy & Mondal Construction-3.44514 Dec
2	Nilanjan Mandal	M/s. Roy & Mondal Construction-3.44514 Dec
3	Manidipa Saha	M/s. Roy & Mondal Construction-3.44514 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Prabhanjan Mandal	M/s. Roy & Mondal Construction-66.6667 Sq Ft
2	Nilanjan Mandal	M/s. Roy & Mondal Construction-66.6667 Sq Ft
3	Manidipa Saha	M/s. Roy & Mondal Construction-66.6667 Sq Ft

**Endorsement For Deed Number : I - 163001806 / 2017**

**On 12-06-2017**

**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 1,32,60,391/-



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

**On 14-06-2017**

**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 11:52 hrs on 14-06-2017, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Bikash Roy ..

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

Execution is admitted on 14/06/2017 by 1. Prabhanjan Mandal, Son of Late Bipad Bhanjan Mandal, 18/2, Kalikapur Road, P.O: Kalikapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Service, 2. Nilanjan Mandal, Son of Late Bipad Bhanjan Mandal, 18/2, Kalikapur Road, P.O: Kalikapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Service, 3. Manidipa Saha, Daughter of Late Bipad Bhanjan Mandal, 34 Feeder Road, P.O: Belghoria, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife

Indetified by Alok Safui, , Son of Sanat Safui, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-06-2017 by Bikash Roy, Partner, M/s. Roy & Mondal Construction, 127, Kalikapur Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Identified by Alok Safui, , Son of Sanat Safui, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 14-06-2017 by Mrinmoy Roy, Partner, M/s. Roy & Mondal Construction, 127, Kalikapur Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Identified by Alok Safui, , Son of Sanat Safui, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 14-06-2017 by Ranajit Mondal, Partner, M/s. Roy & Mondal Construction, 127, Kalikapur Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Identified by Alok Safui, , Son of Sanat Safui, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 14-06-2017 by Basanta Kumar Roy, Partner, M/s. Roy & Mondal Construction, 127, Kalikapur Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Identified by Alok Safui, , Son of Sanat Safui, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,053/- ( B = Rs 15,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2017 1:53PM with Govt. Ref. No: 192017180019068321 on 13-06-2017, Amount Rs: 15,053/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKC7314744 on 13-06-2017, Head of Account 0030-03-104-001-16

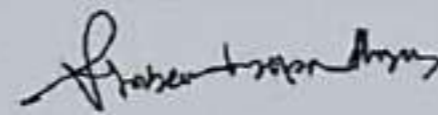
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 19,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 490072, Amount: Rs.100/-, Date of Purchase: 08/06/2017, Vendor name: Amal Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2017 1:53PM with Govt. Ref. No: 192017180019068321 on 13-06-2017, Amount Rs: 19,921/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKC7314744 on 13-06-2017, Head of Account 0030-02-103-003-02



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

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

GRN: 19-201718-001906832-1

GRN Date: 13/06/2017 13:52:31

BRN: CKC7314744

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 13/06/2017 13:53:00

DEPOSITOR'S DETAILS

Name: BIKASH ROY

Contact No.:

E-mail:

Address:

Applicant Name: Mr Alok Safui

Office Name:

Office Address:

Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement  
Payment No 5

Id No. : 16301000204281/6/2017  
[Query No./Query Year]

Mobile No. : +91 9830828274

74/12,PURBACHAL MAIN ROAD, KOLKATA-700078

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16301000204281/6/2017	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	16301000204281/6/2017	Property Registration- Registration Fees	0030-03-104-001-16	15053

In Words : Rupees Thirty Four Thousand Nine Hundred Seventy Four only

Total

34974

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2017, Page from 54024 to 54073  
being No 163001806 for the year 2017.



*Sati Prosad Bandopadhyay*

Digitally signed by SATIPRASAD  
BANDYOPADHYAY  
Date: 2017.06.15 10:40:39 +05:30  
Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 15-06-2017 10:40:38  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)