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DEVELOPMENT AGREEMENT

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

THIS DEVELOPMENT AGREEMENT is made this the 17th day of August Two Thousand Twenty (2020).

BETWEEN

Additional District Sub-Registrar,
Garia South 24 Parganas

(1) SMT. RINA PAUL, (PAN: CHGPP 9981G), Aadhaar No. 2343 5430 9337, Mb. No. 9007891735, wife of Late Sital Paul, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, (2) SRI SHO VAN PAUL, (PAN: BTNPP2009P), Aadhaar No. 2447 0880 8130, Mb. No. 9940402871, and 3. SRI SOURAV PAUL PAN: CSMPP3225L, Aadhaar No. 6267 9302 7180, Mb. No. 7044738204 both sons of Late Sital Paul, both by faith - Hindu, both by Nationality - Indian, both by occupation - Govt. Service, all are residing at Barhansfartabad Ganguly Para. P.O- Garia, P.S- Narendrapur

17 AUG 2020

24 JUL 2020

S.L. No. 3092 Date.....

Name.....

Address.....

Value 10/-

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

Govt. Stamp Vender
SABYASACHI DEB
Sonarpur A.D.S.R.O., Kol.-150



Subrata Ghosh
of Miranjan Ghosh
Garia Paribasad Ganguly
Para, Kol - 700084

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Garia South 24 Parganas

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formerly Sonarpur, Kolkata -700084, District- South 24-Parganas, 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

STARLIGHT, PAN. ACTFS6879A, a partnership Firm having its office at 22/4/1A, Pranabananda Road, Garia, P.S-Patuli, Kolkata -700084, represented by its Partners 1. SRI KARTICK GHOSH, PAN. AJQPG4259E, Aadhaar No. 3541 6880 1800, Mb. No. 7890997950, son of Niranjana Ghosh residing at Fartabad Ganguly Para, P.S-Sonarpur, Kolkata -700084 and 2. BIJAN THOMAS, PAN. AIRPT3609B, Aadhaar No. 7278 9667 3406, Mb. No. 7003936236, son of K.J.Thomas, residing at 22/4/1A, Pranabananda Road, Garia, P.S-Patuli, Kolkata -700084, hereinafter called and referred to as the DEVELOPER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives, successors in-office and assigns) of the OTHER PART.

WHEREAS

1. One Khitish Dasgupta purchased ALL THAT piece and parcel of Bastu land measuring 2 Cottahs 15 Chittaks 27 sq.ft. more or less situated and lying at Mouza - Barhansfartabad. J.L.No.47, appertaining to R.S. Khatian No.186, R.S.Dag No. 3018, Touzi No.109, R.S. No. 7, Pargana Medanmolla, A.D.S.R. office at Garia, P.S-Narendrapur (Previously Sonarpur), Ward No. 29, Under Rajpur Sonarpur Municipality, District - South 24 Parganas, Kolkata - 700084 by registered deed of sale dated 09/08/1966 from Sri Ramani Mohan Gandopadhyay son of Late Bhutnath Gangopadhyay of Fartabad, P.S-Narendrapur (Previously Sonarpur), Kolkata - 700084, District - South 24 Parganas, duly registered in the D.S.R office at Alipur and recorded in Book No-1, Volume No. 12, Pages 63 to 68, being no. 799 for the year 1966.



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2. Said Khitish Dasgupta died intestate leaving behind his two sons namely Sri Chandra Sekhar Dasgupta, Sri Sanjoy Dasgupta and four daughters namely Smt. Atashi Sengupta, Smt. Keya Dasgupta, Smt. Malati Dasgupta and Smt. Mallicka Sensara as his sole legal heirs and success to his estate and they sold conveyed and transferred the said bastu land measuring 2 Cottahs 15 Chittaks 27 sq.ft. more or less situated and lying at Mouza - Barhansfartabad, J.L.No.47, appertaining to R.S. Khatian No.186, R.S.Dag No. 3018, Touzi No.109, R.S. No. 7, Pargana Medanmolla, A.D.S.R. office at Garia, P.S-Narendrapur (Previously Sonarpur), Ward No. 29, Under Rajpur Sonarpur Municipality, District - South 24 Parganas, Kolkata - 700084 in the year 1996 in favour of Sri Samir Adhikari son of Late Profulla Adhikari duly registered in the A.D.S.R. office at Sonarpur and recorded in Book No. 1, Volume No. 44, Pages 363 to 270, Being No. 2934 for the year 1996.

3. After such purchase said Sri Samir Adhikari while seized and possessed the said property he sold conveyed and transferred the said land measuring 2 Cottahs 15 Chittaks 27 sq.ft. more or less situated and lying at Mouza - Barhansfartabad, J.L.No.47, appertaining to R.S. Khatian No.186, R.S.Dag No. 3018, Touzi No.109, R.S. No. 7, Pargana Medanmolla, A.D.S.R. office at Garia, P.S-Narendrapur (Previously Sonarpur), Ward No. 29, Under Rajpur Sonarpur Municipality, District-South 24 Parganas, Kolkata - 700084 dated 13/12/2000 in favour of Sri Sital Paul son of Late Ganesh Chandra Paul duly registered in the A.D.S.R. office at Sonarpur and recorded in Book No. 1, Volume No. 166, Pages 62 to 70, Being No. 9776 for the year 2000.

4. By the aforesaid registered deed of sale, the said Sri Sital Paul became the owner of the said land measuring 2 Cottahs 15 Chittaks 27 sq.ft. more or less situated and lying at Mouza - Barhansfartabad, J.L.No.47, appertaining to R.S. Khatian No.186, R.S.Dag No. 3018, Touzi No.109, R.S. No. 7, Pargana Medanmolla, A.D.S.R. office at Garia, P.S-Narendrapur (Previously Sonarpur), Ward No. 29, Under Rajpur Sonarpur Municipality, District - South 24 Parganas, Kolkata - 700084 and during his peaceful possession died intestate on 27/10/2014 leaving behind his wife Smt. Rina Paul and two



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sons Sri Shovan Paul and Sri Sourav Paul as his only legal heirs and successors to his estate.

5. By virtue of the aforesaid inheritance said Smt. Rina Paul, Sri Shovan Paul and Sri Sourav Paul have become the joint owners **ALL THAT** piece and parcel Bastu land measuring 2 Cottahs 15 Chittaks 27 sq.ft. more or less situated and lying at Mouza - Barhansfartabad, J.L.No.47, appertaining to R.S. Khatian No.186, R.S.Dag No. 3018, Touzi No.109, R.S. No. 7, Pargana Medanmolla, A.D.S.R. office at Garia, P.S-Narendrapur (Previously Sonarpur), Ward No. 29, Under Rajpur Sonarpur Municipality, District - South 24 Parganas, Kolkata - 700084 more fully described in the Schedule "A" hereunder written and they are possessing the said property and they 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.

6. 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 plan to be sanctioned by the Rajpur Sonarpur 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 **Entire First Floor Flat consisting of two 2BHK Flat and two Car Parking spaces in**



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~~THE DEVELOPER SHALL BE ENTITLED TO REMAINING~~
sanction building plan, to be sanctioned from the Rajpur
Sonarpur Municipality and also to be constructed in
accordance with the specification of work.

Be it noted the Developer shall pay shifting charges a sum of
Rs.8,000/- (Rupees Eight Thousand) Only to the owners
from the date of taking possession of the said property up to
the date of hand over the owners allocation.

B) In consideration the Developer shall be entitled 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 morefully
described in the Schedule "C" hereunder written

c) The Developer herein shall be liable to pay the Rajpur
Sonarpur 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.

3. 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. If any defect in
title shall be found or if any body 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 are
hereby further agree to keep the Developer indemnified against



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all actions, suits, proceedings and costs, charges and expenses. The owners shall mutate the said property at their own costs.

4. 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 regularise 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.

5. That the Party of the Other Part /Developer herein at his own costs and initiative shall regularise and/or addition or alteration 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 all the 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.

6. That the Party of the One Part /Owner herein shall deliver vacant possession of the land with building 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.

7. 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.



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8. 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.

9. That the Party of the One part/owners shall execute a General Power of Attorney in favour of the Party of the Other Part /Developer herein simultaneously with the execution of this Agreement empowering and/or authorising 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.

10. 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.

11. 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.

12. That the Party of the Other part/ Developer shall take appropriate steps to complete the construction of the building within **36 (Thirty Six)** months from the date of execution of this agreement as per specification 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 will be allowed as grace period.

13. That the Party of the One Part /Owner shall submit shall grant to the parties of the Party 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



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times specified in this Agreement the party of the Other Part /Developer shall put the one part in peaceful possession.

14. As soon as the building is completed, the Other Part /Developer shall give written notice to 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.

15. After completion 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.

16. 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 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.

17. That the One Part / Owners and the Other Part /Developer shall exclusively entitled to their respective shares



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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 quite and peaceful possession of the other part/Developer's allocation.

18. That the Party of the Other Part /Developer shall execute the Deed of Conveyance of the Flat and car parking spaces Developer's allocation of the proposed building along with the undivided share or interest of land by virtue of the aforesaid General 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.

19. That the Party of the Other Part /Developer shall be authorized in the name 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 parties of the Party of the other part and the Party of the one part shall not be liable in any manner whatsoever.

20. 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 one part/ Owners have absolute right to sell their allocated portion according to their choice.



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21. It is pertinent to mention that the Other Part /Developer after obtaining the sanctioned building plan shall allot the One Part/Owners 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 one part and other part as follows:-

- a) That 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.
- 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.



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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 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 One Part/Owners hereby agree and covenant with the Other Part/Developer as follows :-

- a) Not to cause any interference or hindrance in the construction of the said building.
- b) Not to do any deed or things whereby the parties 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.
- c) Not to let out, grant, lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the parties of the other Part during the period of construction.
- d) That the Party 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 parties of



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the other part/Developer without causing any interference in part of the allocation of the other Part.

e) That the name of the building shall be **"KRISHNADHAM"** in any circumstances it can not be change.

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

23. 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.

24. 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.

25. 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



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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.

26. The owners and 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.

27. 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.

28. 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.

29. The One Part / Owners and the One Part / Owners 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.

30. That the Developer shall be liable to hand over copy of C.C of the building within 36 (Thirty Six) months from the date of execution of this agreement.

31. The owners have handed over vacant possession of the said premises to the Developer from the execution of this agreement and since the all liabilities in respect of the said property devolve upon the Developer till handed over owners' allocation together with other units to the becoming purchaser/s.



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32. The proposed building will be three storied building . If the Developer construct more than three storied building the Developer shall be liable to hand over 50% of the said constructed area to the owners as their allocation.

33. All liabilities like subscription ,donation etc. during construction of building shall be borne by the Developer. Owners shall have no liability in this respect.

34. The Developer shall have right to take booking of Developer's allocation but the Developer shall have no right to give possession to get registration in favour of the becoming before handing over owner's allocation . At first Developer hand over owners' allocation in the proposed building thereafter to the purchasers.

35. 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 piece and parcel Bastu land measuring 2 Cottahs 15 Chittaks 27 sq.ft. more or less situated and lying at Mouza - Barhansfartabad, J.L.No.47, appertaining to R.S. Khatian No.186, R.S.Dag No. 3018, Touzi No.109, R.S. No. 7, Pargana Medanmolla, A.D.S.R. office at Garia, P.S-Narendrapur (Previously Sonarpur), within Rajpur Sonarpur Municipality, being Municipal Holding No. 1552, Ganguly Para, under Ward No. 29, in the District - South 24 Parganas, Kolkata -700084. The said property is butted and bounded as follows :-

On the North	: 1'-6" Drain
On the South	: House of Nitin Babu,
On the East	: Portion of Dag No. 3018,
On the West	: 16' wide common Passage.



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SCHEDULE "B" ABOVE REFERRED TO

The identification of the One Part / Owners' allocation the **Entire First Floor Flat consisting of two 2BHK Flat and two Car Parking spaces in the ground Floor 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.

SCHEDULE "C" ABOVE REFERRED TO

ALL THAT Other Part /Developer shall be entitled remaining of the constructed area of the said building consisting of several self contained flats 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 .



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SCHEDULE "D" ABOVE REFERRED TO
(Specification)

- General : The Building shall be R.C.C. Column structure as per design of the consulting Engineer.
- Bricks Work : Brick work will be done with First Class kiln burn bricks (1:6) cement motor, 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, Like Ultratech, Lafarge (1:4) cement sand mortar
- Flooring : Marble
- Painting : All internal walls cement plaster with putty finish. All external walls finish weather coat. Synthetic primer to steel and wood works.
- Door : Flash Door with Commercial ply and sal wood frame of Standard thickness. Main Door must be good quality Wood which is covered with collapsible gate.
- Windows : Steel frames and integrated guard bars and/or Aluminum wood structure
- Electric Works: Concealed wiring and board with modular switches. In each bedroom – 2 light pts, 1 fan pt. & 1 plug pt. 1 AC Point, In living-dining room – 2 light pts., 2 fan pts., 2 plug pt. and 1 TV pt. Night lamp point, In Kitchen – 1 light pt. 1 exhaust fan pt & 1 power pt. In Toilet – 1 light pt. & 1 plug pt. In Veranda – 1 light pt. only. cable point, Freeze point, washing machine point, Geyser point, Inverter point, Water pump connected with starter switch, security light in common passage and 1 light pt. at each stair landing will be provided.
- Water Supply : Water supply will be through necessary fittings from Deep Tube well and Sanitary overhead water tank with necessary Pump fittings. ALL the water and sanitary works will be done with approved quality PVC pipes and approved good quality fittings with necessary drainage and sewerage .
- Toilet : Each Toilet up to roof high Glaze Tiles good quality on wall with marble flooring good quality and commode PVC white cistern & wash basin with fittings of standard size Syntax door.
- Kitchen: Granite on top platform with washing sink, space for shelf up to 3'ft. tiled wall above the cooking platform.



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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.

Subrata Ghosh
Gariahat, Park Road
Ganguly Para
Kol - 700084

Rina Paul

Shovan Paul.

Sourav Paul.

SIGNATURE OF THE OWNERS

For STARLIGHT

Karick Ghosh
Partner

Bijan Thomas
Partner

2. Rahul Das
Sonarpur Natunpally
Kol 150.

SIGNATURE OF THE DEVELOPER

Drafted by me & approved
by the owners:-

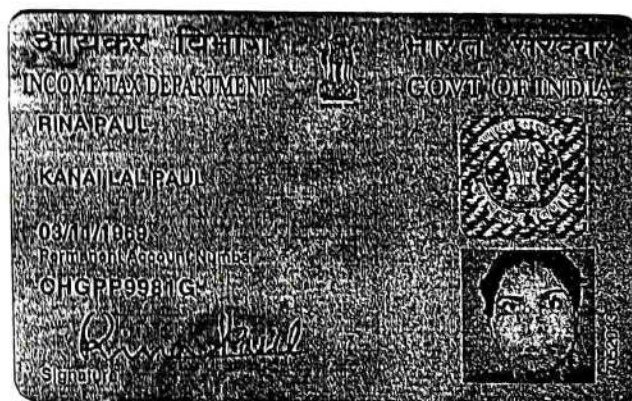
Kalibanker Mondal
Advocate, F/1475/1477/78
Alipore Judges' Court,
Kolkata - 27,

K. S. Mondal
Advocate
Alipore Judges Court
Kol-27



Additional District Sub-Registrar,
Garia South 24 Parganas

07 AUG 2020



Rina Paul



4





ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

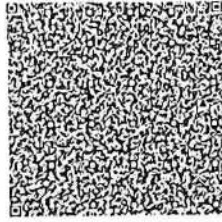
তালিকাভুক্তির নম্বর/ Enrolment No.: 2730/00106/00804

Download Date: 17/07/2020

To
রীনা পাল
Rina Paul
W/O Late Sital Paul
Barhans Fartabad,
Ganguly Para,
Kolkata,
Ward No-29,
Rajpur Sonarpur (M)
Garia
South 24 Parganas West Bengal - 700084
9007891735

Issue Date: 03/12/2018

Signature Not Verified



আপনার আধার সংখ্যা / Your Aadhaar No. :

2343 5430 9337

VID : 9118 8741 7329 2755

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



রীনা পাল
Rina Paul
জন্মতারিখ/DOB: 03/11/1969
মহিলা/ FEMALE

Download Date: 17/07/2020

Issue Date: 03/12/2018

2343 5430 9337

VID : 9118 8741 7329 2755

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

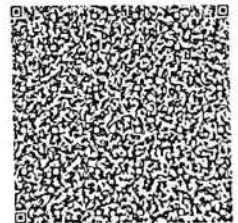


ঠিকানা:

W/O লেট সীতাল পাল, বারহান্স ফর্তাবাদ,, গাঙ্গুলী
পাড়া,, ওয়ার্ড নো-29,, কলকাতা,, রাজপুর
সোনারপুর (এম), দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700084

Address:

W/O Late Sital Paul, Barhans Fartabad,,
Ganguly Para,, Ward No-29,, Kolkata,,
Rajpur Sonarpur (M), South 24 Parganas,
West Bengal - 700084



2343 5430 9337

VID : 9118 8741 7329 2755

1947

help@uidai.gov.in

www.uidai.gov.in

Rina Paul



आयकर विभाग
INCOME TAX DEPARTMENT
SHOVAN PAUL
SITAL PAUL
4/7/10/1985
Permanent Account Number
BTNPP2009P
Shovan Paul
Signature

भारत सरकार
GOVT. OF INDIA
100119



Shovan Paul.



ভারতীয় বিজ্ঞান পরিষদ
ভারত সরকার
১৯৫৭ খ্রিঃ





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

তালিকাভুক্তির নম্বর/ Enrolment No.: 2730/00106/00803

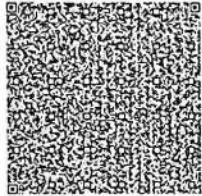
Download Date: 27/12/2018

To
শোভন পাল
Shovan Paul
S/O Late Sital Paul
Barhans Fartabad,
Ganguly Para,
Kolkata,
Ward No-29,
Rajpur Sonarpur (M)
Garia
South 24 Parganas West Bengal - 700084
9940402871

Generation Date: 03/12/2018

Validity: unknown

Digitally signed by Shovan Paul
UNIQUE IDENTIFICATION AUTHORITY
Date: 2018.12.03 19:58:15
IST



QR Code with Photograph

আপনার আধার সংখ্যা / Your Aadhaar No. :

2447 0880 8130

VID : 9169 8359 0758 5671

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শোভন পাল
Shovan Paul
জন্মতারিখ/DOB: 17/10/1985
পুরুষ/ MALE



2447 0880 8130

VID : 9169 8359 0758 5671

আমার আধার, আমার পরিচয়



GOVERNMENT OF INDIA



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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

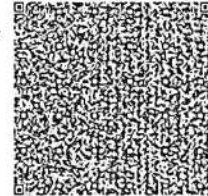
- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
S/O লেট শীতল পাল, বাহনাস ফর্তাবাদ,, গাঙ্গুলী
পাড়া,, ওয়ার্ড নো-29,, কলকাতা,, রাজপুর সোনারপুর
(এম), দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700084

Address:
S/O Late Sital Paul, Barhans Fartabad,,
Ganguly Para,, Ward No-29,, Kolkata,,
Rajpur Sonarpur (M), South 24 Parganas,
West Bengal - 700084



QR Code with Photograph

2447 0880 8130

VID : 9169 8359 0758 5671

Shovan Paul.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOURAV PAUL

SITAL PAUL

07/07/1992

Permanent Account Number

CSMPP3225L

SOURAV PAUL

Signature



06012015







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

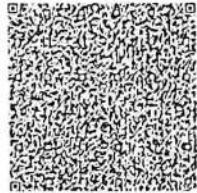
তালিকাভুক্তির নম্বর/ Enrolment No.: 2730/00105/00585

Download Date: 06/09/2018

To
সৌরভ পাল
Sourav Paul
S/O Sital Paul
Barhans Fartabad
Ganguly Para
Rajpur Sonarpur (M)
Garia
South 24 Parganas West Bengal - 700084
7044738204

Generation Date: 18/08/2018

Validity: unknown



QR Code with Photograph

আপনার আধার সংখ্যা / Your Aadhaar No. :

6267 9302 7180

VID : 9147 8510 2872 3275

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সৌরভ পাল
Sourav Paul
জন্ম তারিখ/DOB: 07/07/1997
লিঙ্গ/MALE

6267 9302 7180

VID : 9147 8510 2872 3275

আমার আধার, আমার পরিচয়



- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রতিলিপি তৈরি পত্র

INFORMATION

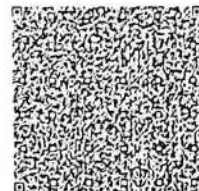
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার মাত্রা দেশে মান্য।
- আধার ভবিষ্যতে সরকারি ও বেসরকারি 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 প্রাধিকার
Unique Identification Authority of India

ঠিকানা:
S/O সৌরভ পাল, বারহান্স ফার্টাবাদ, গাঙ্গুলী প্যার, রাজপুর সোনারপুর (ম), গারিয়া, পশ্চিম বঙ্গ - 700084
Address:
S/O Sital Paul, Barhans Fartabad, Ganguly Para, Rajpur Sonarpur (M), South 24 Parganas, West Bengal - 700084



QR Code with Photograph

6267 9302 7180

VID : 9147 8510 2872 3275

Sourav Paul.



10/1/2014

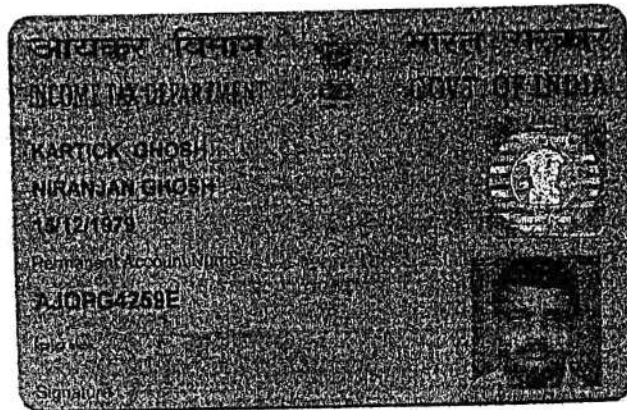


For STARLIGHT

Korrick Ghosh
Partner

Bijoy Thomas
Partner

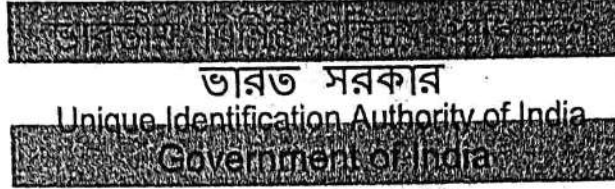




Kartick Ghosh







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

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



KL90097801ZFT

90097801



আপনার আধার সংখ্যা / Your Aadhaar No. :

3541 6880 1800

আধার - সাধারণ মানুষের অধিকার



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



जायकर 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





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ওপারিকার্ডের 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





- ১০. আপনার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- ১১. পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

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



ঠিকানা: ২২/৪/১এ, প্রনাবানন্দ রোড
গারিয়া, গারিয়া, দক্ষিণ ২৪ পরগণা
পশ্চিম বঙ্গ,

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
Unique Identification Authority of India

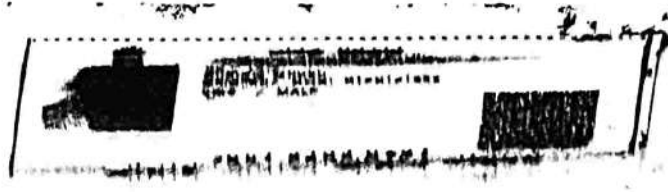
Address: 22/4/1A,
PRANABANANDA ROAD,
Garia, Garia, South 24
Parganas, West Bengal,
700084

7278 9667 3406

1947
1800 300 1947

help@uidai.gov.in

www.
www.uidai.gov.in



আধার

ভারতীয় বিধি-পরিচয় প্রাধিকরণ
National Identification Authority of India

ঠিকানা:

এস/ও: নিরঞ্জন ঘোষ, ফরতাবাদ
গাঙ্গুলী পাড়া, রাজপুর সোনারপুর
(এম), দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700084

Address:

S/O: Niranjan Ghosh, Faratabad
Ganguly Para, Rajpur Sonarpur
(M), South 24 Parganas,
West Bengal - 700084

7651 5403 0721



1947



noip@uidai.gov.in

www

www.uidai.gov.in

Subrata Ghosh



Thumb

1st finger

Middle finger

Ring finger

Small Finger

Left hand
Right hand

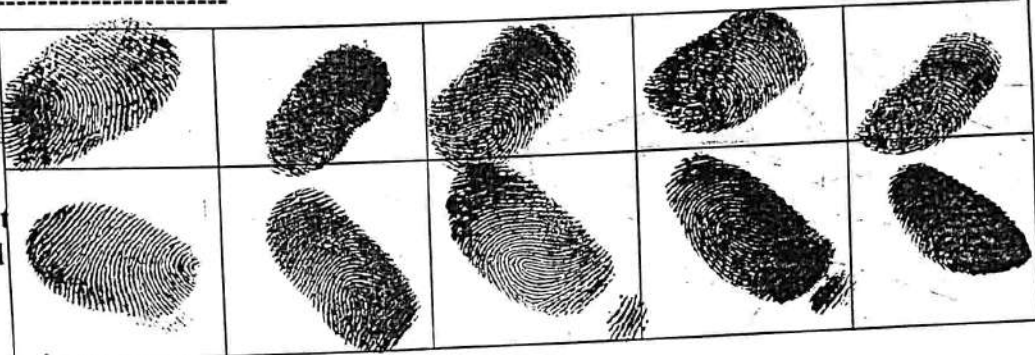


Signature -----



Left hand

Right hand



Name Karliok Ghosh

Signature Karliok Ghosh



Left hand

Right hand



Name BIJAN THOMAS

Signature Bijan Thomas

Photo

Left hand

Right hand

Photo	Left hand					
	Right hand					

Name -----

Signature -----





Left margin	AS/HH
Name ---	



Additional District Sub-Registrar,
Garia South 24 Parganas

17 AUG 2020



Thumb

1st finger

Middle finger

Ring finger Small Finger

Photo	Left Handed Right					
-------	-------------------------	--	--	--	--	--

Name -----

Signature -----

Left
handRight
hand

Name RINA PAULSignature Rina PaulLeft
handRight
hand

Name SHOVAN PAULSignature Shovan PaulLeft
handRight
hand

Name SOURAV PAULSignature Sourav Paul

Dir



RA.



Additional District Sub-Registrar
Garia South 24 Parganas

17 AUG 2020



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

GRN: 192020210055909048

GRN Date: 08/08/2020 07:26:01

BRN: 7403711741514

SBI ePay txn No.: 202022174009775

Payment Mode: Debit Card-RUPAY

Payment Gateway: SBI EPay-State Bank of India New PG

BRN Date: 08/08/2020 07:29:40

SBI ePay txn Date: 08/08/2020 07:29:15

DEPOSITOR'S DETAILS

Name: Kali Shankar Mondal

Id No.: 3000917083/4/2020

Contact No.

null

E-mail:

Mobile No. +91 8961940256

Address: Alipore District 24 Parganas West Bengal

User Type: Advocate

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	3000917083/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	21
2	3000917083/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	7020
Total Amount				7041

In Words: Rupees Seven Thousand Forty One Only.

Seed No :
Query No / Year
Query Date



Major Information of the Deed

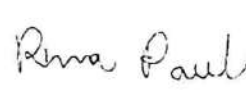
Deed No :	I-1629-02455/2020	Date of Registration	17/08/2020
Query No / Year	1629-3000917083/2020	Office where deed is registered	
Query Date	07/08/2020 2:02:03 PM		1629-3000917083/2020
Applicant Name, Address & Other Details	KALI SHANKAR MONDAL Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836412834, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Rs. 1/-		
Stamp duty Paid(SD)	Rs. 7,030/- (Article 48(g))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
	Market Value	Rs. 53,55,000/-	
	Registration Fee Paid	Rs. 21/- (Article:E, E)	

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Fartabad Ganguly Para, Mouza: Barhans Fartabad, 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-3018	RS-186	Bastu	Shali	2 Katha 15 Chatak 27 Sq Ft	1/-	53,55,000/-	Width of Approach Road: 16 Ft.,
Grand Total :					4.9088Dec	1 /-	53,55,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt RINA PAUL Wife of Late SITAL PAUL Executed by: Self, Date of Execution: 17/08/2020 , Admitted by: Self, Date of Admission: 17/08/2020 ,Place : Office			
		17/08/2020	17/08/2020	17/08/2020
BARHANS FARTABAD, GANGULY PARA, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CHxxxxxx1G, Aadhaar No: 23xxxxxxxx9337, Status :Individual, Executed by: Self, Date of Execution: 17/08/2020 , Admitted by: Self, Date of Admission: 17/08/2020 ,Place : Office				

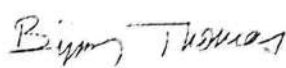
Name	Photo	Finger Print	Signature
SHRI SOURAV PAUL Son of Late SITAL PAUL Executed by: Self, Date of Execution: 17/08/2020 , Admitted by: Self, Date of Admission: 17/08/2020 ,Place : Office			Sourav Paul.
17/08/2020	LTI	17/08/2020	17/08/2020
BARHANS FARTABAD, GANGULY PARA, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Government Service, Citizen of: India, PAN No.:: CSxxxxxx5L, Aadhaar No: 62xxxxxxxx7180, Status :Individual, Executed by: Self, Date of Execution: 17/08/2020 , Admitted by: Self, Date of Admission: 17/08/2020 ,Place : Office			
Name	Photo	Finger Print	Signature
Shri SHOVAN PAUL Son of Late SITAL PAUL Executed by: Self, Date of Execution: 17/08/2020 , Admitted by: Self, Date of Admission: 17/08/2020 ,Place : Office			Shovan Paul.
17/08/2020	LTI	17/08/2020	17/08/2020
BARHANS FARTABAD, GANGULY PARA, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BTxxxxxx9P, Aadhaar No: 24xxxxxxxx8130, Status :Individual, Executed by: Self, Date of Execution: 17/08/2020 , Admitted by: Self, Date of Admission: 17/08/2020 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	STARLIGHT 22/4/1A, PRANABANANDA ROAD, P.O:- GARIA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: ACxxxxxx9A, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri KARTICK GHOSH Son of NIRANJAN GHOSH Date of Execution - 17/08/2020 , , Admitted by: Self, Date of Admission: 17/08/2020, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Aug 17 2020 12:47PM</td> <td>LTI</td> <td>17/08/2020</td> <td>17/08/2020</td> </tr> </tbody> </table> 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: 35xxxxxxxx1800 Status : Representative, Representative of : STARLIGHT (as PARTNER)	Name	Photo	Finger Print	Signature	Shri KARTICK GHOSH Son of NIRANJAN GHOSH Date of Execution - 17/08/2020 , , Admitted by: Self, Date of Admission: 17/08/2020, Place of Admission of Execution: Office				Aug 17 2020 12:47PM	LTI	17/08/2020	17/08/2020
Name	Photo	Finger Print	Signature										
Shri KARTICK GHOSH Son of NIRANJAN GHOSH Date of Execution - 17/08/2020 , , Admitted by: Self, Date of Admission: 17/08/2020, Place of Admission of Execution: Office													
Aug 17 2020 12:47PM	LTI	17/08/2020	17/08/2020										

Name	Photo	Finger Print	Signature
BIJAN THOMAS (Presentant) Son of K J THOMAS Date of Execution - 17/08/2020, , Admitted by: Self, Date of Admission: 17/08/2020, Place of Admission of Execution: Office			
Aug 17 2020 12:48PM	LTI 17/08/2020	17/08/2020	
22/4/1A, PRANABANANDA ROAD, P.O:- GARIA, P.S:- Sonarpur, 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 : STARLIGHT (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
SUBRATA GHOSH Son of NIRANJAN GHOSH FARTABAD GANGULYPARA, P.O:- GARIA, P.S:- Sonarpur, District:-South 24 -Parganas, West Bengal, India, PIN - 700084			
17/08/2020	17/08/2020	17/08/2020	
Identifier Of Smt RINA PAUL, Shri SOURAV PAUL, Shri KARTICK GHOSH, BIJAN THOMAS, Shri SHO VAN PAUL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt RINA PAUL	STARLIGHT-1.63625 Dec
2	Shri SOURAV PAUL	STARLIGHT-1.63625 Dec
3	Shri SHO VAN PAUL	STARLIGHT-1.63625 Dec

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 53,55,000/-

Shan

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 17-08-2020

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 12:32 hrs on 17-08-2020, at the Office of the A.D.S.R. GARIA by BIJAN THOMAS ,

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

Execution is admitted on 17/08/2020 by 1. Smt RINA PAUL, Wife of Late SITAL PAUL, BARHANS FARTABAD, GANGULY PARA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Shri SOURAV PAUL, Son of Late SITAL PAUL, BARHANS FARTABAD, GANGULY PARA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Government Service, 3. Shri SHOVAN PAUL, Son of Late SITAL PAUL, BARHANS FARTABAD, GANGULY PARA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others

Indetified by SUBRATA GHOSH, , Son of NIRANJAN GHOSH, FARTABAD GANGULYPARA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Others

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

Execution is admitted on 17-08-2020 by Shri KARTICK GHOSH, PARTNER, STARLIGHT (Partnership Firm), 22/4/1A, PRANABANANDA ROAD, P.O:- GARIA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by SUBRATA GHOSH, , Son of NIRANJAN GHOSH, FARTABAD GANGULYPARA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Others

Execution is admitted on 17-08-2020 by BIJAN THOMAS, PARTNER, STARLIGHT (Partnership Firm), 22/4/1A, PRANABANANDA ROAD, P.O:- GARIA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by SUBRATA GHOSH, , Son of NIRANJAN GHOSH, FARTABAD GANGULYPARA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Others

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 08/08/2020 7:29AM with Govt. Ref. No: 192020210055909048 on 08-08-2020, Amount Rs: 21/-, Bank: SBI
EPay (SBlePay), Ref. No. 7403711741514 on 08-08-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 7,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3092, Amount: Rs.10/-, Date of Purchase: 24/07/2020, Vendor name: Sabyasachi Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/08/2020 7:29AM with Govt. Ref. No: 192020210055909048 on 08-08-2020, Amount Rs: 7,020/-, Bank: SBI EPay (SBlePay), Ref. No. 7403711741514 on 08-08-2020, 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 90396 to 90434
being No 162902455 for the year 2020.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2020.08.25 12:17:12 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/08/25 12:17:12 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)