

DEVELOPMENT AGREEMENT BETWEEN

OWNER – M/S. JOYOTU LAND DEVELOPMENT PRIVATE
LIMITED

AND

DEVELOPER – M/S. USASHI REALSTATES PVT. LTD.

DRAFTED BY :

Mr. Kalipada Charan,
Advocate,
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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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~~REGISTRATION DEPARTMENT~~
~~WEST BENGAL~~
~~KOLKATA~~

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 District Sub-Registrar
 Registrar U/S 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas
 15 MAR 2018

DEVELOPMENT AGREEMENT

1. Date: 15th day of March, 2018.
2. Place: Kolkata.

3. **PARTIES:**

- 3.1 **M/S. JOYOTU LAND DEVELOPMENT PRIVATE LIMITED** (having Pan **AABCJ4072D**), a company incorporated under the Companies Act, 1956 having its registered office at Premises No. 35/1, Panchanantola Lane, Post Office - Behala, Police Station - Farnasree (formerly Behala), Kolkata - 700 034, District - South 24 Parganas, being represented by its Director namely **SRI ALOK BURMAN** (having Pan **AFFPB3121G**), son of Late Kalipada Burman, by faith - Hindu, by nationality - Indian, by occupation - Business, resident at Premises No. 21/2D, Monohorpukur Road, Post Office - Saral Bose Road, Police Station - Lake, Kolkata - 700 029, District - South 24 Parganas.
- 3.2 **SRI NANDA GOPAL ADHIKARI** (having Pan **AXHPA5455H**), son of Sri Nabadip Adhikari, by faith - Hindu, by nationality - Indian, by occupation - Business, resident at Premises No. 71/1, Sahapur Main Road, Post Office & Police Station - Behala, Kolkata - 700 038, District - South 24 Parganas.
- 3.3 **SRI HEMANTA NANDI** (having Pan **AFJPN2343E**), son of Late Bhudev Nandi, by faith - Hindu, by nationality - Indian, by occupation - Business, resident at Premises No. 35/1, Panchanantola Lane, Post Office & Police Station - Behala, Kolkata - 700 038, District - South 24 Parganas.
- 3.4 **SMT. SIKHA BERA** (having Pan **BFFPB7731C**), daughter of Late Bechuram Bera, by faith - Hindu, by nationality - Indian, by occupation - Housewife, resident at Village - Katakhal, Post Office - Fatehpur, Police Station - Falta, District - South 24 Parganas, Pin - 743 503.

Parties numbered 3.1, 3.2, 3.3 and 3.4 for the sake of brevity are hereinafter called, referred to and identified as the "**OWNERS**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, legal heirs, executors, administrators, representatives and assigns) of the **ONE PART**

A N D

- 3.5 **M/S. USASHI REALSTATES PVT. LTD.** (having Pan **AAFCD0790C**), a Company incorporated under the Companies Act, 1956, having its office at Premises No. 594/1, Dakshindari Road, "Bima Abasan", Flat No. E2/1, First Floor, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District - North 24 Parganas, being represented by its Director namely **SRI SOUMEN MANA** (having Pan **CKAPM8296A**), son of Sri Tapan Mana, by faith - Hindu, by nationality - Indian, by occupation - Service, residing at Village - Talberia Chunghuni Patna, Post Office - Lowada, Police Station - Debra, District - Paschim Medinipur, Pin - 721 136, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to

mean and include its successors-in-office and assigns) of the **OTHER PART.**

In these presents for the sake of brevity The Owners and the Developer are individually called, referred to and identified as **Party** and collectively as **Parties.**

NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND BINDS THE PARTIES AS FOLLOWS:

4. **Subject Matter of Agreement:**

4.1. **Development:** Development and commercial exploitation of **ALL THAT** piece or parcel of the plots of bastu and sali land containing by estimation a total area of **307.90 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in **R. S. & L. R. Dag Nos. 659** (bastu land measuring an area of 26.40 Decimals for commercial use), **665** (bastu land measuring an area of 45 Decimals for commercial use and sali land measuring an area of 87.50 Decimals), **664** (bastu land measuring an area of 45 Decimals for commercial use), **660** (bastu land measuring an area of 09 Decimals and sali land measuring an area of 11 Decimals), **667** (bastu land measuring an area of 24 Decimals), **668** (bastu land measuring an area of 24 Decimals) & **670** (bastu land measuring an area of 36 Decimals) appertaining to R. S. Khatian Nos. 442, 1071, 295, 297, 378, 1070 & 1009 corresponding to **L. R. Khatian Nos. 9378, 11056, 10670 & 10664** under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayat in the District of South 24 Parganas particularly mentioned and described in the **First Schedule Part - II** hereunder written and hereinafter called and referred to as the "**ENTIRE PROPERTY**" by construction of a Housing Complex by two Phases being **Phase - I** and **Phase - II** particularly mentioned and described in the **First Schedule Part - III & Part - IV** hereunder written being the part or portions of the Mother Land mentioned hereunder below

5. **Backgrounds, Representations and Warranties:**

5.1. **Owners' Representations:** The Owners jointly **have** represented and warranted to the Developer as follows:

5.1.1. **Ownership:-**

(RECITALS OF LAND OF OWNER NO. 3.1) :-

(1) By virtue of a Deed of Kobala dated 10th day of March, 1970 duly registered in the office of the Sub-Registrar at Bishnupur in Book No 1, Being No. 1826 for the year 1970, one Manubaddin Molla indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of Rayati Shitiban Swattiya sali land containing by estimation an area of **16.50 Decimals** be the same a little more or less out of 84 Decimals out of

01.26 Acres including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 659 appertaining to R. S. Khatian No. 442 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Rousan Ali Mondal, son of Late Mantaz Ali Mondal of Village - Amgachia, Police Station - Bishnupur, District - 24 Parganas free from all encumbrances whatsoever.

- (2) By virtue of a Deed of Kobala dated 15th day of February, 1978 corresponding to 3rd Falgun, 1384 B.S. duly registered in the office of the Sub-Registrar at Bishnupur in Book No. 1, Volume No. 15, Pages 295 to 297, Being No. 923 for the year 1978, the said Rousan Ali Mondal indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **16.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 659 appertaining to R. S. Khatian No. 442 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of **Belat Ali Sardar**, son of Late Yar Ali Sardar of Village - Amgachia, Police Station - Bishnupur, District - 24 Parganas free from all encumbrances whatsoever.
- (3) By virtue of a Deed of Kobala dated 9th day of November, 1970 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. 1, Being No. 9590 for the year 1970, one Sk. Maniruddin, son of Late Sk. Mochraddin of Amgachia indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of sali land containing by estimation an area of **10 Decimals** be the same a little more or less out of 84 Decimals out of 01.26 Acres including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 659 appertaining to R. S. Khatian No. 442 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of the said Rousan Ali Mondal free from all encumbrances whatsoever.
- (4) By virtue of a Deed of Kobala dated 20th day of September, 1966 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. 1, Being No. 10938 for the year 1966, the said Sk. Maniruddin indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of sali land containing by estimation an area of **08.50 Decimals** be the same a

little more or less out of 84 Decimals out of 01.26 Acres including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 659 appertaining to R. S. Khatian No. 442 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayat in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Sri Upendra Nath Naskar, son of Late Taraknath Naskar of Village - Krishnarampur, Police Station - Bishnupur, District - 24 Parganas free from all encumbrances whatsoever.

- (5) By virtue of the said purchase the said Rousan Ali Mondal and Sri Upendra Nath Naskar became the absolute owners of ALL THAT piece or parcel of the said plots of sali land containing by estimation a total area of **18.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 659 appertaining to R. S. Khatian No. 442 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayat in the then District of 24 Parganas at present South 24 Parganas free from all encumbrances whatsoever.
- (6) Thereafter by virtue of a Deed of Kobala dated 30th day of September, 1980 corresponding to 13th Ashwin, 1387 B.S. duly registered in the office of the Sub-Registrar at Bishnupur in Book No. 1, Volume No. 71, Pages 97 to 99, Being No. 6197 for the year 1980, the said Rousan Ali Mondal and Sri Upendra Nath Naskar indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **18.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 659 appertaining to R. S. Khatian No. 442 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayat in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of the said **Belat Ali Sardar** free from all encumbrances whatsoever.
- (7) One Sk. Mokradin was the absolute and recorded owner of ALL THAT piece or parcel of a plot of sali land containing by estimation an area of **13.50 Decimals** be the same a little more or less out of 84 Decimals out of 01.26 Acres including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 659 appertaining to R. S. Khatian No. 442 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayat in the then District of 24 Parganas at present South 24 Parganas free from all encumbrances whatsoever.

- (8) While remained in absolute possession and enjoyment thereof the said Sk. Mokraddin died intestate leaving behind him his surviving two sons, namely Sk. Nuruddin and Sk. Maniruddin as his only legal heirs and successors and accordingly upon the demise of the said Sk. Mokraddin the said land left by him devolved upon his said legal heirs and successors to the extent of undivided equal share each in accordance with the Muslim Law of Inheritance and/or Faraz.
- (9) Subsequently by virtue of two Deeds of Kobala dated 17th day of December, 1959 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. 1, Being Nos. 1058 & 1056 for the year 1959, the said Sk. Nuruddin and Sk. Maniruddin indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of salt land containing by estimation an area of **13.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 659 appertaining to R. S. Khatian No. 442 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Gazi Taiyeb Ali of Amgachia free from all encumbrances whatsoever.
- (10) By virtue of a Deed of Kobala dated 15th day of July, 1987 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. I, Volume No. 51, Pages 201 to 208, Being No. 3503 for the year 1987, the said Gazi Taiyeb Ali indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of salt land containing by estimation an area of **13.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 659 appertaining to R. S. Khatian No. 442 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Gazi Rafik Uddin, son of Late Gazi Angur Ali of Village - Amgachia, Police Station - Bishnupur, District - South 24 Parganas free from all encumbrances whatsoever.
- (11) Thereafter by virtue of a Deed of Kobala dated 23rd day of August, 1993 corresponding to 6th Bhadra, 1400 B.S. duly registered in the office of the Sub-Registrar at Bishnupur in Book No. I, Volume No. 51, Pages 253 to 258, Being No. 5309 for the year 1993, the said Gazi Rafik Uddin indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of salt land containing by estimation an area of **13.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S.

No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 659 appertaining to R. S. Khatian No. 442 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of the said **Belat Ali Sardar** free from all encumbrances whatsoever.

- (12) By virtue of the said three separate Deeds the said Belat Ali Sardar thus became the absolute owner of **ALL THAT** piece or parcel of the said plots of sali land containing by estimation a total area of **48.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 659 appertaining to R. S. Khatian No. 442 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas free from all encumbrances whatsoever and thereafter the said Belat Ali Sardar mutated his name in respect thereof the said land in the record of rights of the concerned B.L. & L.R. Office under **L. R. Khatian No. 1825** upon payment of relevant khajanas thereof to the said concerned authority.
- (13) The said Belat Ali Sardar died intestate leaving behind him his surviving wife namely Rupjan Bibi, three sons namely Kurpal Ali Sardar, Sukur Ali Sardar & Rajbal Sardar and two daughters namely Anowara Bibi & Mahiya Bibi as his only legal heirs and successors and accordingly upon the demise of the said Belat Ali Sardar the said land left by him devolved upon his said legal heirs and successors to the extent of undivided respective share each in accordance with the Muslim Law of Inheritance and/or Faraz.
- (14) Subsequently by virtue of a Deed of Kobala dated 4th day of November, 2003 corresponding to 17th Kartick, 1410 B.S. duly registered in the office of the Additional District Sub-Registrar at Bishnupur in Book No. 1, Volume No. 22, Pages 207 to 216, Being No. 1159 for the year 2006, the said Rupjan Bibi, Kurpal Ali Sardar, Sukur Ali Sardar, Rajball Sardar, Anowara Bibi and Mahiya Bibi indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the said plot of sali land containing by estimation an area of **48.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. & L. R. Dag No. 659 appertaining to R. S. Khatian No. 442 corresponding to L. R. Khatian No. 1825 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of the **Owner No. 3.1** herein namely **M/s. Joyotu Land Development Private Limited** free from all encumbrances whatsoever.

- (15) After purchase of the said plot of land containing by estimation an area of **48.50 Decimals** the said M/s. Joyotu Land Development Private Limited mutated its name in respect thereof in the record of rights of the concerned B.L. & L.R. Office under **L. R. Khatian No. 9378** and also in the records of the Amgachia Gram Panchayet upon payment of relevant taxes and khajanas thereof to the said concerned authorities and further the concerned Sub-Divisional Land & Land Reforms Officer, South 24 Parganas converted the nature of a portion measuring an area of **26.40 Decimals** from "Sali" land into "Bastu" land for commercial use out of the said total purchased land measuring an area of **48.50 Decimals** vide Memo No. 6/P/6/1124/SDL & LRO, Sadar Alipore dated 16.10.2015.
- (16) Thus the **Owner No. 3.1 herein** namely the said **M/s. Joyotu Land Development Private Limited** became the absolute owner of **ALL THAT** piece or parcel of the said plot of land containing by estimation an area of **48.50 Decimals** be the same a little more or less out of which measuring an area of **26.40 Decimals** recorded as Bastu for commercial use and the balance area of land measuring an area of **22.10 Decimals** recorded as sali including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in **R. S. & L. R. Dag No. 659** appertaining to R. S. Khatian No. 442 corresponding to **L. R. Khatian No. 9378** under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas free from all encumbrances whatsoever.
- (17) The said **Owner No. 3.1 herein** namely the said **M/s. Joyotu Land Development Private Limited** submitted a building Plan to the concerned authorities for construction of a **(G+IV) storied** building to be constructed on and upon the said bastu land measuring an area of **26.40 Decimals** and accordingly the concerned authorities duly sanctioned the said building Plan vide No. **460/590/KMDA dated 05.05.17** for construction of the said **(G+IV) storied** ownership building thereon the said bastu land.
- (18) One Angur Ali was the absolute owner of **ALL THAT** piece or parcel of a plot of sali land containing by estimation an area of **84 Decimals** be the same a little more or less out of 05 Acres 35 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos 85, 87 & 94, Pargana - Magura, comprised in C. S. Dag No. 660 appertaining to C. S. Khatian No. 488 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas free from all encumbrances whatsoever.
- (19) By virtue of a Deed of Kobala dated 11th day of July, 1952 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. I, Being No. 3005 for the year 1952, the said Ajgar Ali indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the said plot of sali land containing by estimation an area of **84 Decimals** be the

same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Angachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in C. S. Dag No. 660 appertaining to C. S. Khatian No. 488 under the Police Station of Bishnupur within the limits of Angachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Gazi Taiyeb Ali and Gazi Shah Alam free from all encumbrances whatsoever and thereafter the said Gazi Taiyeb Ali mutated his name in the Revisional Settlement in respect of the land measuring an area of **42 Decimals** out of 84 Decimals under R. S. Khatian No. 1009 upon payment of relevant khajanas thereof to the said concerned authority.

- (20) By virtue of a Deed of Kobala dated 21st day of January, 1985 corresponding to 7th Magh, 1391 B.S. duly registered in the office of the Sub-Registrar at Bishnupur in Book No. I, Volume No. 5, Pages 297 to 302, Being No. 440 for the year 1985, the said Gazi Taiyeb Ali indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of sali land containing by estimation an area of **33 Decimals** be the same a little more or less out of the said land measuring an area of 42 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Angachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in C. S. Khatian No. 488 corresponding to R. S. Dag No. 660 appertaining to R. S. Khatian No. 1009 under the Police Station of Bishnupur within the limits of Angachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Gazi Samsuddin, son of Abdus Sattar of Village - Angachia, Police Station - Bishnupur free from all encumbrances whatsoever and thereafter the said Gazi Samsuddin mutated his name in respect thereof the said land in the record of rights of the concerned B.L. & L.R. Office under **L. R. Khatian No. 1257** upon payment of relevant khajanas thereof to the said concerned authority.

- (21) Thereafter by virtue of a Deed of Kobala dated 2nd day of January, 2004 corresponding to 17th Poush, 1410 B.S. duly registered in the office of the Additional District Sub-Registrar at Bishnupur in Book No. I, Volume No. 14, Pages 365 to 370, Being No. 725 for the year 2006, the said Gazi Samsuddin indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **33 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Angachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. & L. R. Dag No. 660 appertaining to R. S. Khatian No. 1009 corresponding to L. R. Khatian No. 1257 under the Police Station of Bishnupur within the limits of Angachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of the **Owner No. 3.1** herein namely the said **M/s. Joyotu Land Development Private**

Limited free from all encumbrances whatsoever and thereafter the said M/s. Joyotu Land Development Private Limited mutated its name in respect thereof the said land in the record of rights of the concerned B.L. & L.R. Office under **L. R. Khatian No. 9378** upon payment of relevant khajanas thereof to the said concerned authority.

- (22) By virtue of the said two separate Deeds of Kobala thus the **Owner No. 3.1** herein namely the said **M/s. Joyotu Land Development Private Limited** became the absolute owner and seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of the said plots of bastu and sali land containing by estimation a total area of **81.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in **R. S. & L. R. Dag Nos. 659** (bastu land measuring an area of **26.40 Decimals** for commercial use and sali land measuring an area of **22.10 Decimals**) & **660** (sali land measuring an area of **33 Decimals**) appertaining to R. S. Khatian Nos. 442 & 1009 corresponding to **L. R. Khatian No. 9378** under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas free from all encumbrances whatsoever.

[RECITALS OF LAND OF OWNER NO. 3.2] :-

- (1) One Upendranath Naskar was the absolute and recorded owner of **ALL THAT** piece or parcel of a plot of sali land containing by estimation an area of **45.50 Decimals** be the same a little more or less out of 91 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 665 appertaining to R. S. Khatian No. 1071 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas free from all encumbrances whatsoever.
- (2) By virtue of a Deed of Kobala dated 9th day of April, 1976 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. 1, Being No. 3416 for the year 1976, the said Upendranath Naskar indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the said plot of sali land containing by estimation an area of **45.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 665 appertaining to R. S. Khatian No. 1071 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Aasura Khatian Bibi free from all encumbrances whatsoever.

- (3) By virtue of a Deed of Gift duly registered in the office of the Sub-Registrar at Bishnupur in Book No. I, Volume No. 70, Pages 185 to 187, Being No. 6434 for the year 1980, the said Aasura Khatun Bibi in consideration natural love and affection transferred, conveyed, assigned and assured ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **45.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 665 appertaining to R. S. Khatian No. 1071 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Akbar Ali Gazi free from all encumbrances whatsoever.
- (4) By virtue of a Deed of Kobala dated 5th day of January, 1993 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. I, Volume No. 4, Pages 63 to 66, Being No. 51 for the year 1993, the said Akbar Ali Gazi indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **45.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 665 appertaining to R. S. Khatian No. 1071 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Gazi Rasiyat Ali free from all encumbrances whatsoever and thereafter the said Gazi Rasiyat Ali mutated his name in respect thereof the said land measuring an area of **45.50 Decimals** in the record of rights of the concerned B.L. & L.R. Office under **L. R. Khatian No. P-1628** comprised in **R. S. & L. R. Dag No. 665** upon payment of relevant khajanas thereof to the said concerned authority.
- (5) Thereafter by virtue of a Deed of Kobala dated 22nd day of March, 2013 duly registered in the office of the Additional District Sub-Registrar at Bishnupur in Book No. I, Volume No. 5, Pages 1114 to 1127, Being No. 1924 for the year 2013, the said Gazi Rasiyat Ali indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **45.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. & L. R. Dag No. 665 appertaining to R. S. Khatian No. 1071 corresponding to L. R. Khatian No. P-1628 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written alongwith other landed properties unto and in favour of Sri Arjun Mondal, son of Late Mohan Mondal of Village - Chakrajumolla, Post Office - Pailan, Police Station -

Bishnupur, Kolkata - 700 104, District - South 24 Parganas free from all encumbrances whatsoever.

- (6) By virtue of a Deed of Kobala dated 22nd day of December, 2015 corresponding to 6th Poush, 1422 B.S. duly registered in the office of the District Sub-Registrar - IV, South 24 Parganas in Book No. I, Volume No. 1604-2015, Pages 119665 to 119683. Being No. 160408705 for the year 2015, the said Sri Arjun Mondal indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sari land containing by estimation an area of **45.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touz Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. & L. R. Dag No. 665 appertaining to R. S. Khatian No. 1071 corresponding to L. R. Khatian No. P-1628 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto unto and in favour of the **Owner No. 3.2 herein namely Sri Nanda Gopal Adhikari** free from all encumbrances whatsoever.
- (7) One Upendranath Naskar was the absolute and recorded owner of ALL THAT piece or parcel of a plot of sari land containing by estimation an area of **42 Decimals** be the same a little more or less out of 01.33 Acres out of 01.45 Acres including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touz Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 665 appertaining to R. S. Khatian No. 1071 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas free from all encumbrances whatsoever.
- (8) By virtue of a Deed of Kobala dated 9th day of April, 1976 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. I, Volume No. 26, Pages 276 to 278, Being No. 3417 for the year 1976, the said Upendranath Naskar indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sari land containing by estimation an area of **42 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touz Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 665 appertaining to R. S. Khatian No. 1071 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of **Jumman Ali Gazi** of Village - Amgachia free from all encumbrances whatsoever.

- (9) By virtue of a Deed of Kobala dated 9th day of April, 1976 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. I, Being No. 3418 for the year 1976, the said Jumman Ali Gazi indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **42 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 665 appertaining to R. S. Khatian No. 1071 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Islam Jamadar, son of Late Fakir Mohammad Jamadar of Village - Amgachia, Police Station - Bishnupur, District - 24 Parganas free from all encumbrances whatsoever.
- (10) Thereafter by virtue of a Deed of Kobala dated 2nd day of June, 1986 corresponding to 18th Jaistha, 1393 B.S. duly registered in the office of the Sub-Registrar at Bishnupur in Book No. I, Volume No. 43, Pages 483 to 489, Being No. 3660 for the year 1986, the said Islam Jamadar indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of sali land containing by estimation an area of **21 Decimals** be the same a little more or less out of 42 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 665 appertaining to R. S. Khatian No. 1071 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Mussammal Amina Bibi, wife of Afsar Ali Molla of Village - Amgachia, Police Station - Bishnupur, District - South 24 Parganas free from all encumbrances whatsoever and thereafter the said Mussammal Amina Bibi mutated her name in respect thereof the said land in the record of rights of the concerned B.L. & L.R. Office under **L. R. Khatian No. P-9039** comprised in **R. S. & L. R. Dag No. 665** upon payment of relevant khajanas thereof to the said concerned authority.
- (11) By virtue of a Deed of Kobala dated 3rd day of February, 2016 duly registered in the office of the Additional District Sub-Registrar at Bishnupur in Book No. I, Volume No. 1613-2016, Pages 15309 to 15326, Being No. 161300594 for the year 2016, the said Mussammal Amina Bibi indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **21 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. & L. R. Dag No. 665 appertaining to R. S. Khatian No. 1071 corresponding to

L. R. Khatian No. P-9039 under the Police Station of Bishnupur within the limits of Angachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto unto and in favour of the **Owner No. 3.2** herein namely the said **Sri Nanda Gopal Adhikari** free from all encumbrances whatsoever.

- (12) By virtue of the said two separate Deeds of Kobala the **Owner No. 3.2** herein namely the said **Sri Nanda Gopal Adhikari** became the absolute owner and seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of the said plots of salt land containing by estimation a total area of **66.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Angachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. & L. R. Dag No. 665 appertaining to R. S. Khatian No. 1071 corresponding to L. R. Khatian Nos. P-1628 & P-9039 under the Police Station of Bishnupur within the limits of Angachia Gram Panchayet in the District of South 24 Parganas free from all encumbrances whatsoever and thereafter the said Sri Nanda Gopal Adhikari mutated his name in respect thereof the said land in the record of rights of the concerned B.L. & L.R. Office under **L. R. Khatian No. 11056** comprised in **R. S. & L. R. Dag No. 665** upon payment of relevant khajanas thereof to the said concerned authority:

(RECITALS OF LAND OF OWNER NO. 3.3) :

- (1) By virtue of a Deed of Kobala duly registered in the office of the Sub-Registrar at Bishnupur in Book No. I, Volume No. 55, Pages 85 to 87, Being No. 5684 for the year 1973, one Makbul Oharami indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of salt land containing by estimation an area of **90 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Angachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 664 appertaining to R. S. Khatian No. 378 under the Police Station of Bishnupur within the limits of Angachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of the said Gazi Mahabub Ali and Gazi Mahamud Ali free from all encumbrances whatsoever.
- (2) By virtue of the said purchase the said Gazi Mahabub Ali thus became the absolute owner of ALL THAT piece or parcel of a plot of salt land containing by estimation an **45 Decimals** be the same a little more or less out of the said land measuring an area of 90 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Angachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 664 appertaining to R. S. Khatian No. 378 under the Police Station of Bishnupur within the limits of Angachia Gram Panchayet in the District of South 24 Parganas free from all

encumbrances whatsoever and thereafter the said Gazi Mahabub Ali mutated his name in respect thereof the said land measuring an area of **45 Decimals** alongwith other landed properties in several Dags in the record of rights of the concerned B.L. & L.R. Office under **L. R. Khatian No. 252** upon payment of relevant khajanas thereof to the said concerned authority.

- (3) By virtue of a Deed of Kobala dated 6th day of August, 2008 corresponding to 21st Shrawana, 1415 B.S. duly registered in the office of the Additional District Sub-Registrar at Bishnupur in Book No. 1, CD Volume No. 9, Pages 4515 to 4524, Being No. 03150 for the year 2008, the said Gazi Mahabub Ali indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the said plot of sal land containing by estimation an area of **45 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Angachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in **R. S. & L. R. Dag No. 664** appertaining to R. S. Khatian No. 378 corresponding to L. R. Khatian No. 252 under the Police Station of Bishnupur within the limits of Angachia Gram Panchayet, in the District of South 24 Parganas alongwith other landed properties in several Dags particularly mentioned and described in the Schedule thereunder written unto and in favour of the **Owner No. 3.3 herein** namely **Sri Hemanta Nandi** free from all encumbrances whatsoever.
- (4) By virtue of the said purchase the **Owner No. 3.3 herein** namely the said **Sri Hemanta Nandi** became the absolute owner and seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of the said plot of sal land containing by estimation an area of **45 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Angachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in **R. S. & L. R. Dag No. 664** appertaining to R. S. Khatian No. 378 corresponding to L. R. Khatian No. 252 under the Police Station of Bishnupur within the limits of Angachia Gram Panchayet in the District of South 24 Parganas alongwith other landed properties in several Dags free from all encumbrances whatsoever and thereafter the said Sri Hemanta Nandi mutated his name in respect thereof the said land measuring an area of **45 Decimals** alongwith other landed properties in several Dags in the record of rights of the concerned B.L. & L.R. Office under **L. R. Khatian No. 10670** upon payment of relevant khajanas thereof to the said concerned authority.
- (5) Thereafter the concerned Sub-Divisional Land & Land Reforms Officer, South 24 Parganas converted the nature of the said land measuring an area of **45 Decimals** comprised in **R. S. & L. R. Dag No. 664** appertaining to **L. R. Khatian No. 10670** from "Sali" land unto "Bastu" land for commercial use vide Memo No. 6/P/6/1125/SDL & LRO, Sadar Alipore dated 16.10.2015.

RECITALS OF LAND OF OWNER NO. 3.4] :-

- (1) One Manick Chandra Manna alias Pramanik was the absolute and recorded owner of ALL THAT piece or parcel of a plot of sali land containing by estimation an area of **16.50 Decimals** be the same a little more or less being the divided, demarcated and separated Eastern portion of 1/3rd share of the land measuring an area of 50 Decimals out of 03 Acres 57 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 668 appertaining to R. S. Khatian No. 297 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas free from all encumbrances whatsoever and which was acquired and owned by the said Manick Chandra Manna alias Pramanik in terms of an oral mutual Partition made amongst his other co-shares.
- (2) By virtue of a Deed of Kobala dated 7th day of April, 1962 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. I, Being No. 6455 for the year 1962, the said Manick Chandra Manna alias Pramanik indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **16.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 668 appertaining to R. S. Khatian No. 297 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Gazi Jane Alam and Gazi Taiyeb Ali free from all encumbrances whatsoever.
- (3) Thereafter by virtue of a Deed of Kobala dated 11th day of April, 1986 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. I, Volume No. 27, Pages 421 to 426, Being No. 2354 for the year 1986, the said Gazi Jane Alam and Gazi Taiyeb Ali indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **16.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 668 appertaining to R. S. Khatian No. 297 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Gazi Habibulla, son of Gazi Giyas Uddin Ahmed of Village - Amgachia, Police Station - Bishnupur, District - South 24 Parganas free from all encumbrances whatsoever.

- (4) One Lalit Mohan Manna of Village - Amgachia was the absolute and recorded owner of ALL THAT piece or parcel of a plot of sali land containing by estimation an area of **17 Decimals** be the same a little more or less out of 52 Decimals out of 01 Acre 04 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 668 appertaining to R. S. Khatian No. 295 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas free from all encumbrances whatsoever.
- (5) By virtue of a Deed of Kobala duly registered in the office of the Sub-Registrar at Bishnupur in Book No. I, Being No. 369 for the year 1961, the said Lalit Mohan Manna indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **17 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 668 appertaining to R. S. Khatian No. 295 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Nurjahan Bibi, Islam Ali Sardar and Osman Ali Sardar of Village - Amgachia free from all encumbrances whatsoever.
- (6) Thereafter by virtue of a Deed of Rectification dated 16th day of February, 1961 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. I, Being No. 645 for the year 1961 duly rectified the Dag No. of the said Deed Being No. 369 and after rectification thereof the said Nurjahan Bibi, Islam Ali Sardar and Osman Ali Sardar enjoyed and occupied the said land measuring an area of 17 Decimals as the absolute owners thereof free from all encumbrances whatsoever.
- (7) By virtue of a Deed of Kobala dated 9th day of June, 1964 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. I, Being No. 5570 for the year 1964, the said Islam Ali Sardar and Osman Ali Sardar indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of sali land containing by estimation an area of **11 Decimals** be the same a little more or less being the $\frac{2}{3}$ rd share of the said land measuring an area of 17 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 668 appertaining to R. S. Khatian No. 295 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of their

co-share namely the said Nurjahan Bibi free from all encumbrances whatsoever.

- (8) Thus the said Nurjahan Bibi became the absolute owner of ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **17 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 668 appertaining to R. S. Khatian No. 295 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas free from all encumbrances whatsoever.
- (9) Thereafter by virtue of a Deed of Kobala dated 9th day of November, 1971 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. 1, Being No. 9586 for the year 1971, the said Nurjahan Bibi indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **17 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 668 appertaining to R. S. Khatian No. 295 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Bijoy Chandra Manna, son of Lahi Mohan Manna free from all encumbrances whatsoever.
- (10) By virtue of a Deed of Kobala dated 7th day of March, 1995 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. 1, Volume No. 25, Pages 111 to 114, Being No. 2236 for the year 1999, the said Bijoy Chandra Manna indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **17 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 668 appertaining to R. S. Khatian No. 295 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Musammad Mamuda Bibi, wife of Gazi Habibulla of Village - Amgachia, Police Station - Bishnupur, District - South 24 Parganas free from all encumbrances whatsoever.
- (11) By virtue of the said two separate Deeds of Kobala the said Gazi Habibulla and Musammad Mamuda Bibi thus became the absolute owners of ALL THAT piece or parcel of the said plots of sali land containing by estimation a total area of **33.50 Decimals** be the same a little more or less.

including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 668 appertaining to R. S. Khatian Nos. 295 & 297 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas free from all encumbrances whatsoever and thereafter the said Gazi Habibulla wrongly mutated his name in respect thereof the said land measuring an area of **33.50 Decimals** in the record of rights of the concerned B.L. & L.R. Office under **L. R. Khatian No. 1297** upon payment of relevant khajanas thereof to the said concerned authority.

- (12) By virtue of a Deed of Kobala dated 1st day of June, 2011 corresponding to 17th Jaistha, 1418 B.S. duly registered in the office of the District Sub-Registrar - IV at Alipore, South 24 Parganas in Book No. 1, CD Volume No. 14, Pages 1353 to 1368, Being No. 04075 for the year 2011, the said Gazi Habibulla and Musammad Mamuda Bibi indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of salt land containing by estimation an area of **24 Decimals** be the same a little more or less out of the said land measuring an area of 33.50 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. & L. R. Dag No. 668 appertaining to R. S. Khatian Nos. 295 & 297 corresponding to L. R. Khatian No. 1297 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto unto and in favour of the **Owner No. 3.4 herein** namely **Smt. Sikha Bera** free from all encumbrances whatsoever.
- (13) One Upendranath Naskar was the absolute and recorded owner of **ALL THAT** piece or parcel of a plot of salt land containing by estimation an area of **42 Decimals** be the same a little more or less out of 01.33 Acres out of 01.45 Acres including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 665 appertaining to R. S. Khatian No. 1071 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas free from all encumbrances whatsoever.
- (14) By virtue of a Deed of Kobala dated 9th day of April, 1976 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. 1, Volume No. 26, Pages 276 to 278, Being No. 3417 for the year 1976, the said Upendranath Naskar indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the said plot of salt land containing by estimation an area of **42 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94,

Pargana - Magura, comprised in R. S. Dag No. 665 appertaining to R. S. Khatian No. 1071 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Jumman Ali Gazi of Village - Amgachia free from all encumbrances whatsoever.

- (15) By virtue of a Deed of Kobala dated 9th day of April, 1976 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. 1, Being No. 3418 for the year 1976, the said Jumman Ali Gazi indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **42 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J.L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 665 appertaining to R. S. Khatian No. 1071 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Islam Jamadar, son of Late Fakir Mohammad Jamadar of Village - Amgachia, Police Station - Bishnupur, District - 24 Parganas free from all encumbrances whatsoever.
- (16) Thereafter by virtue of a Deed of Kobala dated 2nd day of June, 1986, corresponding to 18th Jaistha, 1393 B.S. duly registered in the office of the Sub-Registrar at Bishnupur in Book No. 1, Volume No. 43, Pages 475 to 481, Being No. 3659 for the year 1986, the said Islam Jamadar indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of sali land containing by estimation an area of **21 Decimals** be the same a little more or less out of 42 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 665 appertaining to R. S. Khatian No. 1071 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Gazi Habibulla, son of Gias Uddin Ahamed of Village - Amgachia, Police Station - Bishnupur, District - South 24 Parganas free from all encumbrances whatsoever and thereafter the said Gazi Habibulla mutated his name in respect thereof the said land in the record of rights of the concerned B.L. & L.R. Office under **L. R. Khatian No. P-1297** comprised in **R. S. & L. R. Dag No. 665** upon payment of relevant khajanas thereof to the said concerned authority.
- (17) By virtue of a Deed of Kobala dated 1st day of June, 2011, corresponding to 17th Jaistha, 1418 B.S. duly registered in the office of the District Sub-Registrar - IV at Alipore, South 24 Parganas in Book No. 1, CD Volume No. 14, Pages 1369 to 1382, Being No. 04076

for the year 2011, the said Gazi Habibulla indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **21 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Angachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. & L. R. Dag No. 665 appertaining to R. S. Khatian No. 1071 corresponding to L. R. Khatian No. P-1297 under the Police Station of Bishnupur within the limits of Angachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto unto and in favour of the Owner No. 3.4 herein namely the said **Smt. Sikha Bera** free from all encumbrances whatsoever.

- (18) One Tarun Chandra Sardar & others was the absolute owner of ALL THAT piece or parcel of a plot of sali land containing by estimation an area of **53 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Angachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in C. S. Dag No. 670 appertaining to C. S. Khatian No. 605 under the Police Station of Bishnupur within the limits of Angachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas free from all encumbrances whatsoever.
- (19) By virtue of a Deed of Kowala dated 6th day of December, 1944 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. 1, Being No. 3853 for the year 1944, the said Tarun Chandra Sardar & others indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **53 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Angachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in C. S. Dag No. 670 appertaining to C. S. Khatian No. 605 under the Police Station of Bishnupur within the limits of Angachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Sri Kalo Bag free from all encumbrances whatsoever and thereafter the said Sri Kalo Bag mutated his name in the Revisional Settlement in respect thereof the said land measuring an area of **53 Decimals** under R. S. Khatian No. 1070 comprised in R. S. Dag No. 670 upon payment of relevant khajanas thereof to the said concerned authority.
- (20) While remained in absolute possession and enjoyment thereof the said Kalo Bag died intestate leaving behind him his surviving wife namely Smt. Gouri Bala Bag and our daughters namely Smt. Purnima Bala Dhara, Smt. Sukla Bala Shree, Smt. Jogi Bala Malik & Smt. Patal Bala Sardar as his only legal heirs and successors and accordingly upon the demise of the said Kalo Bag the said land left by him devolved upon his said legal heirs and

successors to the extent of undivided equal share each in accordance with the Hindu Law of Succession.

- (21) By virtue of a Deed of Khabala dated 1st day of August, 1986 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. I, Volume No. 65, Pages 85 to 92, Being No. 5376 for the year 1986, the said Smt. Gouri Bala Bag, Smt. Purnima Bala Dhara, Smt. Sukla Bala Shee, Smt. Jogi Bala Malik and Smt. Patal Bala Sardar indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of sali land containing by estimation an area of **36 Decimals** be the same a little more or less excepting the Southern portion measuring an area of 17 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in C. S. Khatian No. 605 corresponding to R. S. Dag No. 670 appertaining to R. S. Khatian No. 1070 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Musammad Mamuda Bibi, wife of Gazi Habibulla of Village - Amgachia, Police Station - Bishnupur, District - South 24 Parganas free from all encumbrances whatsoever.
- (22) One Sri Atul Chandra Pramanik and Sri Naku Chandra Pramanik were the absolute and recorded owners of ALL THAT piece or parcel of a plot of sali land containing by estimation an area of **48 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 667 appertaining to R. S. Khatian No. 297 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas free from all encumbrances whatsoever.
- (23) By virtue of a Deed of Khabala duly registered in the office of the Sub-Registrar at Bishnupur in Book No. I, Being No. 7542 for the year 1965, the said Sri Atul Chandra Pramanik and Sri Naku Chandra Pramanik indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **48 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 667 appertaining to R. S. Khatian No. 297 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Sri Balaram Naskar free from all encumbrances whatsoever.

- (24) Thereafter by virtue of a Deed of Kōbala dated 15th day of September, 1980 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. 1, Volume No. 65, Pages 153 to 156, Being No. 5948 for the year 1980, the said Sri Balaram Naskar indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **48 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 667 appertaining to R. S. Khatian No. 297 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of the said Musammad Mamuda Bibi free from all encumbrances whatsoever.
- (25) One Ajar Ali was the absolute owner of ALL THAT piece or parcel of a plot of sali land containing by estimation an area of **84 Decimals** be the same a little more or less out of 05 Acres 35 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in C. S. Dag No. 660 appertaining to C. S. Khatian No. 488 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas free from all encumbrances whatsoever.
- (26) By virtue of a Deed of Kōbala dated 11th day of July, 1952 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. 1, Being No. 3005 for the year 1952, the said Ajar Ali indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **84 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in C. S. Dag No. 660 appertaining to C. S. Khatian No. 488 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Gazi Taiyeb Ali and Gazi Shaho Alam free from all encumbrances whatsoever and thereafter the said Gazi Taiyeb Ali mutated his name in the Revisional Settlement in respect of the land measuring an area of **42 Decimals** out of 84 Decimals under R. S. Khatian No. 1009 upon payment of relevant khajanas thereof to the said concerned authority.
- (27) By virtue of a Deed of Kōbala dated 21st day of January, 1985 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. 1, Volume No. 5, Pages 337 to 341, Being No. 447 for the year 1985, the said Gazi Taiyeb Ali indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned

ALL THAT piece or parcel of a plot of sali land containing by estimation an area of **09 Decimals** be the same a little more or less excepting the Northern portion measuring an area of 33 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in C. S. Khatian No. 488 corresponding to R. S. Dag No. 660 appertaining to R. S. Khatian No. 1009 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of the said Musammad Mamuda Bibi free from all encumbrances whatsoever.

(28) By virtue of the said three separate Deeds of Kobala the said Musammad Mamuda Bibi thus became the absolute owner of ALL THAT piece or parcel of the said plots of sali land containing by estimation a total area of **93 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in C. S. Khatian Nos. 605 & 488 corresponding to R. S. Dag Nos. 670 (land measuring an area of 36 Decimals), 667 (land measuring an area of 48 Decimals) & 660 (land measuring an area of 09 Decimals) appertaining to R. S. Khatian Nos. 1070, 297 & 1009 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas free from all encumbrances whatsoever and thereafter the said Musammad Mamuda Bibi mutated her name in respect thereof the said land measuring an area of **93 Decimals** alongwith other landed properties in the record of rights of the concerned B.L. & L.R. Office under **L. R. Khatian No. P-300** upon payment of relevant khajanas thereof to the said concerned authority.

(29) By virtue of a Deed of Kobala dated 1st day of June, 2011, corresponding to 17th Jaistha, 1418 B.S., duly registered in the office of the District Sub-Registrar - IV at Alipore, South 24 Parganas in Book No. 1, CD Volume No. 14, Pages 1395 to 1410, Being No. 04077 for the year 2011, the said Musammad Mamuda Bibi indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of sali land containing by estimation a total area of **69 Decimals** be the same a little more or less out of the said land measuring an area of 93 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in C. S. Khatian Nos. 605 & 488 corresponding to R. S. & L. R. Dag Nos. 670 (land measuring an area of 36 Decimals), 667 (land measuring an area of 24 Decimals out of 48 Decimals) & 660 (land measuring an area of 09 Decimals) appertaining to R. S. Khatian Nos. 1070, 297 & 1009 corresponding to L. R. Khatian No. P-300 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto unto and in

favour of the **Owner No. 3.4 herein** namely the said **Smt. Sikha Bera** free from all encumbrances whatsoever.

- [30] One Upendranath Naskar was the absolute and recorded owner of ALL THAT piece or parcel of a plot of sali land containing by estimation an area of **45.50 Decimals** be the same a little more or less out of 91 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 665 appertaining to R. S. Khatian No. 1071 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas free from all encumbrances whatsoever.
- [31] By virtue of a Deed of Kobala dated 9th day of April, 1976 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. I, Being No. 3416 for the year 1976, the said Upendranath Naskar indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **45.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 665 appertaining to R. S. Khatian No. 1071 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Aasura Khatun Bibi free from all encumbrances whatsoever.
- [32] By virtue of a Deed of Gift duly registered in the office of the Sub-Registrar at Bishnupur in Book No. I, Volume No. 70, Pages 185 to 187, Being No. 5434 for the year 1980, the said Aasura Khatun Bibi in consideration natural love and affection transferred, conveyed, assigned and assured ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **45.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94 Pargana - Magura, comprised in R. S. Dag No. 665 appertaining to R. S. Khatian No. 1071 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the then District of 24 Parganas at present South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Akbar Ali Gazi free from all encumbrances whatsoever.
- [33] By virtue of a Deed of Kobala dated 5th day of January, 1993 duly registered in the office of the Sub-Registrar at Bishnupur in Book No. I, Volume No. 4, Pages 67 to 72, Being No. 52 for the year 1993, the said Akbar Ali Gazi indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **45.50 Decimals** be the same a little more or less including all easement

rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Dag No. 665 appertaining to R. S. Khatian No. 1071 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Gazi Sariat Ali, son of Late Gazi Samad Ali of Village - Amgachia, Police Station - Bishnupur, District - South 24 Parganas free from all encumbrances whatsoever and thereafter the said Gazi Sariat Ali mutated his name in respect thereof the land measuring an area of **45 Decimals** in the record of rights of the concerned B.L. & L.R. Office under **L. R. Khatian No. P-1627** comprised in **R. S. & L. R. Dag No. 665** upon payment of relevant khajanas thereof to the said concerned authority.

- (34) By virtue of a Deed of Kobala dated 3rd day of April, 2012 corresponding to 20th Chaitra, 1418 B.S. duly registered in the office of the Additional Registrar of Assurances - I at Kolkata in Book No. I, CD Volume No. 7, Pages 1794 to 1809, Being No. 02966 for the year 2012, the said Gazi Sariat Ali indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the said plot of sali land containing by estimation an area of **45 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. & L. R. Dag No. 665 appertaining to R. S. Khatian No. 1071 corresponding to L. R. Khatian No. P-1627 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas alongwith other landed properties at Mouza - Krishnarampur particularly mentioned and described in the Schedule thereunder written unto and in favour of the **Owner No. 3,4 herein** namely the said **Smt. Sikha Bera** free from all encumbrances whatsoever.
- (35) By virtue of the said four separate Deeds of Kobala the **Owner No. 3,4 herein** namely the said **Smt. Sikha Bera** thus became the absolute owner and seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of the said plots of sali land containing by estimation a total area of **159 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. Khatian Nos. 605 & 488 comprised in **R. S. & L. R. Dag Nos. 668** (land measuring an area of **24 Decimals**), **665** (land measuring an area of **66 Decimals**), **670** (land measuring an area of **36 Decimals**), **667** (land measuring an area of **24 Decimals**), **660** (land measuring an area of **09 Decimals**) appertaining to R. S. Khatian Nos. 295, 297, 1071, 1070 & 1009 corresponding to L. R. Khatian No. 1297, P-1297, P-300 & P-1627 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas free from all encumbrances whatsoever and thereafter the said **Smt. Sikha Bera** mutated her name in respect thereof the said land

measuring an area of **159 Decimals** in the record of rights of the concerned B.L. & L.R. Office under **L. R. Khatian No. 10664** upon payment of relevant khajanas thereof to the said concerned authority.

- (36) Thereafter the concerned Sub-Divisional Land & Land Reforms Officer, South 24 Parganas converted the nature of the land measuring an area of **138 Decimals** comprised in **R. S. & L. R. Dag Nos. 660** (land measuring an area of **09 Decimals**), **665** (land measuring an area of **45 Decimals** out of 66 Decimals), **667** (land measuring an area of **24 Decimals**), **668** (land measuring an area of **24 Decimals**) & **670** (land measuring an area of **36 Decimals**) appertaining to **L. R. Khatian No. 10664** from "Sali" land into "Bastu" land for commercial use out of the said total purchased land measuring an area of **159 Decimals** vide Memo No. 57(C)/88/2628/P/14 dated 27.05.2015.

OWNERSHIP OF THE OWNERS HEREIN :-

By virtue of said purchase the **Owners herein** the said **M/s. Joyotu Land Development Private Limited, Sri Nanda Gopal Adhikari, Sri Hemanta Nandi and Smt. Sikha Bera** thus became the absolute owners to the extent of undivided respective share each and jointly seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of the said plots of bastu and sali land containing by estimation a total area of **352 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in **R. S. & L. R. Dag Nos. 659** (bastu land measuring an area of 26.40 Decimals for commercial use and sali land measuring an area of 27.10 Decimals), **665** (bastu land measuring an area of 45 Decimals for commercial use and sali land measuring an area of 87.50 Decimals), **664** (bastu land measuring an area of 45 Decimals for commercial use), **660** (bastu land measuring an area of 09 Decimals and sali land measuring an area of 33 Decimals), **667** (bastu land measuring an area of 24 Decimals), **668** (bastu land measuring an area of 24 Decimals) & **670** (bastu land measuring an area of 36 Decimals) appertaining to R. S. Khatian Nos. 442, 1071, 295, 297, 378, 1070 & 1009 corresponding to **L. R. Khatian Nos. 9378, 11056, 10670 & 10664** under the Police Station of Bishrupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the **First Schedule Part - I** hereunder written and hereinafter called and referred to as the "**MOTHER LAND**" free from all encumbrances, liens, lispendens, charges, attachments, claims and demands in any manner whatsoever.

LAND TO BE DEVELOPED :-

ALL THAT piece or parcel of the plots of bastu and sali land containing by estimation a total area of **307.90 Decimals** be the same a little more or less being the part or portion of the said Mother Land measuring an area of 352 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in **R. S. & L. R. Dag Nos. 659** (bastu land

measuring an area of 26.40 Decimals for commercial use), 665 (bastu land measuring an area of 45 Decimals for commercial use and sali land measuring an area of 87.50 Decimals), 664 (bastu land measuring an area of 45 Decimals for commercial use), 660 (bastu land measuring an area of 09 Decimals and sali land measuring an area of 11 Decimals out of 33 Decimals), 667 (bastu land measuring an area of 24 Decimals), 668 (bastu land measuring an area of 24 Decimals) & 670 (bastu land measuring an area of 36 Decimals) appertaining to R. S. Khatian Nos. 442, 1071, 295, 297, 378, 1070 & 1009 corresponding to L. R. Khatian Nos. 9378, 11056, 10670 & 10664 under the Police Station of Bishnupur within the limits of Angachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the **First Schedule Part - II** hereunder written and hereinafter called and referred to as the "**ENTIRE PROPERTY**" to be developed by two Phases being **Phase - I** and **Phase - II**.

- 5.1.2. **Absolute Entitlement** : In the manner stated above, the Owners herein have become the sole and absolute Owners to the extent of respective share each of the said entire Property. No person or persons other than the Owners herein have any right, title and/or interest of any nature whatsoever in the said entire Property or any part thereof.
- 5.1.3. **Non Encumbrances** : The right, title and interest of the Owners in the said entire Property is free from all encumbrances whatsoever and they have a good and marketable title thereto.
- 5.1.4. **No Requisition, Acquisition and Attachment** : The Owners confirm that the said entire Property or any part thereof is at present not affected by any requisition or acquisition or alignment of any authority or authorities under any law and no notice or intimation about any such proceedings have been received or come to the notice of the Owners and neither the said entire Property nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to Income Tax, Revenue or any other Public Demand.
- 5.1.5. **No Litigation** : The Owners confirm that there are no suits and/or proceedings and/or litigations pending in respect of the said entire Property or any part thereof.
- 5.1.6. **Absolute Possession** : the said entire Property and every part thereof is fully under the possession of the Owners herein.
- 5.2. **Decision to Develop** : The Owners herein jointly have decided to develop the said entire Property and construction of a multi-storied Housing Complex by two Phases being **Phase - I** and **Phase - II** particularly mentioned and described in the **First Schedule Part - III & Part - IV** hereunder written comprising of several ownership buildings thereon together with various common service areas, amenities and facilities to be appended thereto the said proposed Housing Complex through the Developer herein.

- 5.3. **Background of the Developer** : The Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field.
- 5.4. **Offer of Development** : The Owners herein jointly have approached the Developer and made the above representations and have requested the Developer to take up the development of the said entire Property.
- 5.5. **Reliance on Representations** : Relying on the representations of the Owners, the Developer herein has agreed to develop and commercially exploit the said entire Property by constructing the said proposed Housing Complex comprising of several buildings in two Phases being Phase - I and Phase - II consisting of different Flats/Units/Car Parking Spaces/Shops and/or other areas or spaces thereon together with various common service areas, amenities and facilities to be appended thereto the said Housing Complex particularly mentioned and described in the **Fourth Schedule** hereunder written and/or in accordance with the sanctioned building Plan vide No. **460/590/KMDA dated 05.05.17** for construction of the said **(G+IV) storied** ownership building thereon, in Phase - I and the Phase - II also will be constructed in accordance with the building Plan to be sanctioned from the **Amgachia Gram Panchayet and/or other concerned authority or authorities.**
- 5.6. **Construction of Phase - I** : The Developer herein will be liable and responsible to construct the part or portion of the said proposed Housing Complex in Phase - I at its own costs and expenses on and upon the basu land containing by estimation an area of **26.40 Decimals** be the same a little more or less lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in **R. S. & L. R. Dag No. 659** appertaining to **L. R. Khatian No. 9378** under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas in accordance with the said sanctioned building Plan vide No. **460/590/KMDA dated 05.05.17.**
- 5.7. **Construction of Phase - II** : The Developer herein will also be liable and responsible to construct the part or portion of the said proposed Housing Complex in Phase - II at its own costs and expenses on and upon the basu and safi land containing by estimation an area of **281.50 Decimals** be the same a little more or less lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in **R. S. & L. R. Dag Nos. 665, 664, 660, 667, 668 & 670** appertaining to **L. R. Khatian Nos. 11056, 10670 & 10664** under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas in accordance with the building Plan to be sanctioned from the **Amgachia Gram Panchayet** and/or other concerned authority or authorities.
6. **Appointment and Commencement** :
- 6.1. **Appointment and Acceptance** : The Owners do and each of them doth hereby appoint the Developer as the Developer of the said entire Property.

and the Developer doth hereby accept such appointment. By virtue of such appointment, the Owners do and each of them doth hereby grant and assign, subject to what have been hereunder provided, exclusive right to the Developer to build upon and exploit commercially the said entire Property by constructing of the said Housing Complex in two Phases and dealing with the same after setting aside the **Owners' Allocation (defined below)**.

6.2. **Commencement and Tenure** : Consequent to such appointment and acceptance of appointment, this Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till the development is completed in all respects and all obligations of the Parties towards each other stands fulfilled and performed.

7. **Owners' Consideration** :

7.1. **Owners' Allocation** : The Developer shall, at its own costs and expenses, construct, finish, complete and deliver to the Owners, undisputed possession of **30% share** of the built up area which includes **entire Third Floor, Two Flats being Nos. B & F** having a built up area of **792 Sq.ft. each** more or less on the **Fourth Floor** and **six Car Parking Spaces** being **Nos. C7, C8, C9, C10, C11 & C12** on the **Ground Floor** as per drawing of the said proposed Housing Complex in Phase - I and it is further agreed by the Developer to allocate the **30% share** of the built up area in Phase # II of the said Housing Complex to be constructed in accordance with the building Plan to be sanctioned from the Amgachia Gram Panchayet and/or any other concerned authority or authorities and the said 30% share of the built up area in Phase - II will be demarcated and separated by the both Parties herein after receipt of the sanctioned building Plan in Phase - II in habitable condition (**Owners' Allocation**) which further includes other spaces or areas comprised of the said Housing Complex in two Phases. It is clarified that the Owners' Allocation shall include proportionate undivided, impartible and indivisible share in the land, common areas, amenities and facilities made available in the said Housing Complex in two Phases such as paths, passages, stairways, electric meter rooms, pump room, underground reservoir, over head water tanks, water pumps and motors, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said Housing Complex and further the Developer will pay the amount of **Rs. 2,00,00,000/- (Rupees Two Crore)** only as an refundable money to the Owners herein as follows :-

(a) **Rs. 5,00,000/- (Rupees Five Lac)** only has already been paid at the time of execution of a Memorandum of Understanding dated 16th day of December, 2017 made between the Parties herein.

(b) **Rs. 45,00,000/- (Rupees Forty Five Lac)** only at the time of execution and registration of this Development Agreement and Development Power of Attorney, whichever is later,

(c) **Rs. 1,00,00,000/- (Rupees One Crore)** only will be paid at the time of commencement of foundation work of the **Phase - I** and after receipt of Demand Notice towards sanctioned of the building Plan in respect of Phase - II of the said proposed Housing Complex.

(d) The balance amount of **Rs. 50,00,000/- (Rupees Fifty Lac)** only will be paid at the time of commencement of foundation work of the **Phase - II** of the said proposed Housing Complex.

7.2 **Original Documents** : All Original Title Deeds and other relevant documents in respect of the said entire Property shall be handed over by the Owners to the custody of the Developer at the time of execution of this Development Agreement and Development Power of Attorney who shall retain the same in part performance of this Development Agreement but the Developer shall not mortgage the said Original Title Deeds and other relevant documents of the said entire Property into any Bank and/or Financial Institution and/or any Person in any manner whatsoever and the said Developer will be bound to return the said Original Title Deeds and other relevant documents to the Owners herein on proper receipt when it is required by the Owners for their own respective share for any purpose.

8. **Developer's Consideration** :

8.1. **Developer's Allocation** : The Developer shall be fully and completely entitled to get the balance **70% share** of the built up area of the said proposed Housing Complex in two Phases comprised of the said entire Property after allocating the Owners' areas as per **Clause No. 7.1** stated above and other common areas comprising of the said Housing Complex and open spaces of the said entire Property (**Developer's Allocation**). It is clarified that the Developer's Allocation shall include proportionate undivided, impartible and indivisible share in the land, common areas, amenities and facilities made available in the said Housing Complex such as paths, passages, stairways, electric meter rooms, pump room, underground reservoir, over head water tanks, water pumps and motors, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said Housing Complex particularly mentioned and described in the **Third Schedule** hereunder written.

9. **Powers and Authorities** :

9.1. **Development Power of Attorney**: The Owners will be liable to grant to the Developer and/or its nominees a Development Power of Attorney for sanction of the Building Plan of **Phase - II/Additional/Revised/Modified Plan/application for Completion Certificate for Phase - I & Phase - II** from

the **Angachia Gram Panchayet** and/or other authorities and construction of the said Housing Complex in two Phases; booking and sale of the Developer's Allocation and all matters ancillary thereto.

- 9.2. **Further Acts** : Notwithstanding grant of the aforesaid Development Power of Attorney, the Owners do and each of them doth hereby undertake that they will execute, as and when necessary, further powers and authorities and all papers, documents, plans etc. for the purpose of development of the said entire Property.
10. **Construction of the Housing Complex:**
- 10.1. **Construction of the Building** : The Developer shall, at its own costs and without creating any financial or other liability on the Owners, construct, erect and complete the said Housing Complex in two Phases in accordance with the sanctioned building Plan for **Phase - I** and another building Plan to be sanctioned for **Phase - II** and as per the agreed specifications particularly mentioned and described in the **Fourth Schedule** hereunder written and as may be recommended by the Architect from time to time. The decision of the Architect regarding the quality of materials and workmanship shall be final and binding on the Parties. All costs, charges and expenses including Architect's fees shall be discharged and paid by the Developer and the Owners will bear no responsibility in this context.
- 10.2. **Construction Time** : Subject to the Owners meeting all their obligations under this Agreement and force majeure, the Developer shall construct, complete and finish the said proposed Housing Complex in **Phase - I** within **5 (five) years** from the date registration of this Development Agreement and the Development Power of Attorney and also completed the construction in **Phase - II** of the said Housing Complex within **5 (five) years** from the date of receipt of the sanctioned Building Plan from the **Angachia Gram Panchayet** and/or any other concerned authority or authorities and/or after getting peaceful vacant possession of the said entire Property whichever is later with a maximum extension period of 6 (six) months only.
- 10.3 **Sanctioned of the Building Plan in Phase - II** : The Owners herein do and each of them doth hereby undertake to submit the proposed building Plan in Phase - II and to obtain the same from the **Angachia Gram Panchayet** and/or any other concerned authority or authorities at their own effort, cost and responsibility and the Owners further do hereby to receive the said sanctioned building Plan in Phase - II within **15 days** from the date of receipt of the said Demand Notice.
- 10.4. **Utilities** : The Developer shall at its own cost, install and erect the said Housing Complex with pumps, overhead reservoirs, temporary electric connections until permanent electric connections are obtained and sewerage connections, the prospective Purchasers (collectively **Transferees**) of the apartments/spaces in the said Housing Complex shall pay the deposits and other charges levied by the concerned electricity

authority. The Owners shall also pay the charges levied by the said concerned electricity authority after handing over the Owners' Allocation. Similarly, the Transferees and Owners shall bear proportionate costs and charges for generator, transformer, filter water plant etc. if required and which shall be paid to the Developer on demand.

- 10.5. **Building Materials** : The Developer shall be authorized in the name of the Owners to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the construction of the said Housing Complex but in no circumstances the Owners shall be responsible for their price/value, storage and quality.
- 10.6. **Temporary Connections** : The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity and drainage/sewerage.
- 10.7. **Modification** : Any amendment or modification in the plan may be made or caused to be made by the Developer within the permissible limits of the **Angachia Gram Panchayet** and/or any other concerned Authority or Authorities' Rules provided however no alteration or modification shall be made in the Owners' Allocation without the consent of the Owners in writing.
- 10.8. **No Obstruction** : The Owners shall not do any act, deed or thing whereby the Developer is obstructed or prevented from constructing and completing the said proposed Housing Complex.

11. **Dealing with Units in the said Housing Complex:**

- 11.1. **Owners' Allocation** : Subject to the provisions of **Clause No. 7.1** above, the Owners shall be exclusively entitled to the Owners' Allocation and shall be entitled to transfer or otherwise deal with the Owners' Allocation in any manner the Owners deem appropriate without any right, claim or interest therein whatsoever of the Developer and the Developer shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Owners' Allocation. It is however understood that the dealings of the Owners with regard to the Owners' Allocation shall not in any manner fasten or create any financial liabilities upon the Developer. However, any transfer of any part of the Owners' Allocation shall be subject to the provisions of this Agreement and the Developer shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Owners' Allocation but subject to provisions of **Clause No. 7.1** of this Agreement.
- 11.2. **Developer's Allocation** : The Developer shall be exclusively entitled to the Developer's Allocation and shall be entitled to transfer or otherwise deal with the Developer's Allocation in any manner the Developer deems appropriate without any right, claim, or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Developer's Allocation. It is however understood that the dealings of the Developer with regard to

the Developer's Allocation shall not in any manner fasten or create any financial liabilities upon the Owners. However, any transfer of any part of the Developer's Allocation shall be subject to the provisions of this Agreement and the Owners shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Developer's Allocation but subject to provisions of **Clause No. 8, I** of this Agreement.

11.3. Transfer of Developer's Allocation : In consideration of the Developer constructing and handing over the Owners' Allocation to the Owners, the Owners shall execute the Deed or Deeds of Conveyance of the undivided share in the land in favour of the Transferees as be attributable to the Developer's Allocation in such parts as shall be required by the Developer. Such execution of Conveyances at the option of the Developer may be done by the Developer by exercising the powers and authorities granted under the Development Power of Attorney or by the Owners directly.

11.4. Cost of Transfer : The costs of such Conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees.

11.5. Common Documentation : The Owners and the Developer shall adopt common format of documentation for transfer of the Units. The Common Portions, Common Restrictions and all other matters of common interest, shall be uniformly adopted in the documentation.

12. Angachia Gram Panchayet Taxes and Outgoings :

12.1. Relating to Period prior to sanction of Plan : All Panchayet rates, taxes and other outgoings of the land on which the **Phase - II** of the said proposed Housing Complex will be constructed relating to the period prior to sanction of plan shall be borne, paid and discharged by the Owners only and in this regards the Developer shall have no liabilities in any manner whatsoever.

12.2. Relating to Period After Sanction of Plan : As and from the date of sanction of the Plan, the Developer shall be liable for Panchayet rates, taxes and other outgoings in respect of the said entire Property or any part thereof till such time the possession of the Owners' Allocation is given to the Owners and possession of the Units are given to the Transferees, who shall, respectively, from the date of such possession, become liable and responsible for Panchayet rates and taxes and all other outgoings.

13. Possession and Post Completion Maintenance :

13.1. Notice of Completion : As soon as the said Housing Complex is completed (as certified by the Architect) the Developer shall give a written notice to the Owners requiring the Owners to take possession of the Owners' Allocation or part thereof and the Owners shall take possession within **30 (thirty) days** from the date of such notice, failing which it shall be deemed that the Owners have taken possession, whether or not the Owners take physical possession and all liabilities with regard to

payment of Panchayet taxes and other outgoings as mentioned in Clause No. 14.2 below shall commence.

- 13.2. **Possession Date and Rates** : On and from such date of taking physical possession or deemed possession as afore stated (**Possession Date**), the Owners shall be exclusively responsible for payment of all Panchayet rates and taxes and other outgoings and impositions whatsoever (**collectively rates**) payable in respect of the Owners' Allocation only **provided however** when such rates are applicable to the whole of the said entire Property/Housing Complex, the same shall be apportioned on pro-rata basis with reference to the total area of the said Housing Complex. The Transferees shall be responsible for payment of the rates in respect of the Developer's Allocation.
- 13.3. **Punctual Payment and Mutual Indemnity** : The Owners and the Transferees shall punctually and regularly pay the rates for their respective allocations to the concerned authorities and all parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by any of them as the case may be, consequent upon a default by the other or others.
- 13.4. **Maintenance** : The Developer shall frame a scheme for the management and administration of the said Housing Complex. The Owners hereby agree to abide by all the rules and regulations to be framed by the Developer and the Transferees (**Association**), which shall be in charge of such management of the affairs of the said Housing Complex.
- 13.5. **Maintenance Charge** : For a period of 6 (**Six**) months from the possession date or till such time the Association is formed, whichever is earlier, the Developer shall manage and maintain the Common Portions of the said Housing Complex and forthwith on demand by the Developer, the Owners and/or transferees will be liable to pay to the Developer, the costs and service charges for such management and maintenance (**Maintenance Charge**). It is clarified that the Maintenance Charge shall include premium for the insurance of the said Housing Complex, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipments.
- 13.6. **Failure to pay Maintenance Charge** : If the Owners or any of the Transferees fail to pay the Maintenance Charge or any amount payable in respect of the Rates within 15 (**Fifteen**) days if demand in this behalf, the defaulter shall be liable to pay interest on the amount outstanding @ 1.50% (**one and half percent**) per month from the due date of payment till the payment is made and in addition, during the period of default, none of the common services shall be available to the defaulter.

14. **Common Restrictions :**

- 14.1. **Applicable to Both :** The Owners' Allocation and the Developer's Allocation in the said Housing Complex shall be subject to the same restrictions as are applicable to the Ownership building intended for common benefit of all occupiers of the said Housing Complex, which shall include the following :
- 14.1.1. **No Illegal Activity :** No Transferees/Co-Owners/Occupants of the said Housing Complex shall use or permit to be used their Units or any portion thereof for any commercial purpose or for carrying on any obnoxious, illegal and immoral trade or activity or for any purpose which may cause any nuisance or hazard to the other occupiers of the said Housing Complex.
- 14.1.2. **No Demolition :** No Transferees/Co-Owners/Occupants of the said Housing Complex shall demolish or permit demolition of any wall or other structure in their respective Units or any portions, major or minor, without the written consent of the Developer and/or the Association.
- 14.1.3. **No Transfer Without Compliance :** Neither the Owners nor the Transferees shall transfer or permit transfer of their respective Units or any portions thereof unless all terms and conditions to be observed and/or performed and the proposed transferees give a written undertaking to the effect that such transferees shall remain bound by the terms and conditions of these presents and further that such transferees shall pay all and whatsoever shall be payable in relation to the concerned Unit or other spaces.
- 14.1.4. **Compliance with Rules :** The Owners and the Transferees shall abide by all laws, bye-laws, rules and regulations of the Government and local bodies and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws, rules and regulations
- 14.1.5. **Interior Maintenance :** The Owners and the Transferees shall keep the interior walls, sewers, drains, pipes, other fittings and fixtures, appurtenances, floor and ceiling etc. in each of their respective Units/other spaces in good working condition and repair and in particular so as not to cause any damage to the said Housing Complex or any other space or accommodations therein and shall keep the other occupiers of the said Housing Complex indemnified from and against the consequences of any breach.
- 14.1.6. **Validity of Insurance :** Neither the Owners nor the Transferees shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the said Housing Complex or any part thereof and shall keep the other occupiers of the said Housing Complex harmless and indemnified from and against the consequences of any breach.

- 14.1.7. **No Obstruction of Common Portions** : Neither the Owners nor the Transferees shall leave or keep any goods or other items for display or otherwise in the lobbies, staircases, corridors or at other places of common use and enjoyment in the said Housing Complex and no hindrance shall be caused in any manner in the free movement and use of the lobbies, staircase, corridors and other places for common use and enjoyment in the said Housing Complex.
- 14.1.8. **Cleanliness** : Neither the Owners nor the Transferees shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the said Housing Complex or in the compound, corridors or any other portion or portions of the said Housing Complex.
- 14.2. **Right of Entry** : For the purpose of enforcing the common restrictions and ancillary purposes and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lightening and keeping in order and good condition any Common Portions and/or for any purpose of similar nature, the Owners and the Transferees shall permit the Developer/ Association, with or without workmen, at all reasonable time, to enter into and upon the Owners' Allocation and the Transferees Units and every part thereof.
- 14.3. **Sharing of Allocation** : As soon as the Building Plans of both Phases is sanctioned the Parties shall delineate and demarcate the respective shares on a photocopy of the sanctioned Plan, The **Owner's Allocation** shall be marked with **RED**, the **Developer's Allocation** shall be marked with **BLUE** and the **Common Areas** shall be marked with **GREEN**. Both the Parties shall sign and endorse the said demarcated photocopy of the Plans. The same procedure shall be followed for any amended or corrected Plans. Such Plan shall be an integral part of this Development Agreement and shall be conclusive proof of the respective allocations.
15. **Owners' Obligations** : The Owners do and each of them doth hereby covenant with the Developer as follows :
- 15.1. **No Obstruction in Dealing with Developer's Allocation** : Not to do any act, deed or thing whereby the Developer may be prevented from selling and/or disposing of any part or portion of the Developer's Allocation.
- 15.2. **No Obstruction in Construction** : Not to cause any interference or hindrance in the construction of the said Housing Complex or any part thereof.
- 15.3. **No Alteration of Structure** : Not to demand or cause any alterations to be made in the sanctioned Plan and structure of any building. However, it is clarified that all costs and charges for any addition in the specifications made by the Developer at the request of the Owners shall be borne by the Owners.

- 15.4. **No Dealing with the Property** : Not to sell, let-out, grant lease, mortgage or otherwise and/or charge the said Property or any portions thereof without the consent in writing of the Developer.
- 15.5. **Fulfilling Obligations** : To sign and join all and every deeds, documents and papers which are required for the development of the said Property and/or sale of the Developer's Allocation
- 15.6. **Marketable Title**: The Owners have a clear and marketable title to the said Property and every part thereof.
- 15.7. **Boundary Wall** :- Boundary wall will be erected or constructed by the Developer around the said entire Property alongwith an Iron Gate at its own cost.
- 15.8. **Conversion** :- Conversion of the nature and character of the said land into Bastu for commercial use within the said Housing Complex in the record of rights of the concerned B.L. & L.R. Office and/or other appropriate authority will also be made by the Owners at their own costs, expenses and responsibility.
16. **Developer's Obligations:**
- 16.1. **Time of Completion**: The Developer hereby agrees and covenants with the Owners that subject to the Owners meeting all their obligations including those mentioned in the various sub-clauses of **Clause No. 16** above and subject further to Force Majeure (defined below) and reasons beyond the control of the Developer, the Developer shall construct, complete and finish the said proposed Housing Complex in **Phase - I** within **5 (five) years** from the date registration of this Development Agreement and the Development Power of Attorney and also completed the construction in **Phase - II** of the said Housing Complex within **5 (five) years** from the date of receipt of the sanctioned Building Plan from the **Amgachia Gram Panchayet** and/or any other concerned authority or authorities and/or after getting peaceful vacant possession of the said entire Property whichever is later with a maximum extension period of **6 (six) months (stipulated period)** only.
- 16.2. **Completion Certificate**: The Developer shall be liable to apply for and obtain Completion/Occupancy Certificate on completion of construction of the said Housing Complex, as be deemed expedient by the Developer. Be it also noted that, during taking the Completion/Occupancy Certificate if the **Amgachia Gram Panchayet** or any authority imposes any Additional Development Charge or other charge; then the Owners and the Developer both will pay it in their respective ratio.
- 16.3. **Possession Certificate** :- The Developer will be responsible to handover the Possession Certificate of the Owners' Allocation to the Owners herein simultaneously upon handing over the Owners' Allocation to the Owners herein.
- 16.4. **No Violation of Law**: The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions of the rules applicable to construction of the said Housing Complex.

- 16.5. **No Obstruction in Dealing with Owners' Allocation:** The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of any part or portion of the Owners' Allocation.
17. **Owners' Indemnity:**
- 17.1. **Title:** The Owners shall always be responsible for giving good and marketable title to the Developer and the Transferees and the Owners do and each of them doth hereby indemnify and agree to keep indemnified the Developer and the Transferees in this regard.
- 17.2. **Developer's Allocation:** The Owners hereby undertake that the Developer shall always be entitled to the Developer's Allocation and shall enjoy the same without any interference or disturbances by the Owners and to this effect the Owners do and each of them doth hereby indemnify and agree to keep indemnified the Developer herein.
18. **Developer's Indemnity :**
- 18.1. **Third Party Claims :** The Developer hereby undertakes to keep the Owners indemnified against all Third Party claims and actions, suits, costs and proceedings arising out of any act of omission or commission on the part of the Developer in relation to the construction of the said Housing Complex and/or for any defect therein or development of the said entire Property.
19. **Miscellaneous:**
- 19.1. **No Partnership:** The Owners and the Developer have entered into this Agreement purely as a contract basis and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
- 19.2. **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the said Housing Complex by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power-of-attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer **provided that** all such acts, deeds matters and things do not in any way infringe on the rights of the Owners and/or go against the spirit of this Agreement.
- 19.3. **Further Acts:** The Parties will do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

- 19.4. **Taxation:** The Owners shall not be liable for any Income Tax, Wealth Tax, Sales Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly the Developer shall not be liable for any Income Tax, Wealth Tax, Sales Tax or any other taxes in respect of the Owners' Allocation and the Owners shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. But be it noted and cleared, that, as per prevailing law, the Owners are bound to pay the GST applicable, in respect of the Owners' Allocation just after execution of this Development Agreement to the Developer if the Owners next any delay for paying it to the Developer then the Owners will be completely liable for the interest, penalty or any further proceedings.
20. **Defaults:**
- 20.1. **Of Developer:** In the event of the Developer fails and/or neglects to perform any of its obligations under this Agreement, the Owners shall be entitled to all losses and damages suffered by the Owners for such non-performance of the Developer and for that the Developer will have to compensate all losses and damages to the Owners herein.
- 20.2. **Of Owners:** In the event of the Owners fail and/or neglect to perform any of their obligations under this Agreement, the Developer shall be entitled to all losses and damages suffered by the Developer for such non-performance of the Owners.
- 20.3. **Extra Floor/Construction :** If the Developer erects any extra Floor and/or construction on and upon the roof of the [G+IV] storied buildings in Phase- I and in Phase - II to be constructed in accordance with the building Plan to be sanctioned by the **Angachia Gram Panchayet and/or any other concerned authority or authorities** then and on that event the Owners and the Developer both will be liable to bear all costs, charges and expenses of the **Angachia Gram Panchayet** or any other authority proportionately at their ratio and to get the said extra storey or storeys at the said ratio that is **30% share** of the Owners and **70% share** of the Developer.
21. **Force Majeure:**
- 21.1. **Meaning of:** Force Majeure shall mean rain, flood, earthquake, riot, war, storm, tempest, civil commotion, strike, decision of authority and/or any other event beyond the control of the Parties (**Force Majeure**).
- 21.2. **No Liability:** The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of such obligation is prevented by the existence of Force Majeure and the performance of such obligation shall be suspended during the duration of Force Majeure.

22. **Assignment:** The Developer shall have exclusive power to assign its every right, title and interest in respect of the said Property to be created under this Development Agreement to any Third Party on any terms, conditions and considerations without consent of the Owners herein.
23. **Arbitration:**
- 23.1. **Arbitral Tribunal:** Disputes arising out of this Agreement shall be referred to the sole arbitration of such person as be mutually decided (Sole Arbitrator) and failing such mutuality, to a Tribunal comprising of 3 (three) persons, 1 (one) appointed by the Owners, 1 (one) appointed by the Developer and the third by the first two appointees (collectively Arbitral Tribunal), being a reference within the meaning of the Arbitration And Conciliation Act, 1996.
- 23.2. **Mechanism and Procedure:** Language, procedure and type of award (speaking or non speaking) shall be decided by the Sole Arbitrator/Arbitral Tribunal. The venue shall be at Kolkata. The directions/award of the Sole Arbitrator/Arbitral Tribunal shall be final and binding on the Parties.
24. **Jurisdiction:**
- 24.1. **District Judge:** In connection with the aforesaid arbitration proceedings, only the District Judge having territorial jurisdiction over the said Property shall have the right to receive, entertain, try and determine all actions and proceedings.
25. **Name of the Housing Complex:**
- 25.1. The name of the said proposed Housing Complex will be christened by the Developer herein only at its sole discretion.

THE FIRST SCHEDULE PART - 1 ABOVE REFERRED TO
(THE SAID MOTHER LAND)

ALL THAT piece or parcel of the plots of bastu and sali land containing by estimation a total area of **352 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Angachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in **R. S. & L. R. Dag Nos. 659** (bastu land measuring an area of 26.40 Decimals for commercial use and sali land measuring an area of 22.10 Decimals), **665** (bastu land measuring an area of 45 Decimals for commercial use and sali land measuring an area of 87.50 Decimals), **664** (bastu land measuring an area of 45 Decimals for commercial use), **660** (bastu land measuring an area of 09 Decimals and sali land measuring an area of 33 Decimals), **667** (bastu land measuring an area of 24 Decimals), **668** (bastu land measuring an area of 24 Decimals) & **670** (bastu land measuring an area of 36 Decimals) appertaining to R. S. Khatian Nos. 442, 1071, 295, 297, 378, 1070 & 1009 corresponding to **L. R. Khatian Nos. 9378, 11056, 10670 & 10664** under the Police Station of Bishnupur within the limits of Angachia Gram Panchayet, Additional District Sub-Registration Office at Bishnupur in the District of South 24 Parganas.

THE FIRST SCHEDULE PART - II ABOVE REFERRED TO
(THE SAID ENTIRE PROPERTY TO BE DEVELOPED)

ALL THAT piece or parcel of the plots of bastu and sali land containing by estimation a total area of **307.90 Decimals** be the same a little more or less being the part or portion of the said Mother Land measuring an area of 352 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in **R. S. & L. R. Dag Nos. 659** (bastu land measuring an area of 26.40 Decimals for commercial use), **665** (bastu land measuring an area of 45 Decimals for commercial use and sali land measuring an area of 87.50 Decimals), **664** (bastu land measuring an area of 45 Decimals for commercial use), **660** (bastu land measuring an area of 09 Decimals and sali land measuring an area of 11 Decimals out of 33 Decimals), **667** (bastu land measuring an area of 24 Decimals), **668** (bastu land measuring an area of 24 Decimals) & **670** (bastu land measuring an area of 36 Decimals) appertaining to R. S. Khatian Nos. 442, 1071, 295, 297, 378, 1070 & 1009 corresponding to **L. R. Khatian Nos. 9378, 11056, 10670 & 10664** under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet, Additional District Sub-Registration Office at Bishnupur in the District of South 24 Parganas and the said Entire Property is more clearly delineated with **RED** border line in the sketch Map or Plan annexed hereto and butted and bounded in the manner as follows:-

- ON THE NORTH** : By part of R. S. & L. R. Dag Nos. 664 and Canal and 20' ft wide common passage.
- ON THE SOUTH** : By part of R. S. & L. R. Dag Nos. 670, 659 & other Dags;
- ON THE EAST** : By part of R. S. & L. R. Dag Nos. 665, 667, 668 & 659;
- ON THE WEST** : By 30' ft. wide common passage & other Dags.

THE FIRST SCHEDULE PART - III ABOVE REFERRED TO
(THE SAID PHASE - I OR FIRST PHASE)

ALL THAT piece or parcel of a plot of bastu land containing by estimation an area of **26.40 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in **R. S. & L. R. Dag No. 659** appertaining to R. S. Khatian No. 442 corresponding to **L. R. Khatian No. 9378** under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet, Additional District Sub-Registration Office at Bishnupur in the District of South 24 Parganas and butted and bounded in the manner as follows:-

- ON THE NORTH** : By 20' ft. wide common passage.
- ON THE SOUTH** : By part of R. S. & L. R. Dag No. 659.
- ON THE EAST** : By part of R. S. & L. R. Dag No. 659.
- ON THE WEST** : By other Dags.

THE FIRST SCHEDULE PART - IV ABOVE REFERRED TO
(THE SAID PHASE - II OR SECOND PHASE)

ALL THAT piece or parcel of the plots of bastu and sali land containing by estimation a total area of **281.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in **R. S. & L. R. Dag Nos. 665** (bastu land measuring an area of 45 Decimals for commercial use and sali land measuring an area of 87.50 Decimals), **664** (bastu land measuring an area of 45 Decimals for commercial use), **660** (bastu land measuring an area of 09 Decimals and sali land measuring an area of 11 Decimals), **667** (bastu land measuring an area of 24 Decimals), **668** (bastu land measuring an area of 24 Decimals) & **670** (bastu land measuring an area of 36 Decimals) appertaining to R. S. Khatian Nos. 442, 1071, 295, 297, 1070 & 1009 corresponding to L. R. Khatian Nos. 11056, 10670 & 10664 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet, Additional District Sub-Registration Office at Bishnupur in the District of South 24 Parganas and butted and bounded in the manner as follows:-

- ON THE NORTH** : By part of R. S. & L. R. Dag Nos. 664 and Canal;
- ON THE SOUTH** : By part of R. S. & L. R. Dag No. 670 & other Dags;
- ON THE EAST** : By part of R. S. & L. R. Dag Nos. 665, 667 & 668;
- ON THE WEST** : By 30' ft. wide common passage & other Dags.

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE OWNERS' ALLOCATION)

The Developer shall, at its own costs and expenses, construct, finish, complete and deliver to the Owners, undisputed possession of **30% share** of the built up area which includes **entire Third Floor, Two Flats** being Nos. **B & F** having a built up area of **792 Sq.ft.** each more or less on the **Fourth Floor** and **six Car Parking Spaces** being Nos. **C7, C8, C9, C10, C11 & C12** on the **Ground Floor** as per drawing of the said proposed Housing Complex in Phase - I and it is further agreed by the Developer to allocate the **30% share** of the built up area in Phase - II of the said Housing Complex to be constructed in accordance with the building Plan to be sanctioned from the Amgachia Gram Panchayet and/or any other concerned authority or authorities and the said 30% share of the built up area in Phase - II will be demarcated and separated by the both Parties herein after receipt of the sanctioned building Plan in Phase - II in habitable condition (**Owners' Allocation**) which further includes other spaces or areas comprised of the said Housing Complex in two Phases. It is clarified that the Owners' Allocation shall include proportionate undivided, impartible and indivisible share in the land, common areas, amenities and facilities made available in the said Housing Complex in two Phases such as paths, passages, stairways, electric meter rooms, pump room, underground reservoir, over head water tanks, water pumps and motors, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said Housing

Complex and further the Developer will pay the amount of Rs. 2,00,00,000/- (Rupees Two Crore) only as an refundable money to the Owners herein as follows :-

- (a) Rs. 5,00,000/- (Rupees Five Lac) only has already been paid at the time of execution of a Memorandum of Understanding dated 16th day of December, 2017 made between the Parties herein.
- (b) Rs. 45,00,000/- (Rupees Forty Five Lac) only at the time of execution and registration of this Development Agreement and Development Power of Attorney, whichever is later.
- (c) Rs. 1,00,00,000/- (Rupees One Crore) only will be paid at the time of commencement of foundation work of the Phase - I and after receipt of Demand Notice towards sanctioned of the building Plan in respect of Phase - II of the said proposed Housing Complex.
- (d) The balance amount of Rs. 50,00,000/- (Rupees Fifty Lac) only will be paid at the time of commencement of foundation work of the Phase - II of the said proposed Housing Complex.

THE THIRD SCHEDULE ABOVE REFERRED TO
(THE DEVELOPER'S ALLOCATION)

The Developer shall be fully and completely entitled to get the balance 70% share of the built up area of the said proposed Housing Complex in two Phases comprised of the said entire Property after allocating the Owners' areas as per Clause No. 7.1 stated above and other common areas comprising of the said Housing Complex and open spaces of the said entire Property (**Developer's Allocation**). It is clarified that the Developer's Allocation shall include proportionate undivided, impartible and indivisible share in the land, common areas, amenities and facilities made available in the said Housing Complex such as paths, passages, stairways, electric meter rooms, pump room, underground reservoir, over head water tanks, water pumps and motors, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said Housing Complex.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION OF THE BUILDINGS COMPRISED IN THE HOUSING COMPLEX)

The construction/development shall be carried out as per the following specification :-

BRICK WORK:-

200 mm thick first class brick work in 1:6 cement sand mortar in external wall, 125 mm thick first class work in 1:4 cement sand mortar in flat partition wall and 75 mm thick first class brick work 1:4 cement sand mortar with H.B netting in internal walls.

PLASTERING:

20mm thick cement plaster (1:4) to external wall, 15 mm thick cement plaster (1:6) to internal wall and 10mm thick cement plaster (1:4) to ceiling, beam etc.

WALL FINISH & PAINTING:

External walls to be painted with weather coat paint. Inner walls including verandah shall be provided with POP in the wall and ceiling. The Staircase shall be provided with POP and finished with paint. Wall & Ceiling of car parking area will be finish white cement base paint.

FLOORING SKIRTING & DADO:

2X2 Vitrified Tiles will be Provided in Bed Rooms, Verandah. Drawing cum dining hall. Staircases service space will be provided with marble chowka. Covered car parking area will be provided with neat cement. The Toilet floors area to be water tight and to be provided with nonskid tiles of reputed make.

KITCHEN:

Kitchen will be provided with 20" wide Black Granite laying over black Stone as counter. There will be 2" high glazed tile dado of standard make above cooking counter. One steel sink together with a tap above the sink and tap below the sink will be provided. Flooring will be with 12"x12" nonskid tiles.

TOILETS:

1 No. European style commode with PVC cistern and plastic seat cover, Basin with pillar cock overhead shower, 1 No. 2 in 1 mixture, 1 No. Bib Cock near commode. All porcelain fittings will be of white in colour, Glaze tiles of standard make will be provided up to up to Door Top.

STAIRCASE:

Staircase will be provided with windows for ventilation. Grill Stair railing will be provided as per design of Architect with handle. Lift Faca will be made of tiles.

ELECTRICALS:

- a) Separate meters for each flat (Flat owners will pay meter installation charges and other expenses)
- b) All electrical wiring will copper wiring and concealed in PVC conduits.
- c) All switches will be of semi modular type switches
- d) Bed room: 2 light points, 1 nos. 5 amp 5 pin plug points, 1 fan point.
- e) Drawing and dining Hall: 2 light points fans point, 2 nos 5 amp 5 pin plug points, 1 no. 15 amp plug, 1 no. cable point.
- f) Toilets: 1 nos. light points, 1 no. 15 amp 5 pin plug point, 1 no. exhaust fan point.
- g) Kitchen: 2 nos. light points, 2 no. 5 amp plug point, 1 no. 15 amp plug points.
- h) Verandah: 1 no. light point, 1 no. 5 amp plug point.
- i) Car parking Area- Adequate light point.
- j) Boundary wall: 1 no. light point at every 6m length of the Boundary wall.
- k) Roof: 4 nos. light points and 2 nos. 5 amp. Plug points will be provided.
- l) Conduit wirings with fireproof (Havels/Inolex) Wire of required diameter will be provided.
- m) M.C.B will be provided as per requirements.

- n) Isolators/ main switches will be provided as per requirement.
- o) One calling bell point & light point at main door of each flat.

SANITARY PLUMBING:

All supply lines inside the flat will be concealed with CPVC Pipes, fittings.
UPVC Pipe will be used for outer water lines.
Outside soil, waste and rainwater line will be of PVC Pipe.
1 No. basin will be fitted at the dining area.
Septic tank will be constructed as per requirement.

ROOF:

Proper chemical treatment will be done over the roof surface for waterproofing which will be covered by IPS. The roof will be guarded on all sides with 3'-6" high parapet wall.

MAIN GATE:

Main Gate constructed of Hollow M.S. Sections and painted with synthetic enamel paint will be provided at the front part of the boundary wall as per design given by Architect/Engineer in charge.

DOORS:

- 1) Main Entrance Door: Teak pasting flush door with 3 No. hinges, 1 No. tower bolt, wooden frame will be provided for main door.
- 2) Inside Doors: Flush door (31mm thick) with wooden primer paint and 1 nos. tower will be provided.
- 3) Toilet Doors: PVC Door with frame of standard make.

WINDOWS:

Sliding windows built of Anodized Rolled Aluminum Sections with Glass of 3mm thickness will be provided. Toilet windows will be provided with M.S. top-hunged windows with glass & guard bar.

M.S. GRILLS:

Grills will be provided on all the windows and painted with synthetic enamel paint.

LIFT:

Manual passenger lift of reputed brand with well interior of 4 person capacity to be provided as per requirement.

26. **Execution and Delivery:**

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

SIGNED, SEALED AND DELIVERED

by the Owners at Kolkata
in the presence of: -

1. Kalipada Chakrabarti
Advocate

2. Binayak Sarkar,
Law Clerk,
143, Surya Sen Nagar,
Kolkata-74

JOYOTI LAND DEVELOPMENT PVT. LTD.

Alok Paul
Director

Nandagopal Adarsh
Hemanta Nandi

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Signature of the Owners

SIGNED, SEALED AND DELIVERED

by the Developer at Kolkata
in the presence of: -

1. Kalipada Chakrabarti
Advocate

2. Pralokh Mondal
35/1, Panchsantoshnagar,
Kolkata-700034

UGASHI REALSTATES PVT. LTD.

Soumen Mahto

Director

Signature of the Developer

RECEIPT

RECEIVED of and from the within named Developer the within mentioned sum of **Rs. 50,00,000/- (Rupees Fifty Lac)** only as a part payment of the total consideration money under this Development Agreement as per Memo of Consideration given hereunder :-

MEMO OF CONSIDERATION

(1) By Cheque No. 000316 dated 16.12.2017,
drawn on HDPC Bank, Lake Town Branch

Rs. 50,000/-

- (2) By Cheque No. 000317 dated 16.12.2017,
drawn on HDFC Bank, Lake Town Branch. Rs. 50,000/-
- (3) By Cheque No. 000318 dated 16.12.2017,
drawn on HDFC Bank, Lake Town Branch. Rs. 4,00,000/-
- (4) By Manager's Cheque No. 015332 dated 13.03.2018,
drawn on HDFC Bank, Lake Town Branch
in favour of the Owner No. 3.1 herein namely
M/s. Joyotu Land Development Private Limited. Rs. 15,00,000/-
- (5) By Manager's Cheque No. 015331 dated 13.03.2018,
drawn on HDFC Bank, Lake Town Branch
in favour of the Owner No. 3.2 herein namely
Sri Nanda Gopal Adhikari. Rs. 10,00,000/-
- (6) By Manager's Cheque No. 015330 dated 13.03.2018,
drawn on HDFC Bank, Lake Town Branch
in favour of the Owner No. 3.3 herein namely
Sri Hemanta Nandi. Rs. 10,00,000/-
- (7) By Manager's Cheque No. 015329 dated 13.03.2018,
drawn on HDFC Bank, Lake Town Branch
in favour of the Owner No. 3.4 herein namely
Smt. Sikha Bera. Rs. 10,00,000/-

Total :-

Rs. 50,00,000/-

[Rupees Fifty Lac Only]

WITNESSES

1. Kalipada Charan
Kali Pada

2. Anilush Manna

JOYOTU LAND DEVELOPMENT PVT. LTD.

ADK
Director

Nanda Gopal Adhikari
Hemanta Nandi

For & LT G. J. T.

Drafted by :-

Kalipada Charan
(Kalipada Charan),
Advocate,
Erl. No. WB/881/86,
1171, Purba Sinthee Road,
(Fakir Ghosh Place),
Sagarika Apartment,
Flat No. 2, Dum Dum,
Kolkata - 700 030,
(Sealdah Court).

Signature of the Owners

SITE PLAN FOR SHOWING AT MOUZA AMGACHIA J.L NO 93
R.S NO 326, DAG NO 864, 860, 865, 867, 670(P) & 688(P), TOTAL AREA OF
LAND 307.9 DEC M/L, P.S BISHNUPUR, DIST(S)24 P.G.S
UNDER AMGACHIA G.P, SCALE:-1"=60'-0"



NOTE PHASE-I
DAG NO 859, AREA-26.40 DECIMALS

NOTE PHASE-II

1.	DAG NO 884, AREA 45.00 DEC
2.	DAG NO 860, AREA 20.00 DEC
3.	DAG NO 870, AREA 36 DEC
4.	DAG NO 865, AREA 132.5 DEC
5.	DAG NO 867, AREA 24.00 DEC
6.	DAG NO 868, AREA 24.00 DEC
TOTAL AREA 281.5 DEC	



JOYOTI LAND DEVELOPMENT PVT. LTD.
Alex P...
Director

Nanda gop...
M...

...

USASHI REALSTATES PVT. LTD.
S...
Director

DEVELOPER SIGNATURE

OWNERS SIGNATURE

Major Information of the Deed

Deed No.	I-1604-01579/2018	Date of Registration	15/03/2018
Query No./Year	1604-0000412803/2018	Office where deed is registered	
Query Date	13/03/2018 11:47:54 AM	D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas	
Applicant Name, Address & Other Details	Kalipada Charan 1171, Purba Sirithee Road, Thana Dum Dum, District North 24-Parganas, WEST BENGAL, PIN- 700030, Mobile No 9831263617, 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. 50,00,000/-)		
SatForth Value	Market Value		
Rs. 0/-	Rs. 18,62,17,920/-		
Stamp Duty (SD)	Registration Fee Paid		
Rs. 75,021/- (Article 48(g))	Rs. 50,053/- (Article E, E, B, M(b), H)		
Remarks			

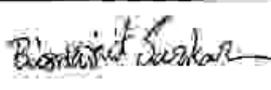
Land Details :

District South 24-Parganas, P.S.- Bishnupur, Gram Panchayat: AMGACHHIA, Mouza: Amgachhia

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SatForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-659	RS-442	Commercial	Commercial	28.4 Dec	1/-	1,59,86,720/-	Width of Approach Road 30 Ft. Adjacent to Metal Road.
L2	RS-655	RS-1071	Commercial	Commercial	45 Dec	1/-	2,72,16,000/-	Width of Approach Road 30 Ft. Adjacent to Metal Road.
L3	RS-665	RS-1071	Commercial	Shali	37.5 Dec	1/-	5,29,20,000/-	Width of Approach Road 30 Ft. Adjacent to Metal Road.
L4	RS-664	RS-295	Commercial	Commercial	45 Dec	1/-	2,72,16,000/-	Width of Approach Road 30 Ft. Adjacent to Metal Road.
L5	RS-660	RS-297	Commercial	Bastu	9 Dec	1/-	54,43,200/-	Width of Approach Road 30 Ft. Adjacent to Metal Road.
L6	RS-660	RS-297	Commercial	Shali	11 Dec	1/-	66,52,800/-	Width of Approach Road 30 Ft. Adjacent to Metal Road.
L7	RS-667	RS-378	Commercial	Bastu	24 Dec	1/-	1,45,15,200/-	Width of Approach Road 30 Ft. Adjacent to Metal Road.

Major Information of the Deed - I-1604-01579/2018-15/03/2018

Identifier Details :

Name & address	
Shri BISWAJIT SARKAR Son of Shri Balaram Sarkar 143, Surya Sen Nagar, P.O:- Motijheel, P.S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Shri NANDA GOPAL ADHIKARI, Shri HEMANTA NANDI, Smt SIKHA BERA, Shri ALOK BURMAN, Shri SOUMEN MANA	
	15/03/2018

Transfer of property for L1		
Sl.No	From	To: with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-6.6 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-6.6 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-6.6 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-6.6 Dec

Transfer of property for L2		
Sl.No	From	To: with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec

Transfer of property for L3		
Sl.No	From	To: with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-21.875 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-21.875 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-21.875 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-21.875 Dec

Transfer of property for L4		
Sl.No	From	To: with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec

Major Information of the Deed: - 1604/01579/2018-15/03/2018

Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-2.25 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-2.25 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-2.25 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-2.25 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-2.75 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-2.75 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-2.75 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-2.75 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-6 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-6 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-6 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-6 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-6 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-6 Dec
3	Smt HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-6 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-6 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-9 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-9 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-9 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-9 Dec

Major information of the Deed :- 1-1604-01579/2018-15/03/2018

Endorsement For Deed Number :- 160401579 / 2018

On 15/03/2018

Certificate of Admissibility (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 12:45 hrs on 15-03-2018, at the Office of the D.S.R - IV SOUTH 24-PARGANAS by Shri SOUMEN MANA.

Certificate of Market Value (WB, PUV) Rules, of 2001

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 18,62,17,920/-

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

Execution is admitted on 15/03/2018 by 1. Shri NANDA GOPAL ADHIKAR, Son of Shri Nabadip Adhikar, 71/1, Sattapur Main Road, P.O Behala, Thana Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 2. Shri HEMANTA NANDI, Son of Late Bhudev Nandi, 35/1, Panchananata Lane, P.O. Behala Thana Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 3. Smt SIKHA BERA, Daughter of Late Bechuram Bera, Village - Katakhal, P.O Fatehpur, Thana Falta, South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Housewife Identified by Shri BISWAJIT SARKAR, Son of Shri Balaram Sarkar, 143, Surya Sen Nagar, P.O. Molljheel, Thana Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 15-03-2018 by Shri ALOK BURMAN, Director, JOYOTU LAND DEVELOPMENT PRIVATE LIMITED (Private Limited Company), 35/1, Panchananata Lane, P.O - Behala, P.S. Behala, District - South 24-Parganas, West Bengal, India, PIN - 700034

Identified by Shri BISWAJIT SARKAR, Son of Shri Balaram Sarkar, 143, Surya Sen Nagar, P.O. Molljheel, Thana Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

Execution is admitted on 15-03-2018 by Shri SOUMEN MANA, Director, USASHI REALSTATES PRIVATE LIMITED (Private Limited Company), 594/1, Dakshindari Road, "Bima Abasan", First Floor, Flat No: E2/1, P.O - Sreeohum P.S. - Laka Town, District - North 24-Parganas, West Bengal, India, PIN - 700048

Identified by Shri BISWAJIT SARKAR, Son of Shri Balaram Sarkar, 143, Surya Sen Nagar, P.O. Molljheel, Thana Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,053/- (B = Rs 50,000/-, E = Rs 21/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/- by online = Rs 50,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 15/03/2018 9:33AM with Govt. Ref No: 192017180196602161 on 15-03-2018, Amount Rs 50,053/-, Bank State Bank of India (SBIN0000001), Ref No IK00NDIHB2 on 15-03-2018, Head of Account 0030 08-104-001-16

Major Information of the Deed :- 1-1604-01579/2018-15/03/2018

Name	Photo	Fingerprint	Signature
Smt SIKHA BERA Daughter of Late Bechuram Bera Executed by: Self, Date of Execution: 15/03/2018 Admitted by: Self, Date of Admission: 15/03/2018, Place : Office			
	15/03/2018	15/03/2018	15/03/2018
Village - Katakhal,, P.O:- Fatehpur, P.S:- Falta, District:-South 24-Parganas, West Bengal, India, PIN - 743503 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: BFPPB7731C, Status :Individual, Executed by: Self, Date of Execution: 15/03/2018 Admitted by: Self, Date of Admission: 15/03/2018, Place : Office			

Developer Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	USASHI REALSTATES PRIVATE LIMITED 594/1, Dakshindari Road, "Bima Abasan", First Floor, Flat No: E2/1, P.O:- Sreebhumi, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India. PIN- 700048 PAN No. : AAFCD0790C, Status Organization, Executed by: Representative

Representative Details :

Sl. No.	Name, Address, Photo, Finger print and Signature																
	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri ALOK BURMAN Son of Late Kalipada Burman Date of Execution - 15/03/2018, Admitted by: Self, Date of Admission: 15/03/2018, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Mar 15 2018 4:03PM</td> <td>15/03/2018</td> <td>15/03/2018</td> </tr> <tr> <td colspan="4"> 21/2D, Monohorpukur Road, P.O:- Saral Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex Male, By Caste Hindu, Occupation: Business, Citizen of India, PAN No., AEFPB3121G Status: Representative, Representative of: JOYOTU LAND DEVELOPMENT PRIVATE LIMITED (as Director) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri ALOK BURMAN Son of Late Kalipada Burman Date of Execution - 15/03/2018, Admitted by: Self, Date of Admission: 15/03/2018, Place of Admission of Execution: Office					Mar 15 2018 4:03PM	15/03/2018	15/03/2018	21/2D, Monohorpukur Road, P.O:- Saral Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex Male, By Caste Hindu, Occupation: Business, Citizen of India, PAN No., AEFPB3121G Status: Representative, Representative of: JOYOTU LAND DEVELOPMENT PRIVATE LIMITED (as Director)			
Name	Photo	Finger Print	Signature														
Shri ALOK BURMAN Son of Late Kalipada Burman Date of Execution - 15/03/2018, Admitted by: Self, Date of Admission: 15/03/2018, Place of Admission of Execution: Office																	
	Mar 15 2018 4:03PM	15/03/2018	15/03/2018														
21/2D, Monohorpukur Road, P.O:- Saral Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex Male, By Caste Hindu, Occupation: Business, Citizen of India, PAN No., AEFPB3121G Status: Representative, Representative of: JOYOTU LAND DEVELOPMENT PRIVATE LIMITED (as Director)																	
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri SOUMEN MANA (Presentant) Son of Shri Tapan Mana Date of Execution 15/03/2018, Admitted by: Self, Date of Admission: 15/03/2018, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Mar 15 2018 4:05PM</td> <td>15/03/2018</td> <td>15/03/2018</td> </tr> <tr> <td colspan="4"> Village - Talberia Ghunghuni Patna,, P.O:- Lowada, P.S - Debra, District:-Paschim Midnapore, West Bengal, India, PIN - 721136, Sex Male, By Caste Hindu, Occupation Service Citizen of India PAN No.: CKAPM8296A Status Representative Representative of USASHI REALSTATES PRIVATE LIMITED (as Director) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri SOUMEN MANA (Presentant) Son of Shri Tapan Mana Date of Execution 15/03/2018, Admitted by: Self, Date of Admission: 15/03/2018, Place of Admission of Execution: Office					Mar 15 2018 4:05PM	15/03/2018	15/03/2018	Village - Talberia Ghunghuni Patna,, P.O:- Lowada, P.S - Debra, District:-Paschim Midnapore, West Bengal, India, PIN - 721136, Sex Male, By Caste Hindu, Occupation Service Citizen of India PAN No.: CKAPM8296A Status Representative Representative of USASHI REALSTATES PRIVATE LIMITED (as Director)			
Name	Photo	Finger Print	Signature														
Shri SOUMEN MANA (Presentant) Son of Shri Tapan Mana Date of Execution 15/03/2018, Admitted by: Self, Date of Admission: 15/03/2018, Place of Admission of Execution: Office																	
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Major Information of the Deed - 1604-01579/2018-15/03/2018

L8	RS-668	RS-1070	Commercial	Basu	24 Dec	1/-	1,45,15,200/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L9	RS-670	RS-1009	Commercial	Basu	38 Dec	1/-	2,17,72,800/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
		TOTAL:			307.9Dec	9/-	1862,17,920/-	
	Grand Total :				307.9Dec	9/-	1862,17,920/-	

Land Lord Details :

Sl. No	Name, Address, Photo, Finger print and Signature			
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED 35/1, Panchanantola Lane, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No. AABCJ4072D, Status :Organization, Executed by: Representative, Executed by: Representative			
2	Name Shri NANDA GOPAL ADHIKARI Son of Shri Nabadip Adhikari Executed by: Self, Date of Execution: 15/03/2018 , Admitted by: Self, Date of Admission: 15/03/2018, Place : Office	Photo 	Fingerprint 	Signature 
		15/03/2018	15/03/2018	15/03/2018
	71/1, Sahapur Main Road,, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AXHRA5455H, Status :Individual, Executed by: Self, Date of Execution: 15/03/2018 , Admitted by: Self, Date of Admission: 15/03/2018, Place ; Office			
3	Name Shri HEMANTA NANDI Son of Late Bhudev Nandi Executed by: Self, Date of Execution: 15/03/2018 , Admitted by: Self, Date of Admission: 15/03/2018, Place : Office	Photo 	Fingerprint 	Signature 
		15/03/2018	15/03/2018	15/03/2018
	35/1, Panchanantola Lane,, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AFJPN2343F, Status :Individual, Executed by: Self, Date of Execution: 15/03/2018 , Admitted by: Self, Date of Admission: 15/03/2018, Place: Office			

Major Information of the Deed :-1604-01579/2018-15/03/2018:

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-6 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-6 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-6 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-6 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-9 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-9 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-9 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-9 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid
2. Query is valid for 30 days (i.e. upto 12/04/2018) for e-Payment/ Assessed market value & Query is valid for 44 days (i.e. upto 26/04/2018) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs. 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made. If Stamp Duty or Registration Fees payable is more than Rs. 5000/-
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac. (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. B0 together with all particulars as required.
8. Rs. 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

AS 5018

2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-11 25 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-11 25 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-11 25 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-21 875 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-21 875 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-21 875 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-21 875 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-11 25 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-11 25 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-11 25 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-11 25 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-2 25 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-2 25 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-2 25 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-2 25 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-2 75 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-2 75 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-2 75 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-2 75 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-6 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-6 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-6 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-6 Dec

Developer Details :

Sl No	Name & address	Status	Execution Admission Details
1	USASHI REALSTATES PRIVATE LIMITED 594/1, Dakshindari Road, (Bima Abasan), First Floor, Flat No. E2/1, P.O. - Sreebhumi, P.S - Lake Town, District - North 24-Parganas, West Bengal, India. PIN - 700048 PAN No. AAFCD0790C, Status (Organization, Executed by Representative	Organization	Executed by Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri ALOK BURMAN Son of Late Kalipada Burman 21/2D, Monoharpukur Road,, P.O. - Sarat Bose Road, P.S - Lake, District - South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AEFPB3121G	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED (as Director)
2	Shri SOUMEN MANA Son of Shri Tapan Manj Village - Talberia Ghurghumi Patna, P.O. - Lowada, P.S. - Debra, District - Paschim Midnapore, West Bengal, India, PIN - 721138 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. CKAPM8296A	USASHI REALSTATES PRIVATE LIMITED (as Director)

Identifier Details :

Name & address
Shri BISWAJIT SARKAR Son of Shri Balaram Sarkar 143, Surya Sen Nagar, P.O. - Motijheel, P.S. - Dum Dum, District - North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of India. Identifier Of Shri NANDA GOPAL ADHIKARI, Shri HEMANTA NANDI, Smt. SIKHA BERA, Shri ALOK BURMAN, Shri SOUMEN MANA.
N

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-5.5 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-8.8 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-8.6 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-6.1 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec

L6	RS-660	RS-297	Commercial	Shall	11 Dec	1/-	66,52,800/-	Width of Approach Road 30 Ft. Adjacent to Metal Road.
L7	RS-667	RS-378	Commercial	Bastu	24 Dec	1/-	1,45,15,200/-	Width of Approach Road 30 Ft. Adjacent to Metal Road.
L8	RS-668	RS-1070	Commercial	Bastu	24 Dec	1/-	1,45,15,200/-	Width of Approach Road 30 Ft. Adjacent to Metal Road
L9	RS-670	RS-1009	Commercial	Bastu	36 Dec	1/-	2,17,72,800/-	Width of Approach Road 30 Ft. Adjacent to Metal Road.
					TOTAL :		9/-	1862,17,920/-
Grand Total :					307.9Dec	9/-	1862,17,920/-	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	JOYGTU LAND DEVELOPMENT PRIVATE LIMITED 35/1, Panchananola Lane, P O - Behala, P S - Behala, District - South 24 Parganas, West Bengal, India PIN - 700034 PAN No. AABCJ4072D Status: Organization, Executed by Representative	Organization	Executed by Representative
2	Shri NANDA GOPAL ADHIKARI Son of Shri Nabadip Adhikari 7/1, Satapur Main Road, P.O.- Behala P S - Behala, District - South 24 Parganas, West Bengal India PIN 700038 Sex Male, By Caste: Hindu, Occupation Business, Citizen of India, PAN No. AXHF/A5455H, Status Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by Self To be Admitted by Self
3	Shri HEMANTA NANDI Son of Late Bhuday Nandi 35/1, Panchananola Lane, P.O.- Behala P S - Behala, District - South 24 Parganas, West Bengal India, PIN - 700038 Sex Male, By Caste: Hindu, Occupation Business, Citizen of India, PAN No. AFJPN2343F Status Individual, Executed by Self To be Admitted by: Self	Individual	Executed by Self To be Admitted by Self
4	Smt SIKHA BERA Daughter of Late Bechuram Bera Village - Katakhal, P.O.- Fatehpur, P.S.- Fata, District - South 24 Parganas, West Bengal India, PIN - 743503 Sex Female, By Caste Hindu, Occupation House wife, Citizen of India, PAN No. BFPPB7731C Status Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by Self To be Admitted by Self



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

e-Assessment Slip

Query No./Year	1604-0000412803/2018	Office where deed will be registered
Query Date	13/03/2018 11:47:54 AM	D S R - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Kallpada Charan 1171, Purba Sinthee Road, Thana Dum Dum, District: North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No: 9831263617, 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 : 50,00,000/-]	
Set Forth value (Rs 9/-)	Market Value Rs 18,62,17,920/-	
Total Stamp Duty Payable (SD) Rs 75,021/- (Article: 48(g))	Total Registration Fee Payable Rs 50,053/- (Article: E, E, B, M(b), H)	
Mutation Fee Payable:	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp Rs 100/-
Remarks:		

Land Details :

District: South 24-Parganas, P.S. - Bishnupur, Gram Panchayat: AMGACHHIA, Mouza: Amgachhia

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-659	RS-442	Commercial	Commercial	26.4 Dec	1/-	1,89,66,720/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L2	RS-665	RS-1071	Commercial	Commercial	45 Dec	1/-	2,72,16,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L3	RS-665	RS-1071	Commercial	Shall	87.5 Dec	1/-	5,29,20,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L4	RS-664	RS-295	Commercial	Commercial	45 Dec	1/-	2,72,16,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L5	RS-660	RS-287	Commercial	Baru	9 Dec	1/-	54,43,200/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.

AS: 1 of 5.

Query No: 1604-0-000412803 of 2018


ATHE BENGAL WOMEN'S SAFETY WATCHERS
AND THEIR SUPPORTERS ASSOCIATION
 6/20, NAGORE SEALDIA COURT COMPLEX
 1, BANGSAL ROAD, KOLKATA - 700 014

IDENTITY CARD

NAME	BISWAJIT SARKAR
SD/W OF ADDRESS	BAGARAM SAPIKAR 143, SURYA SEN NAGAR SOUTH DUM DUM (M), MOTIJHEEL, 24 PGS WEST BENGAL, KOLKATA-700078
DATE OF BIRTH	: 31.11.1991
EC NO	: 106
WORKING PLACE	: SEALDIA CRIMINAL COURT
DATE OF ISSUE	: 01/01/2016


 Signature of the Chairman

Biswajit Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOURMEN MANA

TAPAN MANA

09/06/1991

Permanent Account Number

CKAPMB296A

Sourmen Mana

Signature



Sourmen Mana


 ভারতের নির্বাচন কমিশন
 भारत की चयन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ARN0562540




নির্বাচকের নাম : শ্রীশয়ক বেকর
 Elector's Name : Shikha Bera
 পিতার নাম : বেচুলাল বেকর
 Father's Name : Bechulal Bera
 বিন / সীড : ৩ / ৫
 জন্ম তারিখ : XX / XX / 19XX
 Date of Birth :

শ্রী শয়ক বেকর

ARN0562540

ঠিকানা:
 ৩৩০ কান্টাকখালি কান্টাকখালি ফাল্জা
 ২৪ পর্গানা ৭৪৩৫১০

Address:
 330 KANTAKHALI KANTAKHALI FALJA,
 SOUTH 24 PARGANAS 743510

Date: 12/12/2008
 ১২-১২-২০০৮ তারিখের
 অফিসিয়াল স্বাক্ষর
 Official Signature of the Election
 Registration Officer for
 South 24 Parganas Constituency

বিধান পরিচালনা করে সংশ্লিষ্ট বিধান পরিচালনা কমিশন
 কর্তৃক প্রদত্ত সনাক্তকৃত সনাক্তকৃত সনাক্তকৃত সনাক্তকৃত
 এবং নির্বাচন কর্মসূচি পরিচালনা সনাক্তকৃত সনাক্তকৃত
 in case of change in address mention the Call No
 at the relevant Form for localizing your name in the
 roll at the changed address and to obtain the card
 with same number.

आयकर विभाग
INCOME TAX DEPARTMENT
SHIKA BERA



भारत सरकार
GOVE OF INDIA

BECHURAM BERA

16/07/1967

Permanent Account Number
BFPPB7731C

निष्ठा देवरा
Signature



110611

निष्ठा देवरा

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HEMANTA NANDI
BHUDEB NANDI

17/07/1969
Permanent Account Number
AFJPN2343F



Hemanta Nandi
Signature

Hemanta Nandi



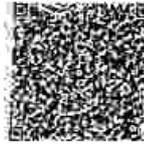
भारत सरकार
Government of India



नांदगोपाल अधीकारी
Nandagopal Adhikari
पिता - महाशय अधीकारी
Father - Mahashay Adhikari

संस्थापक संख्या/Unique ID
Type / Mobile :

8241 5290 2993



आधार - साधारण मानुषकेर अधिकार

Nandagopal Adhikari

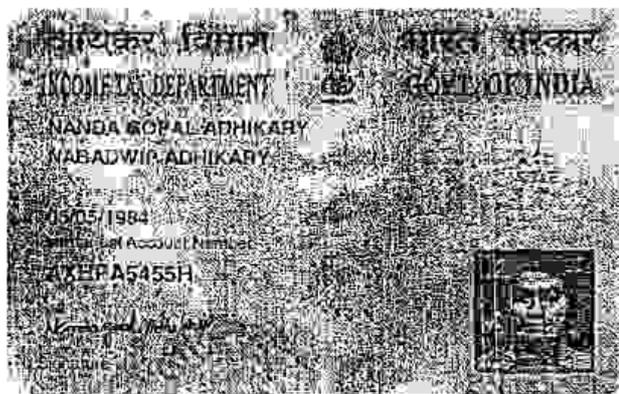


भारत सरकार
Unique Identification Authority of India

आम्हें
CHANDANGAHA, MUMBAI
Thane, Chandanaha West
Pin-401701

8241 5290 2993





Nanda gopal Adhikary



Alok Barman



JOYOTU LAND DEVELOPMENT PVT. LTD.

AK *Director*
Director



ভারত সরকার

Government of India

আধিকারের আই.সি. / Enrollment No.: 1058/25002/18747

To
Sourin Mani
সৌরেন মনি
S/O. Tapan Mani
TALBERIA GHUNGHUNI PATNA
Talberia Ghunguni Patna
Loharda, Paschim Medinipur
West Bengal - 721136

18/04/2014



KL386234918PF
86823491



আপনার সংখ্যা / Your No.:

5800 3264 8634

- সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

সৌরেন মনি
Sourin Mani
সি.ই.সি.সি.
Father: TAPAN MANI



সি.ই.সি.সি.
Voter: MANI

5800 3264 8634



- সাধারণ মানুষের অধিকার

Sourin Mani



তথ্য

- আদhaar পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা শক্ত করুন।

INFORMATION

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

■ আদhaar সারা দেশে মানা।

■ আদhaar 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.



ভারতীয়সংবিধিত্ত সচিবীয় প্রাধিকরণ

India

ঠিকানাঃ স/ও তপন মানা
তালবেরিয়া গুংগুনি, পটনা,
পাশ্চিম মেদিনীপুর, পশ্চিম বঙ্গ,
পশ্চিম মেদিনীপুর, পশ্চিম বঙ্গ

Address: S/O Tapan Mana,
TALBERIA GHUNGHUNI
PATNA, Talberya Ghunghun
Patna, Paschim Medinipur,
Howrah, West Bengal,
721138.

5800 3264 4634



5800 3264 4634

help@uidai.gov.in

www.uidai.gov.in

Signature

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

1579/18

GRN: 19-201718-019660215-1

Payment Mode: Online Payment

GRN Date: 15/03/2018 09:33:06

Bank: State Bank of India

BRN: IK00NDIHB2

BRN Date: 15/03/2018 09:33:38

DEPOSITOR'S DETAILS

Id No.: 16040000412803/2/2018

(Challan No./Every Year)

Name: KALIPADA CHARAN

Contact No.: Mobile No.: +91 9831263617

E-mail: kpcharanadv@gmail.com

Address: 1171 Purba Srinthee Road KOLKATA 700 030

Applicant Name: Mr Kalipada Charan

Office Name:

Office Address:

Status of Depositor: Advocate

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

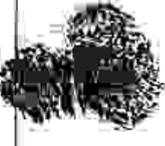
Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16040000412803/2/2018	Property Registration Stamp duty	0030-02-103-003-02	71921
2	16040000412803/2/2018	Property Registration Fees	0030-03-104-001-16	50053

Total

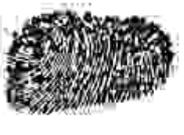
124974

In Words: Rupees One Lakh Twenty Four Thousand Nine Hundred Seventy Four only.

TEN FINGER PRINT

 <i>A</i> <i>MOK Ram</i>					
	Left Hand				
					
	Right Hand				
 <i>Manoj</i> <i>Manoj gopud...</i>					
	Left Hand				
					
	Right Hand				
 <i>Hemant Ram</i> <i>Hemant Ram</i>					
	Left Hand				
					
	Right Hand				

TEN FINGER PRINT

 <p><i>Food</i></p> <p><i>Food</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb	
	Left Hand					
	 Thumb	 Fore	 Middle	 Ring	 Little	
	Right Hand					
	 <p><i>Solomon Mana</i></p> <p><i>Solomon Mana</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		Left Hand				
 Thumb		 Fore	 Middle	 Ring	 Little	
Right Hand						
		Left Hand				
	Right Hand					
	Left Hand					
Right Hand						

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs. 100/-
by online = Rs 74,921/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 83695, Amount: Rs. 100/-, Date of Purchase: 02/02/2018, Vendor name Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/03/2018 9:33AM with Govt. Ref. No. 192017180196602161 on 15-03-2018, Amount Rs. 74,921/-, Bank
State Bank of India (SBIN0000001), Ref. No. IK00NDIHB2 on 15-03-2018, Head of Account 0030-02-103-003-02



Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- 1-1604-01579/2018-15/03/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2018, Page from 72155 to 72228

being No 160401579 for the year 2018,



Pradipta

Digitally signed by PRADIPTA KISHORE GUHA

Date: 2018.04.26 15:54:43 +05:30

Reason: Digital Signing of Deed

(Pradipta Kishore Guha) 26/04/2018 15:52:54

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)

02 FEB 2018

5 2 15

Sl. No. Date
Name:
Add:
AMT: 100T

Kalipada Chaman
Adr.
Saldah court.

SQUADRA
Blanes
B. Z. K. S. Ros



Identified By -
Biswajit Sarkar
Law Clerk

Sy S. Balaram Sarkar
143, Surya Sen Nagar
P.O. - Matirhaal
P.O. - Dum Dum
K.O. - 74

Recd
Allpore, South Zone
15 MAR 2018