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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 823721

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

[Signature]
Additional District Sub-Registrar,
Garia South 24 Parganas

11 MAY 2015

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on the 11th day of **April, 2015** (two thousand fifteen) **BETWEEN SRI SUBHAS PODDAR** alias **SUBHAS CHANDRA PODDAR** son of- Late Surendra Nath Poddar, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- Nabagram Middle Block-I, P.O.- Panchpota, P.S.- Sonarpur, Kolkata- 700152, hereinafter referred to as the **LANDOWNER** (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives, assigns) of the **ONE PART**

S.L. No. 1564 Date 0 APR 2015
Name.....
Address.....
Value..... 5000/-
Govt. Stamp Value
SABNASACHI B
Senarpur, N.S.R.O. No. 150

J. Bhattacharya (Adv)
High Court Calcutta



Subscribed by me.
Abhijit Sinha
Advocate
High Court, Calcutta.

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Garia, South 24 Parganas

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AND

"AASHRAY CONSTRUCTION" a Partnership Firm having its Office at- 112, Sreenagar Main Road, P.O.- Panchasayar, P.S. - Sonarpur, Kolkata- 700094 and represented by its Partners (1) SRI SUKANTA KUMAR MONDAL, son of Sri Subir Mondal, (2) SRI SUBRATA NASKAR, son of- Sri Santosh Naskar, both by faith- Hindu, by occupation- Business, residing at- Dhalua, P.S. - Sonarpur, Kolkata- 700152, (3) SRI UDAY BARDHAN son of- Late Bholanath Bardhan, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- - Purba Tentulberia, P.O.- Panchpota, Police Station- Sonarpur, Kolkata - 700152, (4) SRI SUDIP DEY son of- Sri Sambhu Nath Dey, by faith- Hindu, by occupation- Business, residing at- Q-12, Sreenagar Main Road, P.O.- Panchasayar, Kolkata- 700094 and (5) SRI PINTU MONDAL son of- Sri Kanai Chandra Mondal, by faith- Hindu, by occupation- Business, residing at- Radhanagar, P.S.- Sonarpur, Kolkata- 700150, hereinafter called and referred to as the DEVELOPER (which terms or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include its successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS the Landowner herein is the absolute owner of the land measuring about 12 decimal be the same a little more or less and the said land has been morefully described in the First Schedule written hereunder;

AND WHEREAS Surendra Nath Poddar (the deceased father of the Landowner herein) purchased the land measuring about 16.33 decimal in R.S. Dag No. 1690, Mouza- Kandarpapur Boalia from Atul Chandra



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Naskar and thereafter on 04.12.1974 he executed a Deed of Gift in respect of the said land in favour of his wife Lakshmi Rani Poddar and only son Subhas Poddar alias Subhas Chandra Poddar, the said Deed of Gift was registered before Sub. Registrar, Sonarpur and recorded in Book No. I, Volume No. 72, Pages 238 to 240, Being No. 4776, for the year 1974;

AND WHEREAS after becoming the owners of the said land measuring about 16.33 decimal, R.S. Dag No. 1690 the afore-stated legal heirs of Surendra Nath Poddar sold some portion of the land at presently Subhas Poddar alias Subhas Chandra Poddar (the Landowner herein) has been retaining the land measuring about 10 decimal in R.S. Dag No. 1690 and thereafter the Landowner herein mutated his name before the BL&LRO, Sonarpur and his name has been published in the L.R. Settlement Record-of-Rights (Parcha) in respect of the said land measuring about 10 decimal in R.S. Dag No. 1690 corresponding to L.R. Dag No. 1655, Mouza- Kandarpapur Boalia;

AND WHEREAS Surendra Nath Poddar (the deceased father of the Landowner herein) purchased the land measuring about 2 decimal in R.S. Dag No. 1691, Mouza- Kandarpapur Boalia from Monindra Chandra Dey by virtue of a Deed of Gift registered on 03.05.1967 before Sub. Registrar, Baruipur and recorded in Book No. I, Volume No. 71, Pages 15 to 19, Being No. 3779, for the year 1967, and thereafter Surendra Nath Poddar mutated his name before the BL&LRO, Sonarpur and his name has been published in the L.R. Settlement Record-of-Rights (Parcha);

AND WHEREAS after the demise of Surendra Nath Poddar (the deceased father of the Landowner herein) on 06.10.1979 his wife Lakshmi Rani Poddar and only son Subhas Poddar alias Subhas



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Chandra Poddar jointly inherited the said land measuring about 2 decimal in R.S. Dag No. 1691 corresponding to L.R. Dag No. 1656 Mouza- Kandarpapur Boalia as his legal heirs and successors;

AND WHEREAS on 17.10.2012 Lakshmi Rani Poddar gifted her undivided share of land measuring about 1 decimal out of the total land of 2 decimal in R.S. Dag No. 1691 corresponding to L.R. Dag No. 1656 Mouza- Kandarpapur Boalia in favour of her son Subhas Poddar alias Subhas Chandra Poddar (the Landowner herein) by virtue of a Deed of Gift registered before District Sub. Registrar- IV, Alipore and recorded in Book No. I, Volume No. 29, Pages 1725 to 1735, Being No. 8521, for the year 2012;

AND WHEREAS by virtue of Law of Inheritance and the above-stated Deed of Gift Subhas Poddar alias Subhas Chandra Poddar (the Landowner herein) became the absolute owner of the land measuring about 12 decimal, as morefully stated in the First Schedule hereunder and at present Subhas Poddar alias Subhas Chandra Poddar (the Landowner herein) has been enjoying the absolute ownership of the said land, without any interferences from anyone;

AND WHEREAS the land which is being described hereinabove within these presents is situated under the Jurisdiction of Rajpur Sonarpur Municipality Ward No. 4, and the Landowner at present has been enjoying the said land as more fully described in the First Schedule hereunder written without any interruption and hindrances and the Landowner is thus in lawful possession of the said entire land and adversely to the interest of any body else and the Landowner has every right to deal with this land with any other person;



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AND WHEREAS the Landowner is very much desirous to construct a building on maximum availability of FAR as per existing rule of Rajpur Sonarpur Municipality on her said First Schedule land and to do and to make construction of a new building/s on his said land, he has no such experience in the matter and so the Landowner approached the parties of Second Part herein to make construction of the new building as per building plan to be sanctioned by the Rajpur Sonarpur Municipality at their cost as well as specification annexed in Second Schedule hereto;

AND WHEREAS the parties of the Second Part herein have agreed to make the construction of the proposed new building/s in flat systems for residential and other purposes in exchange of getting their cost of construction and their remuneration for supervision of such construction in kind of flats, car-parking spaces etc. after deducting or giving the Landowner allocation as more fully described and mentioned hereunder written and it is appearing as consideration for the land as described in the First Schedule hereunder written.

AND WHEREAS the parties of the Second part herein shall get rest of the construction of said proposed building. It has been clearly mentioned and described hereunder that the parties of the Second part shall erect the entire proposed building at their cost and supervision and labour and thereafter they shall deliver the Landowner's Allocations as mentioned herein to be erected as per annexed, specification as well as sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality and to meet up such



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expenses they shall collect the entire money from the sale of their portion to be sold to the interested parties from whom they shall collect entire cost of construction as well as cost of land in connection with the said flats, car parking spaces etc.

AND WHEREAS the parties of the Second Part has agreed to do this project by constructing a building/s on the said land up to maximum height as per sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality at his cost and also providing for common areas and other facilities/amenities for the purpose of selling of flats/apartments as described hereunder, the parties of the Second Part shall get and enjoy all other flats, car-parking spaces etc. of the proposed building/s to be constructed excluding the portions to be given to Landowner by the Developer on the following terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH as follows:-

ARTICLE-I : TITLE, INDEMNITY & DECLARATION

- (i) The Owner hereby declares that he has good and absolute right and title to the said premises without any claim, right or interest of any person or persons claiming under or in trust for the owner and the owner has a good and marketable title to enter into this Agreement with the Developer and the Owner hereby undertakes to indemnify and keep indemnified the Developer against any and every part of claim action and demand whatsoever.
- (ii) The Developer shall construct and complete the building/s on the said premises in a proper and workman-like manner in terms of the sanctioned plan and as per Specifications of



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construction mentioned in the Second Schedule hereunder written.

- (iii) The Owner hereby assures and declares that there is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 on the said premises.
- (iv) The Owner hereby also undertakes that the Developer shall be entitled to construct and complete the building on the said premises as agreed between the parties hereto and to retain the Developer's Allocation therein without any interference from the Owner or any person or persons claiming through or under or in trust for him.
- (v) It is clearly agreed and understood between the Owner and the Developer that entering into this Agreement for development of the building will not be construed any Partnership between the Owner and the Developer and forming of Association of persons involving the said premises and during the period of construction of the building/s, the Developer shall hold the possession of the said premises as licensee and not in any other capacity and the Owner and in the absence of the Owner the legal heirs of the Owner hereby jointly and severally declare and undertake that they shall not cancel this Agreement for any reason whatsoever.

ARTICLE- II: DEVELOPMENT RIGHTS

- (i) The Owner hereby grant exclusive right to the Developer to build upon and commercially use the said premises for construction of building or buildings in accordance with the Sanctioned plan or the revised plan to be sanctioned by the



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appropriate authority with such alterations or modifications as may be thought fit by the Developer with prior intimation to and consent of the Owner.

- (ii) All applications, plans and other papers and documents shall be submitted by the Developer in the name and as Lawful Constituted Attorney of the Owner and the Developer will pay all costs and fees required to be paid or deposited for revised sanction of the plan, if any, for the building/s and/or commercial use of the said premises, the Landowner will execute a registered General Power of Attorney in favour of the Developer for smooth running of the constructing work.

ARTICLE-III: COMMENCEMENT

This Agreement shall be deemed to have come into effect from this day and all acts, deeds and things done by the Developer on the basis of the terms and conditions herein contained are ratified by this Agreement.

ARTICLE-IV: BUILDING

- (i) The Developer shall at its own costs construct the building on the said premises with 1st class building materials.
- (ii) The Developer shall also provide in the building facilities in terms of the sanctioned building plan or under any consequent sanctioned or approval relative to the construction of the building on the said premises.
- (iii) The building construction will be completed within 24 (twenty four) months from the date of sanction of the building plan and starting of the construction work on



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the First Schedule land – whichever is later, subject to Force-Majure clause.

ARTICLE-V: SPACE ALLOCATION

On the basis of the total area comprised, in the said First Schedule land and as per the rules and regulations of the Rajpur Sonarpur Municipality, it has been agreed that the said built up area shall be divided and allocated between the Owner and Developer hereinafter called “The Owner’s Allocation” and “The Developer’s Allocation” wherein the Owner will be entitled to **35% of the total built up area** in respect of Flats and car-parking spaces of the to be constructed building on the First Schedule premises and **rest 65% of the total built up area** in respect of flats, car-parking spaces will be allotted towards Developer’s share of allocation. Apart from the afore-stated allocations the Developer will pay to the Owner a total sum of **Rs. 10,00,000/- (Rupees Ten Lakh)** only as adjustable advance (which will be adjusted @ Rs. 2200/- per sq. ft. with the afore-stated 35% allocations of the Landowner) on the date of signing and registration of this Agreement.

PART-I

OWNER’S ALLOCATION

35% of the total built up area in respect of Flats and car-parking spaces of the to be constructed building on the First Schedule premises will be provided to the Owner. Be it clearly mentioned that the Owner will accept the possession of the Owner’s Allocation after the completion of work and after obtaining of completion certificate by the Developer from the Rajpur Sonarpur Municipality. Immediately



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after completion of work of the Owner's Allocation in a complete habitable condition the Developer will inform the same to the Owner by written notice requesting him to take the delivery of possession of the Owner's Allocation fixing the date and time. The Owner will have to pay an amount of Rs. 20,000/- (Rupees Twenty Thousand) only for each of his allocated flats to the Developer for common expenses like common electric-meter, individual electric meter, generator, etc.

PART-II
DEVELOPER'S ALLOCATION

Balance/remaining **65% of the total built up area** in respect of Flats and car-parking spaces of the to be constructed building on the First Schedule premises flats and car-parking spaces other than the Owners Allocation.

Be it clearly mentioned that the Landowner and the Developer will execute a Specified Agreement within 30 days from the sanction of the building plan, whereby the proper demarcation of the Landowner's allocation will be done in a reciprocal manner and in that Specified Agreement the total advance amount of Rs. 10,00,000/- (Rupees Ten Lakh) only will be adjusted @ Rs. 2200/- per sq. ft.

It is specifically mentioned that before delivering the Owner's Allocation in a complete habitable condition with the completion certificate from the Rajpur Sonarpur Municipality, the Developer will not be entitled to execute any Sale Deed and to deliver any portion of the Developer's Allocation to any purchaser/s.

The Owner shall be entitled to sell, transfer, let out or enter into any contract for sale or transfer of the Owner's Allocation.



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Similarly the Developer will also be entitled to sell, transfer, let out or enter into any Agreement in respect of the said Developer's Allocation.

No further consent or authority shall be required from the owner to enable the Developer to enter into any Agreement for Sale or transfer and/or letting out and/or to deal with the said Developer's Allocation and the Owner hereby consent to the same.

ARTICLE-VI: CONSIDERATION AND PAYMENT

- (i) All costs, charges and expenses for construction and/or development of the proposed building shall be paid, borne and discharged by the Developer.
- (ii) In consideration of the Owner having agreed to allow the Developer to develop the said premises and to appropriate the Developer's Allocation, the Owner shall not be liable to make any payment on account of the Owner Allocation save and except what are mentioned in Part-I of Article-V and Article-IX
(i).
- (iii) In consideration of the Developer bearing all costs, charges and expenses for construction and development of the proposed building on the said premises, the Developer shall not be liable or required to make any payment on account of the land/said premises/Developer's Allocation.

ARTICLE-VII: OWNER'S OBLIGATION

- (i) The Owner shall permit or allow the Developer the right to commercially exploit the said premises by causing building or buildings to be constructed at their own costs at the said premises subject to the terms and conditions herein contained.



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The Owner shall execute the Deed(s) of Conveyance in respect of the undivided proportionate share in the land attributable to the Developer's Allocation in favour of the Developer or their nominees in such part or parts as the Developer shall require only after payment of the entire Owner's Allocation to the Landowner.

ARTICLE- VIII: DEVELOPER'S OBLIGATION

The Developer shall carry out the construction work in a proper manner and shall deliver the Landowner his allocations within the time mentioned hereinabove.

ARTICLE- IX: COMMON FACILITIES

- (i) The Developer will pay all arrears, rates and taxes in respect of the First Schedule land from the date of execution of this Agreement and the Owner and Developer upon completion of the building shall pay and bear all taxes and other dues and outgoings including the service and maintenance charges in respect of their respective allocations proportionately; and such common maintenance charges will be calculated between the Landowner and the Developer after taking possession, and such common expenses shall be paid by the Owner from the date of taking possession of his allocations in the proposed new building/s.
- (ii) As soon as the building is completed and certified by the Architect to be fit for occupation, the Developer shall give written notice to the Owner requesting him to take possession of the Owner's Allocations in the building and on and from the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all Municipal and Land



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taxes, rates, duties and other public outgoings and maintenance charges whatsoever payable in respect of the Owner's Allocation, the rates to be apportioned pro-rata with reference to the saleable space if they are levied on the building as a whole.

(iii) The Owner and the Developer shall punctually and regularly pay the said rates to the concerned authorities in consultation with each other and each of them shall keep indemnified the other against all actions, claims, demands, costs, charges, expenses, proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the Owner/Developer.

ARTICLE- X:- MISCELLANEOUS

- i) "Force Majeure" shall mean the reasons beyond the Developer's control for giving possession of the Owner's allocations to the Owner within the time period mentioned hereinabove, such as storm, tempest, flood, earthquake and other Acts of God or Acts of Government, Statutory Body etc., strike, riot, mob, air-raid, order of injunction or otherwise restraining development or construction at the said land by the Court of Law, Tribunal or Statutory Body, scarcity or no availability of building materials equipments or labourers, changes in laws for the time being in force resulting in stoppage of construction at the said land.
- ii) Nothing in these shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof or the building to be built thereon to the Developer or as creating any right, title or interest in respect thereof in the Developer other than an exclusive license to



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the Developer to commercially exploit the same as per mutually agreed plan or construction in terms hereof.

- iii) All taxes, khajnas and other dues in respect of the said premises for and up to the date of this Agreement shall be payable by the Landowner.
- iv) The Landowner will demolish the existing structure on the First Schedule premises and shall retain the sale proceedings thereof.
- v) The parties hereto have agreed to register this instrument as and when required.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land containing a total area of **12** decimal be the same a little more or less out of which 10 decimal in R.S. Dag No. 1690 corresponding to L.R. Dag No. 1655, R.S. Khatian No. 640, 651, L.R. Khatian No. 3227 and 2 decimal in R.S. Dag No. 1691 corresponding to L.R. Dag No. 1656, R.S. Khatian No. 887, Khanda Khatian No. 355, L.R. Khatian No. 3247 both comprised in and formed under Mouza - Kandarpapur Boalia, J.L. No.49, within Ward No. 4, of Rajpur Sonarpur Municipality, Holding No. 316, Nabagram Panchpota, under Sub-Registry Office- Garia, Police Station - Sonarpur within the District - 24 Parganas (South) and the said land is butted and bounded as follows :-

- ON THE NORTH : By house of Achinta Roy & Goutam Kundu;
- ON THE SOUTH : By 16 feet wide road;
- ON THE EAST : By House of Prasanta Mukherjee;
- ON THE WEST : By House of Netai Haldar;

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SECOND SCHEDULE ABOVE REFERRED TO

(Specifications of construction)

1. Foundation & Structures

- a. Deep RCC pile foundation
- b. RCC framed structure on concrete piles

2. Walls

- a. Plaster of Paris interiors
- b. Attractive external finish with best quality cement paint

3. Windows

Aluminum windows with large glass panes & grill.

4. Doors

All doors will be of Flush doors.

5. Flooring

Vitrified Tiles Flooring.

6. Kitchen

- a. Coloured / designed ceramic tiles up to height of 2 ft.
- b. Guddapha stone kitchen counter top
- c. Provision for exhaust fan

7. Bathrooms

- a. Coloured / designed ceramic tiles up to height of 5 ft.
- b. Concealed plumbing system using standard make pipes and fittings
- c. White sanitary ware of ISI Mark with C.P. fittings



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d. Provision for exhaust fan

8. Electricals

- a. PVC conduit pipes with copper wiring
- b. 15 & 5 Amp Points one each in living room, bedrooms, bathrooms and kitchen
- c. Electrical Calling Bell point at entrance of residential flats
- d. Concealed Telephone point in living room
- e. T.V. point in living room

9. Special Features

- a. Common Staff toilet in ground floor
- b. Boundary walls with decorative grills and gate
- c. Deep tube-well and overhead tank
- d. Roof treatment for water proofing

IN WITNESS WHEREOF the parties have put their respective signature hereto the day, month and year first above written.

WITNESSES

1. Suresh Mithraj
gauris Dhalus (w)
KOL-152

Suresh Mithraj

SIGNATURE OF THE LAND OWNER

2. Suresh Mithraj
Advocate
KOL-152

Aashray Construction
Suresh Mithraj
Libay Bantham
Partner

Aashray Construction
Suresh Mithraj
Suresh Mithraj
Partner

SIGNATURE OF THE DEVELOPER



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MEMO OF RECEIPT

RECEIVED of and from the Developer herein the sum of Rs.

10,00,000/- (Rupees Ten Lakh) only in the following manner:-

<u>Cheque No</u>	<u>Date</u>	<u>Bank</u>	<u>Amount</u>
058581	15/09/2012.	IDBI (Newgaria)	2,00,000/-
880275	16/03/2013	SBI (Srinagar)	1,00,000/-
880272	18/03/2013	'do'	1,00,000/-
709186	28/05/2013	'do'	2,00,000/-
709204	12/06/2013	'do'	1,00,000/-
709221	15/07/2013	'do'	1,00,000/-
009523	24/09/2013	'do'	1,00,000/-
009550	25/11/2013	'do'	1,00,000/-
584870	05/05/2014	'do'	
			<u>Total - 10,00,000/- (Ten Lakh only)</u>

WITNESSES:-

1. Smritup Mukherjee

2. Abhijit Saha

Bubhan Pal

SIGNATURE OF THE LAND OWNER

Drafted by:-

Dibakar Bhattacharjee
Dibakar Bhattacharjee

Advocate,
High Court, Calcutta.



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SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Abhis Poddar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sanjiv Kumar Hande

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Anand Narayan

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Uday Barchhan

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sudeep A. Dey

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Pritish Mondal

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. D. S. R. GARIA, District- South 24-Parganas
 Signature / LTI Sheet of Serial No. 01693 / 2015, Deed No. (Book - I , 01546/2015)
 Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sukanta Kumar Mondal Dhalua, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700152	 11/05/2015	 LTI 11/05/2015	<i>Sukanta Kumar Mondal</i> 11/05/2015

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Subhas Chandra Podder Address -Nabagram Middle Block I,, Thana:-Sonarpur, P.O. :-Panchpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700152	Self	 11/05/2015	 LTI 11/05/2015	<i>Subhas Podder</i>
2	Sukanta Kumar Mondal Address -Dhalua, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700152	Self	 11/05/2015	 LTI 11/05/2015	<i>Sukanta Kumar Mondal</i>
3	Subrata Naskar Address -Dhalua, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700152	Self	 11/05/2015	 LTI 11/05/2015	<i>Subrata Naskar</i>
4	Uday Bardhan Address -Purba Tentulberia, Thana:-Sonarpur, P.O. :-Panchpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700152	Self	 11/05/2015	 LTI 11/05/2015	<i>Uday Bardhan</i>



(Signature)
 (Smritikana Panda)

A.D.S.R. Garia, South 24 Parganas
 Office of the A. D. S. R. GARIA

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. D. S. R. GARIA, District- South 24-Parganas
 LTI Sheet of Serial No. 01693 / 2015, Deed No. (Book - I , 01546/2015)

Signature of the person(s) admitting the Execution at Office.

Admission of Execution By	Status	Photo	Finger Print	Signature
5 Subip Dey Address -Q 12, Sree Nagar Main Rd,, Thana:-Sonarpur, P.O. :-Panchasayar, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700094	Self		 LTI	<i>Subip Dey</i>
		11/05/2015	11/05/2015	
6 Pintu Mondal Address -Radhan Nagar, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700150	Self		 LTI	<i>Pintu Mondal</i>
		11/05/2015	11/05/2015	

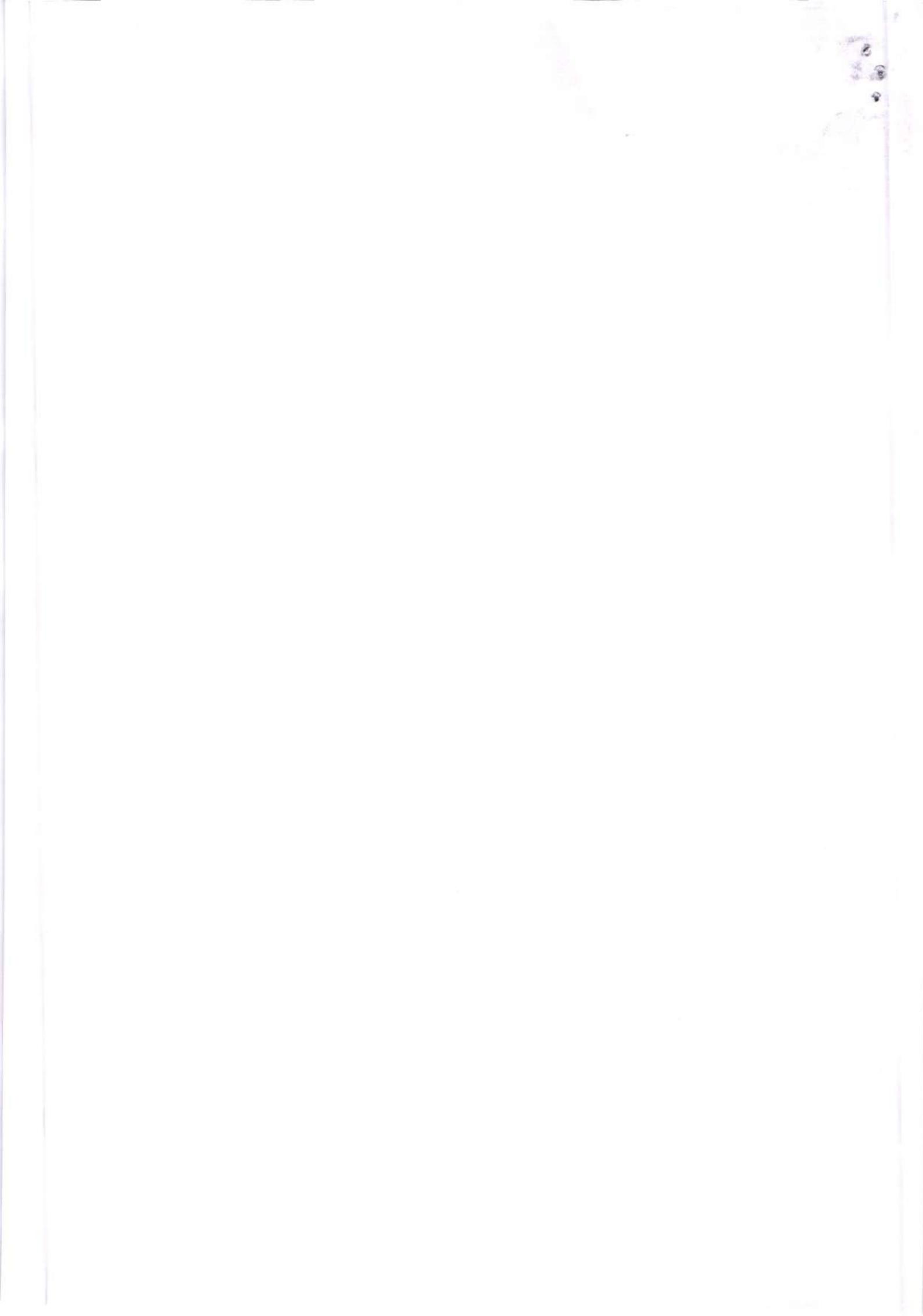
Name of Identifier of above Person(s)
 Abhijit Sinha
 High Court, District:-Kolkata, WEST BENGAL, India, Pin
 :-700027

Signature of Identifier with Date
Abhijit Sinha
 11/05
 2015



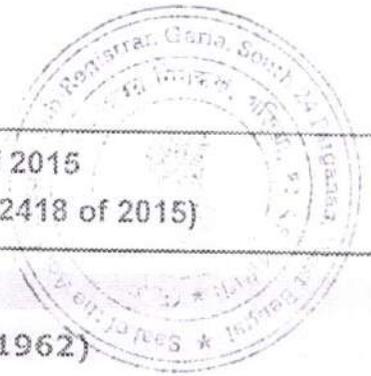
Smritikana Panda
 (Smritikana Panda)

A.D.S.R. Garia, South 24 Parganas
 Office of the A. D. S. R. GARIA





Government Of West Bengal
Office Of the A. D. S. R. GARIA
District:-South 24-Parganas



Endorsement For Deed Number : I - 01546 of 2015
(Serial No. 01693 of 2015 and Query No. 1629L000002418 of 2015)

On 11/05/2015

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4, 5(f), 53 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

Rs. 11010/- is paid , by the draft number 999690, Draft Date 22/04/2015, Bank Name State Bank of India, Patuli, received on 11/05/2015

(Under Article : B = 10989/- ,E = 21/- on 11/05/2015)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-58,18,176/-

Certified that the required stamp duty of this document is Rs.- 7021 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 2050/- is paid , by the draft number 999691, Draft Date 22/04/2015, Bank : State Bank of India, Patuli, received on 11/05/2015

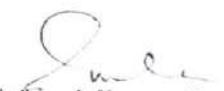
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12.32 hrs on :11/05/2015, at the Office of the A. D. S. R. GARIA by Sukanta Kumar Mondal , one of the Claimants.

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

Execution is admitted on 11/05/2015 by

1. Subhas Chandra Podder, son of Lt. Surendra Nath Podder , Nabagram Middle Block I., Thana:-Sonarpur, P.O. :-Panchpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700152, By Caste Hindu, By Profession : Business
2. Sukanta Kumar Mondal
Partner, Aashray Construction, 112. Sreenagar Main Rd., Thana:-Sonarpur, P.O. :-Panchasayar, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700094.
, By Profession : Business
3. Subrata Naskar
Partner, Aashray Construction, 112, Sreenagar Main Rd., Thana:-Sonarpur, P.O. :-Panchasayar District:-South 24-Parganas, WEST BENGAL, India, Pin :-700094.
, By Profession : Business


(Simritikana Panda)

A.D.S.R. Garia, South 24 Parganas

11/05/2015 14:40:00

EndorsementPage 1 of 2

11/05/2015 14:40:00



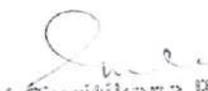
Government Of West Bengal
Office Of the A. D. S. R. GARIA
District:-South 24-Parganas .

Endorsement For Deed Number : 1 - 01546 of 2015
(Serial No. 01693 of 2015 and Query No. 1629L000002418 of 2015)

4. Uday Bardhan
Partner, Aashary Construction, 112, Sreenagar Main Rd,, Thana:-Sonarpur, P.O. :-Panchasaya
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700094.
, By Profession : Business
5. Sudip Dey
Partner, Aashray Construction, 112, Sree Nagar Main Rd,, Thana:-Sonarpur, P.O. :-Panchasaya
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700094.
, By Profession : Business
6. Pintu Mondal
Partner, Aashray Construction, 112, Sreenagar Main Rd,, Thana:-Sonarpur, P.O. :-Panchasay
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700094.
, By Profession : Business
Identified By Abhijit Sinha, son of . ., High Court, District:-Kolkata, WEST BENGAL, India. I
:-700027, By Caste: Hindu, By Profession: Advocate.

(Smritikana Panda)
A.D.S.R. Garia, South 24 Parganas




(Smritikana P
A.D.S.R. Garia, South 24 Pa

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 1931 to 1955
being No 01546 for the year 2015.




(Smritikana Panda) 13-May-2015
A.D.S.R. Garia, South 24 Parganas
Office of the A. D. S. R. GARIA
West Bengal