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भारतीय गैर न्यायिक WEST BENGAL

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District Sub-Registrar  
 Sadulpur, North 24-Parganas

**DEVELOPMENT AGREEMENT**

03 MAR 2022

**THIS DEED OF AGREEMENT** is made on this the 3rd  
 day of March, 2022 (Two Thousand and Twenty Two) as  
 per CHRISTIAN ERA.

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Abinaba Bandyopadhyay  
 Partner

**ABHINABA UDYOG**  
  
 Partners

(2)

**BETWEEN**

**(1) SRI ALOKESH BAGCHI (PAN-AEGPB0085A)**, Son of Late Ajit Mohan Bagchi, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: 2No. Vivekananda Colony, P.O.- Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700114,

**(2) SRI SUKUMAR BHAWAL (PAN-AGVPB9819R)**, Son of Late Lalit Mohan Bhawal, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: Indira Nagar, Block- III, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700110,

**(3) SRI ASHOKE BISWAS @ ASHOK BISWAS (PAN-AIAPB7873J)** son of Late Kalipada Biswas, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: Malina Apartment, Flat No. 12, Third Floor, P.O.- Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700110,

**(4) SRI SAHADEB DEY (PAN- ANOPD2745A)** son of Late Dasurathi Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: 127, T.N.Banerjee Road, P.O.- Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700114 hereinafter Jointly called and referred to as the "**LAND OWNERS**" (which expression shall unless excluded by repugnant to the subject or context be deemed to mean and include their respective legal heirs, executors, administrators, successors, office-in-interest and/or assigns etc.) of the **FIRST PART**.

  
Alokesh Bagchi

Signature

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**ABHINABA UDYOG**  
*Mitunjoy Dey*  
**Partners**



(3)

**AND**

**"ABHINABA UDYOG"** (PAN no. **ABWFA6533F**), a Partnership Firm having its registered office at Malina Apartment, 15No., Nilgunj Road, Ground Floor, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110, hereby represented by its partners namely,


**(1) SRI PRADIP KUMAR GHOSH**, Son of Late Amulya Kumar Ghosh, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 309 Gandhi Nagar, P.O. Panihati, P.S. Khardah, Dist- North 24 Parganas, Kolkata-700114,

**(2) SRI MRITYUNJOY DEY**, Son of Late Sushil Chandra Dey, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 3no. Govt. Colony, P.O. Sodepur, P.S. Khardah, Dist- North 24 Parganas, Kolkata-700110,

**(3) SRI SUMIT DAM**, Son of Late Sudhir Kumar Dam, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: Bidhanpally, S.N.Road, P.O. Natagarh, P.S. Gholia, Dist-North 24 Parganas, Kolkata-700113

**(4) SRI DILIP DAS**, Son of Late Netai Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: Subhas Uddyan, 15no. Nilganj Road, P.O. Panihati, P.S. Khardah, Dist- North 24 Parganas, Kolkata-700114,

**(5) SRI PRABIR BHATTACHARYA**, Son of Sri Niren Bhattacharya, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: Flat No. 3A, 3rd floor, Block-B, THE WATER SIDE , 15, Nilganj Road, P.O. Panihati, P.S. Khardah, Dist- North 24 Parganas, Kolkata-700114,

  
Atakendu Barah (Partner)

**ABHINABA UDYOG**  
*Mrityunjay Dey*  
**Partners**

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**(6) SRI JAYANTA DAS**, Son of Late Tarak Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 53, Sahid Colony, P.O. Panihati, P.S. Khardah, Dist- North 24 Parganas, Kolkata-700114, hereinafter called and referred to as the **PROMOTER/DEVELOPER** (Which terms or expression shall unless excluded by or repugnant to the subject of contest be deemed to mean and include its executors, administrators, legal representatives, successors, successors in office, successors in interest and assignees) of the **SECOND PART**.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:**

**1. Subject Matter of Development:**

1.1. Development Project & Appurtenances:

1.2. Project Property : **ALL THAT** piece and parcel of land measuring an area of **24 Cottahs 8 Chittaks 15 Sqft.**, be the same a little more or less togetherwith 2000 Sqft. Tin Shed Residential Structure standing thereon which is specifically mentioned in the **FIRST SCHEDULE** here-in-after lying and situated at **Mouza-Sodepur**, J.L. No. 8, Re. Su. no. 11, Touzi No. 172, comprised and contained in **R.S. L.R. Dag Nos. 302, 302/494, 302/495 and 298** under R.S. Khatian No. 91, 341 and 443 corresponding to **L.R. Khatian No. 1364 (in the name of Sahadeb Dey), L.R. Khatian No. 1383 (in the name of Sukumar Bhawal), L.R. Khatian No. 113 (in the name of Alokesh Bagchi) and L.R. Khatian No. 126 (in the name of Ashoke Biswas),**

  
Alakhanda Bandhyopadhyay  
Partner

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**ABHINABA UDYOG**  
*Mityunjay Dey*  
**Partner**

(5)

P.S. Khardah, A.D.S.R.O. Sodepur, District North 24 Parganas, within the local limits of the Panihati Municipality, bearing **Amalgamated Holding No. 12/A, of Nilganj Road, under Ward No. 13, Kolkata- 700110.**

**2. Background, Representations, Warranties and Covenants:**

2.1. Representations and Warranties Regarding Title: The Land Owners have made the following representation and given the following warranty to the Developer regarding title.

2.2. Absolute Ownership of Land Owners:

**WHEREAS** the Land Owner Nos. 1 & 4 herein namely Alokesh Bagchi and Sahadeb Dey, became the joint and absolute owners of **ALL THAT** piece and parcel of land measuring an area of **02 Cottahs 08 Chittacks**, be the same a little more or less being Scheme Plot No. B-4, comprising in R.S. Dag Nos. 302/494, 302, 302/495, under R.S. Khatian Nos. 91, 341, 443, lying and situated at Mouza- Sodepur, J.L.No. 8, Re.Su. No. 11, Touzi No. 172, within the local limits of Panihati Municipality, under Ward No. 13, P.S.- Khardah, A.D.S.R.O. Barrackpore now A.D.S.R. Sodepur, District- North 24 Parganas, by virtue of purchase from Smt. Sumitra Debi Shaw and 13 others, through a Registered Deed of Conveyance, duly executed on 22/05/2013 and Registered on 24/05/2013 before the A.D.S.R.O. Barrackpore and the same was recorded in Book No. I, CD Volume No. 15, Pages from 4710 to 4737, being No, 05134, for the year 2013 and absolutely seized and possessed the same free from all sorts of encumbrances.



Alukendu Baran  
adwcah

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**ABHINABA UDYOG**  
*Mityunjay sey*  
**Partners**



(6)

**AND WHEREAS** the Land Owner Nos. 4 herein namely Sahadeb Dey & One Sri Debasis Biswas became the joint absolute owners of **ALL THAT** piece and parcel of land measuring an area of **02 Cottahs 02 Chittacks 09 Sq.ft.**, be the same a little more or less, being Scheme Plot No. B-6, comprising in R.S.Dag No. 298, 302/494, 302, 302/495, under R.S.Khatian No. 443, 91, 341 lying and situated at Mouza-Sodepur, J.L.No. 8, Re.Su. No. 11, Touzi No. 172, within the local limits of Panihati Municipality, Ward No. 13, P.S. Khardah, A.D.S.R.O. Barrackpore now Sodepur, District- North 24 Parganas, by virtue of purchase from Smt. Sumitra Debi Shaw and 13 others, through a Registered Deed of Conveyance, duly executed on 22/05/2013 and Registered on 24/05/2013 before the A.D.S.R.O.Barrackpore and recorded in Book No. I, CD. Volume No. 15, Pages from 4738 to 4765, being No. 05135 for the year 2013 and absolutely seized and possessed the same free from all sorts of encumbrances.

**AND WHEREAS** while enjoying the same the said Debasis Biswas, as being the joint owners of **02 Cottahs 02 Chittacks 09 Sq.ft.**, of landed property be the same a little more or less, being Scheme Plot No. B-6, he sold out his undivided 1/2 share i.e. 01 Cottahs 01 Chittacks 4.5 Sq.ft., of land be the same a little more or less, to the present land Owner no. 4 hereof namely Sahadeb Dey by executing a Deed of Coveyance, being no. 152401618, which was Executed and Registered on 05.04.2017 at the Office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1524-2017, Pages from 42836 to 42857, being No. 152401618, for the year 2017.

  
Abhinaba Udyog  
Partners

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**ABHINABA UDYOG**  
  
**Partners**

(7)

**AND WHEREAS** thus in the manner afoersaid Sri Sahadeb Dey (the land owner no. 4), became the sole and absolute owner of said **02 Cottahs 02 Chittacks 09 Sq.ft.**, of land be the same a little more or less, being Scheme Plot No. B-6, and possessing the same peacefully, quietly and without any interruption of others which is free form all sorts of encumbrances.

**AND WHEREAS** the Land Owner Nos. 3 & 4 herein namely Ashoke Biswas and Sahadeb Dey, became the joint and absolute owners of **ALL THAT** piece and parcel of land measuring an area of **02 Cottahs 02 Chittacks 09 Sq.ft.**, of land be the same a little more or less, being Scheme Plot No. B-8, comprising in R.S.Dag No. 298, 302/494, 302, 302/495 under R.S.Khatian No. 443, 91, 341 lying and situated at Mouza-Sodepur, J.L.No. 8, Re.Su. No. 11, Touzi No. 172, within the local limits of Panihati Municipality, Ward No. 13, P.S. Khardah, A.D.S.R.O. Barrackpore now Sodepur, District- North 24 Parganas, by virtue of purchase from Smt. Sumitra Debi Shaw and 13 others, through a Registered Deed of Conveyance, duly executed on 22/05/2013 and registered on 24/05/2013 before the A.D.S.R.O. Barrackpore and recorded in Book No. 1, CD Volume No. 15, Pages from 4766 to 4792, being No. 05136 for the year 2013 and absolutely seized and possessed the same which is free from all sorts of encumbrances.

**AND WHEREAS** the Land Owner No. 4 herein namely Sahadeb Dey, became the sole and absolute owner of **ALL THAT** piece and parcel of land measuring an area **01 Cottah**



*Muketika Bhattacharya*

*A. Prasad*

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**07 Chittacks**, be the same a little more or less, being Scheme Plot No. B-5, comprising in R.S. Dag Nos. 302/494, 302, 302/495, under R.S. Khatian Nos. 91, 341, 443, lying and situated at Mouza-Sodepur, J.L. No. 8, Re.Su. No. 11, Touzi No. 172, within the local limits of Panihati Municipality, under Ward No. 13, P.S. Khardah, A.D.S.R.O. Barrackpore now Sodepur, District-North 24 Parganas, by virtue of purchase from Smt. Sumitra Debi Shaw and 13 others, through a Registered Deed of Conveyance, duly executed on 22/05/ 2013 and registered on 24/05/2013 before the A.D.S.R.O. Barrackpore and recorded in Book No. I, CD Volume No. 15, Pages from 4793 to 4818, being No. 05137 for the year 2013 and absolutely seized and possessed the same which is free from all sorts of encumbrances.

**AND WHEREAS** the Land Owner Nos. 2 & 4 herein namely Sukumar Bhawal and Sahadeb Dey, became the joint absolute owners of **ALL THAT** piece and parcel of land measuring an area of **02 Cottahs 02 Chittacks 09 Sq.ft.**, of land be the same a little more or less, being Scheme Plot No. B-7, comprising in R.S.Dag No. 298, 302/494, 302, 302/495 under R.S.Khatian No. 443, 91, 341 lying and situated at Mouza-Sodepur, J.L.No. 8, Re.Su.No. 11, Touzi No. 172, within the local limits of Panihati Municipality, Ward No. 13, P.S. Khardah, A.D.S.R.O. Barrackpore now Sodepur, District- North 24 Parganas, by virtue of purchase from Smt. Sumitra Debi Shaw and 13 others, through a Sale Deed, duly executed on 22/05/2013 and registered on 24/05/2013 before the A.D.S.R.O.

  
Atakanda Banidyaopadhyay  
A. Banidya

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Barrackpore and recorded in Book No. I, CD Volume No. 15, Pages from 4819 to 4846, being No. 05138 for the year 2013 and absolutely seized and possessed the same which is free from all sorts of encumbrances.

**AND WHEREAS** the Land Owner Nos. 2 & 4 herein namely Sukumar Bhawal and Sahadeb Dey, also became the joint owners of **ALL THAT** piece and parcel of land measuring an area **02 Cottahs 08 Chittacks**, be the same a little more or less, being Scheme Plot No. B-2, comprising in R.S. Dag Nos. 302/494, 302, 302/495, under R.S. Khatian Nos. 91, 341, 443, lying and situated at Mouza-Sodepur, J.L.No. 8, Re. Su. No. 11, Touzi No. 172, within the local limits of Panihati Municipality, Ward No. 13, P.S. Khardah, A.D.S.R.O. Barrackpore now Sodepur, District- North 24 Parganas, by virtue of purchase from Smt. Sumitra Debi Shaw and 13 others, through a registered Deed of Conveyance, duly executed on 22/05/2013 and registered on 24/05/2013 before the A.D.S.R.O. Barrackpore and recorded in Book No. I, CD Volume No. 15, Pages from 4847 to 4874, being No. 05139 for the year 2013 and absolutely seized and possessed the same which is free from all sorts of encumbrances.

**AND WHEREAS** the Land Owner Nos. 1 & 4 herein namely Alokesh Bagchi and Sahadeb Dey, became the joint and absolute owners of **ALL THAT** piece and parcel of land measuring an area of **02 Cottahs 05 Chittacks 28 Sq.ft.**,

  
Alokesh Bagchi

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be the same a little more or less, being Scheme Plot No. B-9, comprising in R.S. Dag No. 298, 302/494, 302, 302/495 under R.S. Khatian No. 443, 91, 341 lying and situated at Mouza-Sodepur, J.L.No. 8, Re.Su. No. 11, Touzi No. 172, within the local limits of Panihati Municipality, Ward No. 13, P.S. Khardah, A.D.S.R.O. Barrackpore now Sodepur, District- North 24 Parganas, by virtue of purchase from Smt. Sumitra Debi Shaw and 13 others, through a Registered Deed of Conveyance, duly executed on 22/05/2013 and registered on 24/05/2013 before the A.D.S.R.O. Barrackpore and recorded in Book No. I, CD Volume No. 15, Pages from 4897 to 4924, being No. 05140 for the year 2013 and absolutely seized and possessed the same which is free from all sorts of encumbrances.

**AND WHEREAS** the Land Owner No. 4 herein namely Sahadeb Dey & One Sri Debasis Biswas became the joint owners of **ALL THAT** piece and parcel of land measuring an area **02 Cottahs 08 Chittacks**, be the same a little more or less, being Scheme Plot No. B-1, comprising in R.S. Dag Nos. 302/494, 302, 302/495, under R.S. Khatian Nos. 91, 341, 443, lying and situated at Mouza-Sodepur, J.L.No. 8, Re.Su.No. 11, Touzi No. 172, within the local limits of Panihati Municipality, Ward No. 13, P.S.- Khardah, A.D.S.R.O. Barrackpore now Sodepur, District- North 24 Parganas, by virtue of purchase from Smt. Sumitra Debi Shaw and 13 others, through a Registered Deed of Conveyance, duly executed on 22/05/2013 and registered on 24/05/2013 before the A.D.S.R.O. Barrackpore and

  
Atakanda Bandyopadhyay  
Notary

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recorded in Book No. I, CD Volume No. 15, Pages from 4925 to 4951, being No. 05141 for the year 2013 and absolutely seized and possessed the same which is free from all sorts of encumbrances.

**AND WHEREAS** while enjoying the same the said Debasis Biswas, as being the joint owners of **02 Cottahs 8 Chittacks**, of land be the same a little more or less, being Scheme Plot No. B-1, he sold out his undivided 1/2 share i.e. 01 Cottahs 4 Chittacks of land, be the same a little more or less, to the present land Owner no. 4 hereof namely Sri Sahadeb Dey by executing a Deed of Coveyance, being no. 152401614, which was Executed and Registered on 05.04.2017 at the Office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1524-2017, Pages from 42858 to 42879, being No. 152401614, for the year 2017.

**AND WHEREAS** thus in the manner afoersaid Sri Sahadeb Dey (the land owner no. 4), became the sole and absolute owner of said **2 Cottahs 8 Chittacks**, of land be the same a little more or less, being Scheme Plot No. B-1, and possessing the same peacefully, quietly and without any interruption of others which is free form all sorts of encumbrances.

**AND WHEREAS** the Land Owner Nos. 3 & 4 herein namely Ashoke Biswas and Sahadeb Dey, became the joint and absolute owners of **ALL THAT** piece and parcel of land



Alokenita Bandyopadhyay

Ashoke

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measuring an area **02 Cottahs 08 Chittacks**, be the same a little more or less, being Scheme Plot No. B-3, comprising in R.S.Dag Nos. 302/494, 302, 302/495, under R.S.Khatian Nos. 91, 341, 443, lying and situated at Mouza-Sodepur, J.L. No. 8, Re.Su.No. 11, Touzi No. 172, within the local limits of Panihati Municipality, Ward No. 13, P.S.- Khardah, A.D.S.R.O. Barrackpore now Sodepur, District- North 24 Parganas, by virtue of purchase from Smt. Sumitra Debi Shaw and 13 others, through a Registered Deed of Conveyance, duly executed on 22/05/2013 and registered on 24/05/2013 before the A.D.S.R.O. Barrackpore and recorded in Book No. I, CD Volume No. 15, Pages from 4952 to 4979, being No. 05142 for the year 2013 and absolutely seized and possessed the same which is free from all sorts of encumbrances.

**AND WHEREAS** the Land Owner No. 4 namely Sri Sahadeb Dey became the absolute owner of a plot of land measuring more or less **2 Cottahas 5 Chittacks 5 Sq.ft.**, identified by Sub Plot No. A togetherwith all easements rights appertaining thereto, lying and situated at Mouza- Sodepur, J.L.No.8, Re.Su. No.11, Touzi No.172 of the Collector of North 24 Parganas, comprised and contained in R.S.Dag No. 302, under R.S.Khatian No. 341, within the local limits of Panihati Municipality, under Ward No. 13 of Nilganj Road, under P.S.- Khardah, District- North 24 Parganas, by virtue of purchase from Smt. Sumitra Devi Shaw and 13 others, through a clear registered Deed of Conveyance, duly registered at A.D.S.R.O., Sodepur on 16.03.2015 and the same was recorded in Book No. I, C.D. Volume No. 5, Pages from 1146 to 1176, being No. 01540, for the year 2015.

  
Atikendu Bandyopadhyay

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**AND WHEREAS** the Land Owner No. 4 namely Sri Sahadeb Dey became the absolute owner of another plot of land measuring more or less **2 Cottahas**, identified by Sub Plot No. B togetherwith all easements rights appertaining thereto, lying and situated at Mouza- Sodepur, J.L.No. 8, Re.Su. No. 11, Touzi No. 172 of the Collector of North 24 Parganas, comprised and contained in R.S. Dag No. 302, 302/495 under R.S. Khatian No. 341, 443 within the local limits of Panihati Municipality, under Ward No. 13 of Nilganj Road, under P.S.- Khardah, District- North 24 Parganas, by virtue of purchase from Smt. Sumitra Devi Shaw and 13 others, through a clear registered Deed of Conveyance, duly registered at A.D.S.R.O. Sodepur on 17.03.2015 and the same was recorded in Book No. I, C.D. Volume No. 5, pages from 1177 to 1207, being No. 01566, for the year 2015 which is free form all sorts of encumbrances.

**AND WHEREAS** as per foregoing events and above descriptions the land owner no. 1 to 4 hereof jointly have became the lawful owners of the aforesaid 11 nos. of plots of land measuring an area (**02 Cottahs 08 Chittacks + 02 Cottahs 02 Chittacks 09 Sq.ft. + 02 Cottahs 02 Chittacks 09 Sq.ft. + 01 Cottah 07 Chittacks + 02 Cottahs 02 Chittacks 09 Sq.ft. + 02 Cottahs 08 Chittacks + 02 Cottahs 05 Chittacks 28 Sq.ft. + 02 Cottahs 08 Chittacks + 02 Cottahs 08 Chittacks + 2 Cottahas 5 Chittacks 5 Sq.ft. + 2 Cottahs**) totaling **24 Cottahas 8 Chittaks 15 Sq.ft.** of landed property and

  
Ankanda Banbhupadhyay

Advocate

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the land owners hereof recorded their names in the L.R. Record of Right vide **L.R. Khatian No. 1364 (in the name of Sahadeb Dey)**, **L.R. Khatian No. 1383 (in the name of Sukumar Bhawal)**, **L.R. Khatian No. 113 (in the name of Alokesh Bagchi)** and **L.R. Khatian No. 126 (in the name of Ashok Biswas)** and also the land owners hererof amalgamated their aforesaid plots of land in a single holding vide Vide Amalgamated **Holding No. 12/A of Nilganj Road, under Ward No.13** and have been possessing the same peacefully, quietly and without any interruption of others and paying the relevant rents and taxes regularly which is free from all sorts of encumbrances.

**3. Desire of Development of the land & Acceptance:** The said Land Owners herein express their desire to develop **ALL THAT** piece and parcel of land measuring an area of **24 Cottahs 8 Chittaks 15 Sqft.**, be the same a little more or less lying and situated at **Mouza-Sodepur, J.L. No. 8, Re. Su. no. 11, Touzi No. 172, comprised and contained in R.S. L.R. Dag Nos. 302, 302/494, 302/495 and 298** under R.S. Khatian No. 91, 341 and 443 corresponding to **L.R. Khatian No. 1364 (in the name of Sahadeb Dey)**, **L.R. Khatian No. 1383 (in the name of Sukumar Bhawal)**, **L.R. Khatian No. 113 (in the name of Alokesh Bagchi)** and **L.R. Khatian No. 126 (in the name of Ashok Biswas)**, P.S. Khardah, A.D.S.R.O. Sodepur, District North 24 Parganas, within the local limits of the Panihati Municipality, bearing **Amalgamated Holding No. 12/A, of Nilganj Road,**



**under Ward No. 13, Kolkata- 700110.**, by constructing (G+4) multistoried buildings in **3 (three) Towers** thereon such as Block-I, Block-II & Block-III (with lift facility) AND one (G+3) building (without lift facility) for rehabilitation of existing occupiers of the subject landed property in accordance with the building sanction plan and/or to be sanctioned by the concerned Panihati Municipal Authority and the present Developer have accepted the said proposal and the present Land Owners have decided to enter into the present Joint Venture Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written,

And whereas the developer has fully satisfied with the right, title, interest and possession over the said land and has physically examined the documents with respect to the title of land owners.

**4. Power of Attorney:** For the smooth running of the said project, the Land Owners herein agreed to execute a registered Development Power of Attorney, by which the Land Owners herein will appoint and nominate "**ABHINABA UDYOG**" a Partnership Firm having its registered office at Malina Apartment, 15No., Nilgunj Road, Ground Floor, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110, as their Constituted Attorney, to act on behalf of the Land Owners and also for entering into an agreement for sale in respect of the Developer's allocation after Execution of this Development Agreement in the name and on behalf of the Owners and also for to appear before any Registrar of

  
Atokchis Bandyopadhyay

Witness

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Assurances, District Registrar, Sub-Registrar, Additional District Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on our behalf and to do all other acts and deeds in that behalf developer may deem necessary, expedient and proper.

**5. DEFINITION:**

**5.1. Building:** Shall mean multistoried building so to be constructed on the project property.

**5.2. Name of the Building:** shall mean the new multi storied building so mentioned in above shall be named and called under the name and style as preferred exclusively by the Second Part/Developer so agreed and consented by the First Part/Land Owners. The Building name will be "**RABINDRA NIKETAN**". The Developer will use, quote, mention & apply the said name in everywhere; wherever it need to use, quote, mention & apply for the proposed project work & any work related to it.

**5.3. Common Facilities & Amenities:** Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift areas and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

**5.4. Saleable Space :** Shall mean the space within the building, which is to be available as an unit/Flat/Shop/




(17)

Garrage/Office space etc. for independent use and occupation in respect of Land Owners' Allocation & Developer's Allocation as mentioned in this Agreement.

**6. Land Owners' Consideration:** Shall mean the consideration against the project which will be given to the Land Owners by the Developer.

In consideration of the owners having granted the Developer and exclusive consent to develop the said property the land owners shall be jointly entitled to get as Owners Allocation into the new proposed building as 42% super builtup area from 1st Floor to 4th Floor of Block-I, Block-II & Block-III building and the Ground Floor owners allocation is fixed as described herein below by using its land in commercial purpose and such area shall be allotted in the new building and distributed in the following manner:-

**Owner's Allocation shall mean 14nos. of self contained residential flats** (Covered area of Flat + Proportionate share of stair, lift & lobby + 20% Super builtup area) **to be allotted to the land owners by the Developer Firm in the new building such as (G+4) consisting of three towers** (for Block-I, Block-II & Block-III) to be constructed and developed by the Developer under this agreement togetherwith proportionate right over the common areas and facilities and amenities as provided by the Developer in the following manner:

  
Atokeshu Banerjee  
Date: \_\_\_\_\_

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**IN THE BUILDING BLOCK-I**

1. A self contained 2BHK residential flat, being Flat No. "4C" measuring an area more or less 797 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Fourth Floor (South Facing).


2. A self contained 2BHK residential flat, being Flat No. "4D" measuring an area more or less 871 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Fourth Floor (South-West Facing).

3. A self contained 3BHK residential flat, being Flat No. "3B" measuring an area more or less 1025 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Third Floor (South-East Facing).

4. A self contained 2BHK residential flat, being Flat No. "3E" measuring an area more or less 850 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Third Floor (North-West Facing).

5. A self contained 2BHK residential flat, being Flat No. "1D" measuring an area more or less 871 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the First Floor (South-West Facing).

6. A self contained 1BHK residential flat, being Flat No. "B" measuring an area more or less 470 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Ground Floor (South-East Facing).

  
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**IN THE BUILDING BLOCK-II**

1. A self contained 2BHK residential flat, being Flat No. "4F" measuring an area more or less 803 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Fourth Floor (North-West Facing).

2. A self contained 2BHK residential flat, being Flat No. "1D" measuring an area more or less 744 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the First Floor (South Facing).

3. A self contained 2BHK residential flat, being Flat No. "1F" measuring an area more or less 803 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the First Floor (North-West Facing).

4. A self contained 2BHK residential flat, being Flat No. "1E" measuring an area more or less 856 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the First Floor (South-West Facing).

5. 15 Nos. of Two Wheller parking space on the Ground Floor with floor mark no. 25 to 39.

6. 7 Nos. of Four Wheller parking space on the Ground Floor with floor mark no. 5 and 11.

**IN THE BUILDING BLOCK-III**

1. A self contained 2BHK residential flat, being Flat No. "4A" measuring an area more or less 754 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Fourth Floor (North-West Facing).



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2. A self contained 2BHK residential flat, being Flat No. "4D" measuring an area more or less 788 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Fourth Floor (South-West Facing).

3. A self contained 2BHK residential flat, being Flat No. "3D" measuring an area more or less 788 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Third Floor (South-West Facing).

4. A self contained 2BHK residential flat, being Flat No. "2C" measuring an area more or less 804 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Second Floor (South-East Facing).

5. A self contained 2BHK residential flat, being Flat No. "2A" measuring an area more or less 754 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Second Floor (North-West Facing).

AND

The land owners are also jointly entitled to get a sum of **Rs. 60,00,000.00 (Rupees Sixty Lakhs)** Only as **adjustable/refundable Security Deposit Amount** in their part in consideration of the Owners allocation and such amount shall be paid by the developer to the land owners on

  
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or before execution and registration of this Development Agreement and the Owners after receiving such amount shall issue the proper money receipt in favour of the Developer.

Be it mentioned here that the land owners jointly shall pay the construction cost @ Rs. 1,200/- (Rupees One Thousand Two Hundred) only to the Developer Firm for the purpose of construction of (G+3) building (without lift facility) to rehabilitate the existing occupiers of the subject landed property.

Be it also mentioned here that after receiving and/or accepting the owner's allocation area in Block-I, Block-II and Block-III building as specified hereinabove and after calculation of owner's allocation area for the said Three building if it is found that the Owner will get more than the allocated area as per the ratio i.e. 42% super builtup area as mentioned hereinabove in that event the Developer shall pay the money value for such excess area @ Rs. 2600/- per Sq.ft. to the landowners and such amount shall be paid by the Developer to the Land Owners on or before the handover the physical possession of Owner's Allocation area and vise-versa.

Be it specifically mentioned here that if the landowners failed and/or rather neglected to refund the adjustable/refundable security deposit amount within the time specified in that event the developer firm have liberty to deduct the Owner's Allocation area followed by @ Rs. 2600/- per Sq.ft.

It is pertinent to mentioned here that the Land Owners hereof shall bear the proportionate lift cost and the proportionate cost of Electric Mother Meter to the tune of Rs. 9,00,000.00 (Rupees Nine Lakhs) only for their respective allocation.



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Be it mentioned here that after receiving the possession of owner's allocation as mentioned herein above the land Owners herein shall have no future claim or demand in respect of their allocation from the Developer for the Building Block-I, Block-II and Block-III.

It is also settled by and between the Developer and the land Owners that if the Developer able to construct one more floor of Three Blocks with the approval/sanction of the local Panihati Municipality in that event an afresh Agreement will be execute by and between the parties to allote the Owners allocation area for the said floor.

**7. Developer's Allocation:** In lieu of cost and expenses of all other flats and units save and except owners' allocation mentioned herein shall be exclusively treated as Developers allocation. And the developer solely entitled to appropriate the developers allocation of the said proposed residential cum commercial multistoried building including the proportionate share of common facilities, common parts and common amenities of the building, which is morefully described in Third Schedule written herein below as the developer think deem fit and proper and the owners shall not have any right to claim any financial benefit and/or other benefits to that effect whatsoever.

**8. Shifting Charge:** No shifting charge will be provided to the land Owners.

**9. Architect/Engineer:** Shall mean such person or persons being appointed by the Developer.



*Alibetika Bandyopadhyay*

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**10. Transfer:** With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Land Owners as a transfer of space in the said building to intending purchasers thereof.

**11. Building Plan:** Shall mean such plan or revised sanctioned plan for the construction of the multistoried building, which will be sanctioned by the Panihati Municipality and thereafter any other concerned authority in the names of the Land Owners for construction of the building including its modification and amenities and alterations. The developer alone shall be responsible for all cost, fees and fine etc. for the sanction of the building plan.

**12. Built Up Area (For any Individual Unit):** Here Built up area means the area covered with outer wall and constructed for the unit including fifty percent area covered by the common partition wall between two units and cent percent area covered by the individual wall for the said unit.

**12.1. Covered Area (For any Individual Unit):** Here covered area means total built up area for any unit plus proportionate share of stairs, lobby and lift areas.

**13. Super Built Up Area (For any Individual Unit):** Here super built up area means the total covered area plus service area.

**14. SINGULAR** number shall mean and include the plural number and vice versa.

**15. MASCULINE** gender shall mean and include the feminine gender and vice versa.



Atalendu Banerjee

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**16. LAND OWNERS' RIGHT & REPRESENTATION.**

**16.1. Indemnification regarding Possession & Delivery:**

The Land Owners are now seized and possessed of and/or otherwise well and sufficiently entitled to the project property in as it is condition and deliver physical as well as identical possession to the Developer to develop the project property. And the Land Owners do hereby nominate, constitute and appoint the Developers to develop the said property at their own cost more particularly described in the First Schedule hereunder written by constructing building/s thereon as per the plans/specifications to be approved and/or sanctioned by the Panihati Municipality and the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976.

**16.2. Free From Encumbrance:** The Land Owners also indemnify that the project property is free from all encumbrances and the Land Owners have marketable title in respect of the said premises.

**17. DEVELOPER, PROMOTER'S RIGHTS**

**17.1. Authority of Developer:** The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contractor agreement or borrow money or take any advance/ full amount against their allocation or acquired right under these agreement,

**17.2. Right of Construction:** The Land Owners hereby grant permission an exclusive right to the Developer to built new building upon the project property.

  
Alokendu Bandyopadhyay

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**18. Construction Cost:** The Developer shall carry out total construction work of the present building at their own costs and expenses, No liability on account of construction cost will be charged from Land Owners' Allocation,

**19. Sale Proceeds of Developers Allocation:** The Developer will take the sale proceeds of Developer's Allocation exclusively,

**20. Booking & Agreement for Sale:** Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possession/area will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Land Owners as a Power of Attorney Holder, All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Land Owners.

**21. Selling Rate :** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Land Owners.

**22. Profit & Loss :** The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Land Owners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.

**23. Possession to the Land Owners:** On completion of the project the Developer will handover undisputed possession of the Land Owners' Allocation Together With all rights of the common facilities and amenities to the Land Owners with Possession Letter.



*Alakendra Bhattacharya*

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Be it mention here that the Developer shall obtain the completion certificate of the project from the concerned authority.

**24. Possession to the intending purchaser:** On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representatives and Power of Attorney holder of the Land Owners.

**25. Deed of Conveyance:** The Deed of Conveyance will be signed by the Developer in respect of Developer's Allocation on behalf of and as representatives and registered Power of Attorney Holder of the Land Owners.

**26. CONSIDERATION:**

**26.1. Permission against Consideration:** The Land Owners grant permission for exclusive right to construct the proposed building in consideration of Land Owners' Allocation to the Developer.

**27. DEALING OF SPACE IN THE BUILDING:**

**27.1 Exclusive Power of Dealing of Land Owners:** The Land Owners shall be entitled to transfer or otherwise deal with Land Owners' Allocation in the building and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Land Owners' Allocation,

**27.2 Exclusive Power of Dealing of Developer:** The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Land



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Attorney

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Owners and the Land Owners shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

**28. POWER AND PROCEDURE:**

For entering into an agreement for sale of the developer allocations, the Owners undertake to execute Registered Development Power of Attorney in respect of the Developer's allocation after Execution of this Development Agreement in the name and on behalf of the Owners and to appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional District Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on our behalf and to do all other acts and deeds in that behalf developer may deem necessary, expedient and proper.

**29. NEW BUILDING:**

**29.1. Completion of Project:** The Developer shall at their own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.

**29.2. Installation of Common Amenities:** The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd./ W.B.S.E.D.C.L and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self-contained apartments and constructed for sale of flats therein on Ownership basis and as mutually agreed upon,

**30 Architect Fees etc.:** All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges etc, shall be discharged and paid by the Developer and the Land Owners shall bear no responsibility in this context,

**31 Taxes & Other Taxes of the Property:** The Land Owners shall pay and clear up all the arrears on account of taxes and mutation charges of B.L. & L.R.O. & Municipal Office as well as all outgoing of the said property upto the date of this agreement. And after that the Developer will pay will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation.

From the date of completion and allocation of the floor area between the Land Owners and the Developer the taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Land Owners, by the Developer and/or their nominees and the Land Owners and/or their nominee/nominees respectively,

**32. Upkeep Repair & Maintenance:** Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

**33. Materials to be used:** the Developer shall use all the good quality materials for construction of the building.

**34. PROCEDURE OF DELIVERY OF POSSESSION TO LAND OWNERS:**

**34.1. Delivery of Possession:** As soon as the building will be completed, the Developer shall give written notice to the Land Owners requiring the Land Owners to take possession of the Land Owners' Allocation in the building and certificate of the Architect/L.B.S or the Municipality being provided to that effect.

**34.2. Payment of Taxes:** Within 30 days from the receive possession of Land Owners' Allocation and at all times there after the Land Owners shall be exclusively responsible for payment of all property taxes duties and other public outgoing and Imposition whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Land Owners' Allocation only.

**34.3. Share of Common Expenses & Amenities:** As and from the date of delivery of possession to be received, the Land Owners shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners' Association, the service charges for the common facilities in the new building payable in respect of the Land Owners' Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes,



*Atulendra Banerjee*

*Advocate*

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electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time,

**35. COMMON RESTRICTION:**

**35.1. Restriction of Land Owners and Developer in common:** The Land Owners' Allocation in the building shall be subject at to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-

**35.2.** Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

**35.3.** Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.

**35.4.** Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have observed and performed all the terms and conditions on their respective part to be observed and/or performed.

**35.5.** Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, byelaws and regulation,



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**35.6.** The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.

**35.7.** No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.

**35.8.** Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.

**35.9.** The Land Owners shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon the Land Owners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

  
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**36. LAND OWNERS OBLIGATION:**

**36.1. No Interference:**

The Land Owners hereby agrees and covenant with the Developer: not to cause any interference or hindrance in the construction of the building by the Developer, not to do any act, deed or thing, whereby the Developer may be prevented from selling; assigning and/or disposing of any of the Developer's allocated portion in the building not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

**37. DEVELOPERS OBLIGATIONS:**

**37.1. Time Schedule of Handing Over Land**

**Owners Allocation :** The Developer will complete the construction of the building Block-I, Block-II & Block-III within **48 (Forty Eight)** months from the date of sanction building plan or handover the peacefull vacant and undisputed possession of the subject landed property in favour of the Developer firm which ever is later **with a Grace Period of 6 (six) months**, save & except due to force majeure viz. act of god, interalia, earthquakes, civil war, Air raid, Enemy War, Strike, Riot, Civil commotion and/or held up and/or obstructed due to any central and/or state government enactment ordinance or any injunction order of the court or any other reasons beyond the control of the Developer, then and in that event the said stipulated period shall be increased by the same period without any objection by the Land Owners.

  
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**37.2.** The Developer shall abide by all the safety norms during the construction of the proposed building and where to all statutory and legal norms and keep the Owners indemnified.

The Developer shall obtain all necessary "No-Objection" Certificate and procure "Completion Certificate" from all statutory authorities such as Municipality and others.

**37.3. No Violation:** The Developer hereby agree and covenant with the Land Owners not to violate or contravenes any of the provisions of rules applicable to construction of the said building, not to do any act, deed or thing, whereby the Land Owners are prevented from enjoying, selling, assigning and/or disposing of any Land Owners' Allocation in the building at the said premises vice-versa.

**38. LAND OWNERS' INDEMNITY**

Indemnity : The Land Owners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfill the terms and conditions herein contained and / or its part to be observed and performed.

**39. DEVELOPERS INDEMNITY:**

The Developer hereby undertake to keep the Land Owners indemnified against third party claiming and actions arising out of any sort of act of occupation commission of the Developer in relation to the construction of the said building against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.



Atakendu Bandyopadhyay

18/06/2014

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**40. MISCELLANEOUS:**

**40.1. Contract Not Partnership:** The Land Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Land Owners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

**40.2. Not specified Premises:** It is understood that from time to time facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Land Owners and various applications and other documents may be required to be signed or made by the Land Owners related to which specific provisions may not have been mentioned herein. The Land Owners hereby undertakes to do all such legal acts, deeds, matters and things as and when required and the Land Owners shall execute any such additional power of attorney and/or authorization as may be required by the Developer for any such purposes and the Land Owners also undertakes to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Land Owners and / or against the spirit of these presents.

**40.3. Not Responsible:** The Land Owners shall not be liable or any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall

  
Atakenda Bandyopadhyay  
Advocate

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be liable to make payment of the same and keep the Land Owners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

**40.4. Process of Issuing Notice:** Any notice required to be given by the Developer to the Land Owners shall without prejudice to any other mode of service available be deemed to have been served on the Land Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Land Owners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.

**40.5. Formation of Association:** After the completion of the said building and receiving peaceful possession of the allocation, the Land Owners hereby agree to abide by all the rules and regulations to be framed by any society/association who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given his consent to abide by such rules and regulations.

**40.6. Right to borrow fund:** The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Land Owners or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the Land Owners nor any of their estate shall be responsible and/or be made liable for payment of any due to such

  
Atananda Bhattacharya  
Advocate

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bank or banks and the developer shall keep the Land Owners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof,

**40.7. Documentation:** The Land Owners delivered all the original title deeds relating to the said premises and all other connected Documents, like as Municipal Tax Receipt, Amalgamation Certificate of Single Holding, Records of Rights, Khajna Dahila & Conversion Certificate, in the safe custody of the Developer in exchange of proper acknowledgement receipts and such documents will be kept in the custody of the Developer firm to produce original documents before any authority for verification, until completion of the proposed multistoried building. After completion of the covetated building the Developer Firm hereby undertake to handover the said original documents to the Owners with proper receipts.

**40.8.** The Land Owners shall render all assistance, co-operation and sign and execute or cause to be signed and executed all applications, plans, authorities and other writings as may be necessary or required to enable the Developers for development of the said plot and to obtain approval of the Panihati Municipality Planning Authority, Airport Authority, Fire Brigade, to the Plans, designs and drawings for putting up building and structures and shall on the execution thereon execute a Power of Attorney in favour of the Developers or their Nominee/s to enable them to develop the said property and the Developers shall indemnify and keep indemnified and harmless the Land Owners and their estate and effects from and losses or damages or any consequences which may flow by virtue of their signing the said Power of Attorney.



Alokendu Bandyopadhyay


Advocate

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**40.9.** All buildings to be constructed on the lands comprised under this Agreement and the dwelling units thereon will be in accordance with the Scheme sanctioned by the Competent Authority or State Government under the provisions of Urban Land (Ceiling & Regulation) Act and will be dealt with in accordance with the directions, if any, given by the Competent Authority or State Government while sanctioning the said scheme. If the Developers desire any variations in the said scheme, so as to provide dwelling units of larger sizes in the building to be constructed on the said land and/or to receive higher price for such dwelling units the Developers, shall be at liberty to make necessary application for the purpose to the authorities concerned at their own costs and the Land Owners shall join the Developers in the said applications provided however, if the authorities concerned refuse or decline to give any such applications, which may be made by the Developers, dwelling units on the said property will be constructed in accordance with the scheme which may be sanctioned by the Competent Authority or State Government under the said Act.

**40.10.** The Developers shall be entitled to enter into usual Agreement for sale of flats/shops/garages/office premises/godown with various intending buyers, on what is known as ownership basis, on such terms and conditions and at such price as the Developers may think fit and proper.

**40.11.** The Developers shall carry out the entire construction work at their own account and risk and at their own responsibility and shall pay and discharge all the

  
Atokendu Bandyopadhyay  
Advocate

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costs, charges and expenses in relation to the construction work including payment of salaries and wages to the personnel and workmen employed in construction work, bills of the suppliers of building materials, Municipal rates and taxes in respect of the said property and from the date the Developers being put in possession and allowed to enter upon the said property, fees of the architects and R.C.C. specialists and consultants and all other professionals charges and/or retained in regard to the construction work. The Developers hereby agree to indemnify and keep indemnified the Land owners of land from or against any claim that may be made against Land owners by any one and/or any damage the Land owners may suffer as a result of the Developers committing breach of any of the building bye-laws, rules, orders, directives, instructions that may be issued by the Panihati Municipality and other concerned authorities in connection with the construction work as aforesaid and/or the Developers committing default in payment of the salaries, wages and fees including the payment for injuries or any compensations during the progress of work of various mentioned hereinabove as also in payment of the Bills of Suppliers of the building materials and in payment of the Municipal taxes or in any damages or loss that may be suffered or sustained by the Land owners as a result of the Developers carrying out the construction work and/or development on the said property.

**40.12.** On the execution of these presents, the Land Owners authorize and allow the Developers to put up the



*Alokendra Bandyopadhyay*  
Attorney

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notice/signboards therein indicating the proposed development scheme of the Developers on the said property. However, it is made clear by the Land Owners to the Developers that to put up the signboards does not mean even by implication the handing over of the possession and mere putting of the signboards does not give any right to the Developers of possession and the Developers shall not have any interest whatsoever against the said property.

**40.13.** The Land Owners hereby authorize the Developers to sign and execute applications, writings, undertakings for amalgamation, layout, sub-division, building plans and other assurances and submit the same to the Municipal and Public authorities and to obtain commencement certificate, etc. for obtaining no objection and transfer Permission for the purpose of and for the development of the said property and also to appoint the Architect at Developers' costs and expenses. It is also agreed that all the costs, charges and expenses to be incurred in pursuance of this clause save and except as provided otherwise in this Agreement shall be borne and paid by the Developers alone irrespective of the fact whether the transaction goes through or not.

**40.14. Boundary Wall :** The Developer herein build the boundary wall of the entire area of the project property of their own cost and experience.

**40.15. Third Party Liability :** That the Developer shall be liable to indemnify any workmen or outsider in the event of the possible loss or damage to any property, personal injury and death or otherwise, any claim arising from the construction of the Building by the Developer. The Land

· Owners shall not be responsible or liable for any such loss or claim whatsoever. Similarly, the responsibility for any sort of theft, loss or damage of the works during construction shall vest in the Developer and in no way is binding on the Land Owners or on the Schedule Land.

**40.16. Roof/Terrace:** The ultimate roof/terrace of the building shall belong to the Land Owners, Flat Owners and the Developer for common use.

**41. FORCE MAJEURE:**

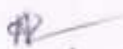
The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

· **Force Majeure** shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and / or any other act of commission beyond the reasonable control of the parties hereto,

**42. DISPUTES:**

Disputes or differences in relation to or as rising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that:

· Constitution of Arbitral Tribunal: The Arbitral Tribunal shall consist of one Arbitrator, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Land Owners.

  
*Alokendra Banerjee*  
Advocate

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**Place :** The place of arbitration shall be at North 24 Parganas and Kolkata only.

**Binding Effect:** The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

**43. JURISDICTION:** In connection with the aforesaid arbitration proceeding, only the District Judge, North 24 Parganas District and the High Court at Kolkata shall have Jurisdiction to entertain and try all actions and proceedings.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** the piece or parcel of land classified as "**BASTU**" having rayat possessory right admeasuring more or less **24 Cottahs 8 Chittaks 15 Sqft.**, be the same a little more or less togetherwith 2000 Sqft. Tin Shed Residential Structure with **Cemented Flooring** standing thereon which is specifically mentioned in the FIRST SCHEDULE here-in-after lying and situated at **Mouza-Sodepur, J.L. No. 8, Re. Su. no. 11, Touzi No. 172**, comprised and contained in **R.S. L.R. Dag Nos. 302, 302/494, 302/495 and 298** under R.S. Khatian No. 91, 341 and 443 corresponding to **L.R. Khatian No. 1364 (in the name of Sahadeb Dey), L.R. Khatian No. 1383 (in the name of Sukumar Bhawal), L.R. Khatian No. 113 (in the name of Alokesh Bagchi) and L.R. Khatian No. 126 (in the name of Ashok Biswas)**, P.S. Khardah,

  
Alakanda Banerjee  
Advocate

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A.D.S.R.O. Sodepur, District North 24 Parganas, within the local limits of the Panihathi Municipality, bearing **Amalgamated Holding No. 12/A, of Nilganj Road, under Ward No. 13, Kolkata- 700110**, upon which the proposed residential cum commercial multistoried building is to be constructed in accordance with the building plan sanctioned from the Khardah Municipality, which is the subject property of this Development Agreement.

**BUTTED AND BOUNDED**

ON THE NORTH : 16 ft. wide Nilgunj Road Bye Lane & House of Mr. Nayan Bhowmick.

ON THE SOUTH : Sanhati Club & House of S. Bhowmick.

ON THE EAST : Malina Apartment Phase-I, Nabakailash Apartment & House of Sarkar Family.

ON THE WEST : House of Santosh Kr. Dey, 10 ft. wide 3No. Gov. Colony Road bye lane, House of Paul Family & House of Roy Family.

The Above scheduled property is vividly shown in the Plan annexed hereto and boundary line marked by coloured **RED**. The said plan will be treated as a part of this DEVELOPMENT AGREEMENT.

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

**Land Owners' Consideration:** Shall mean the consideration against the project which will be given to the Land Owners by the Developer.

In consideration of the owners having granted the Developer and exclusive consent to develop the said property the land owners shall be jointly entitled to get as Owners Allocation into the new proposed building as 42% super builtup area from 1st Floor to 4th Floor of Block-I, Block-II & Block-III building and the Ground Floor owners allocation

  
Alokendra Bandhyopadhyay

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(43)

is fixed as described herein below by using its land in commercial purpose and such area shall be allotted in the new building and distributed in the following manner:-

**Owner's Allocation shall mean 14nos. of self contained residential flats** (Covered area of Flat + Proportionate share of stair, lift & lobby + 20% Super builtup area) **to be allotted to the land owners by the Developer Firm in the new building such as (G+4) consisting of three towers** (for Block-I, Block-II & Block-III) to be constructed and developed by the Developer under this agreement togetherwith proportionate right over the common areas and facilities and amenities as provided by the Developer in the following manner:

**IN THE BUILDING BLOCK-I**

1. A self contained 2BHK residential flat, being Flat No. "4C" measuring an area more or less 797 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Fourth Floor (South Facing).

2. A self contained 2BHK residential flat, being Flat No. "4D" measuring an area more or less 871 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Fourth Floor (South-West Facing).

3. A self contained 3BHK residential flat, being Flat No. "3B" measuring an area more or less 1025 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Third Floor (South-East Facing).

4. A self contained 2BHK residential flat, being Flat No. "3E" measuring an area more or less 850



sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Third Floor (North-West Facing).

5. A self contained 2BHK residential flat, being Flat No. "1D" measuring an area more or less 871 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the First Floor (South-West Facing).

6. A self contained 1BHK residential flat, being Flat No. "B" measuring an area more or less 470 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Ground Floor (South-East Facing).

**IN THE BUILDING BLOCK-II**

1. A self contained 2BHK residential flat, being Flat No. "4F" measuring an area more or less 803 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Fourth Floor (North-West Facing).

2. A self contained 2BHK residential flat, being Flat No. "1D" measuring an area more or less 744 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the First Floor (South Facing).

3. A self contained 2BHK residential flat, being Flat No. "1F" measuring an area more or less 803 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the First Floor (North-West Facing).

4. A self contained 2BHK residential flat, being Flat No. "1E" measuring an area more or less 856



sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the First Floor (South-West Facing).

5. 15 Nos. of Two Wheeler parking space on the Ground Floor with floor mark no. 25 to 39.

6. 7 Nos. of Four Wheeler parking space on the Ground Floor with floor mark no. 5 and 11.

**IN THE BUILDING BLOCK-III**

1. A self contained 2BHK residential flat, being Flat No. "4A" measuring an area more or less 754 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Fourth Floor (North-West Facing).

2. A self contained 2BHK residential flat, being Flat No. "4D" measuring an area more or less 788 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Fourth Floor (South-West Facing).

3. A self contained 2BHK residential flat, being Flat No. "3D" measuring an area more or less 788 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Third Floor (South-West Facing).

4. A self contained 2BHK residential flat, being Flat No. "2C" measuring an area more or less 804 sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Second Floor (South-East Facing).

5. A self contained 2BHK residential flat, being Flat No. "2A" measuring an area more or less 754

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**sq.ft. Super builtup area (including the proportionate share of Stair, Corridor & Lift + 20% Super builtup area) on the Second Floor (North-West Facing).**

**AND**

The land owners are also jointly entitled to get a sum of **Rs. 60,00,000.00 (Rupees Sixty Lakhs)** Only as **adjustable/refundable Security Deposit Amount** in their part in consideration of the Owners allocation and such amount shall be paid by the developer to the land owners on or before execution and registration of this Development Agreement and the Owners after receiving such amount shall issue the proper money receipt in favour of the Developer.

Be it mentioned here that the land owners jointly shall pay the construction cost @ Rs. 1,200/- (Rupees One Thousand Two Hundred) only to the Developer Firm for the purpose of construction of (G+3) building (without lift facility) to rehabilitate the existing occupiers of the subject landed property.

Be it also mentioned here that after receiving and/or accepting the owner's allocation area in Block-I, Block-II and Block-III building as specified hereinabove and after calculation of owner's allocation area for the said Three building if it is found that the Owner will get more than the allocated area as per the ratio i.e. 42% super builtup area as mentioned hereinabove in that event the Developer shall pay the money value for such excess area @ Rs. 2600/- per Sq.ft. to the landowners and such amount shall be paid by the Developer to the Land Owners on or before the handover the physical possession of Owner's Allocation area and vise-versa.

  
Alokendu Bandyopadhyay  
Advocate

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Be it specifically mentioned here that if the landowners failed and/or rather neglected to refund the adjustable/ refundable security deposit amount within the time specified in that event the developer firm have liberty to deduct the Owner's Allocation area followed by @ Rs. 2600/- per Sq.ft.

It is pertinent to mentioned here that the Land Owners hereof shall bear the proportionate lift cost and the proportionate cost of Electric Mother Meter to the tune of Rs. 9,00,000.00 (Rupees Nine Lakhs) only for their respective allocation.

Be it mentioned here that after receiving the possession of owner's allocation as mentioned herein above the land Owners herein shall have no future claim or demand in respect of their allocation from the Developer for the Building Block-I, Block-II and Block-III.

It is also settled by and between the Developer and the land Owners that if the Developer able to construct one more floor of Three Blocks with the approval/sanction of the local Panihati Municipality in that event an afresh Agreement will be execute by and between the parties to allote the Owners allocation area for the said floor.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**DEVELOPER'S ALLOCATION**

**DEVELOPER'S ALLOCATION:** shall mean all the remaining portion of the entire building (excluding Owners' allocation as mentioned in the Second Schedule herein above) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the developer togetherwith the absolute right of the part of the Developer



Alokendu Bandyopadhyay

Advocate

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to enter into agreement for sale with intending purchaser/ purchasers by and mode of Transfer of property Act. and/ or lease, let out, or in any manner may with the same as the absolute Owners thereof.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(COMMON AREA & FACILITIES)**

The Owners of the land alongwith the other co-owners, occupiers, society or syndicate or association shall allow each other the following easement and quasi easements rights privileges etc .

- a) Land under the said building described in the First Schedule.
- b) All sides spaces, back spaces, paths passages, main entrance, lift landing stair case up to ultimate roof of the building, Water line, septic tank, drain ways, Drains and sewers from the building in the Municipal connection drains and/or sewerage.
- c) General lighting of the common portions and space for installations of electric meter in general and separate.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**SPECIFICATION FOR CONSTRUCTION**  
**STRUCTURAL AND GENERAL ENGINEERING FEATURES**

Building will be planned and designed by professional design Engineers.

Structural design parameters will be based of American Concrete

Institute (ACL) and American Standards of Testing Materials (ASTM) codes.

Sub-soil investigation and soil composition will be analyzed from laboratory.

  
Alokendu Bandyopadhyay  
Advocate

Contd...49

Building will be composed of reinforced cement concrete (R.C.C) foundation, column, beam and slab considering seismic and wind effect with modern design conducted by professional design and supervising engineers.

All structural materials including steel, cement, bricks, sand, etc. will be of highest available standard.

**SUPERVISION**

Direct supervision at every stage of construction will be conducted by experienced Engineers to ensure highest quality workmanship.

One or more Degree or Diploma Engineer(s) will be engaged for supervision.

**DESIGN**

After finalization of the floor plan, the Developer will prepare the plan for submission to Panihati Municipality and any other Competent Authority for approval.

The Developer will then prepare the presentation drawings (for brochure) and the working architectural, structural, Electrical and plumbing drawings.

**APARTMENT LAYOUT**

Maximum advantages, especially in relation to the daylight and outside view.

Privacy will emphasize in designing the layout so the layout so THAT the master and second bedrooms are located away from the guest bedroom and main entertainment areas.

**MAJOR STRUCTURAL MATERIALS:**

**STEEL**

-60/40 grade Deformed bar.

**CEMENT**

Good Quality Cement.

**AGGREGATE**

Good Quality Stone Chips (Foundation and Column).

Good Quality Stone Chips (Beam and Slab).



Alokendra Bandyopadhyay

Architect

Contd...50



**BRICKS**

Standard Quality.

**SAND**

FM.2.1 for Sylhet Sand and FM 1.2 Local Sand.

**DOOR FRAME :** Wooden.

Only the toilet doors will be P.V.C.

**WINDOWS**

Aluminum Sliding Windows as per Architectural Design of the Building.

Safety Grills in all windows and verandah. (Front verandah grill is depends on architect's choice).

**WALLS AND PARTITIONS**

Internal wall of 75mm. thick. External wall will be 125mm. or 200mm. thick in choice of without any additional cost.

Good Quality bricks.

Wall surfaces of smooth finished plaster.

**OUTSIDE PAINT**

Exteriorwalls of weather proof/ Snowcem paint.

**KITCHEN :** 4ft. height glazed tiles covering from kitchen table top finished with Black Stone and one steel sink will be provide and two taps.

**TOILET FEATURES**

One European type commode make with standard low down cistern plumbing fittings and two C.P. Bib-Cock and one shower point in bath with 6ft. height white Glazed tiles from floor level for each toilets. These toilets are of standard materials. One Basin (dining). All the external and Internal sanitary plumbing lines are made of high density C.P.V.C. pipes. All the sanitary lines to be connected with Septic tank and waste water lines with the drain source.

**W. C.**

One English white commode with lowdown PVC cistern, Two C.P. Bib-Cocks and 6ft. height Glazed tiles (white)to be

  
Alokendu Bandyopadhyay

Advocate

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provided. Apart from above, extra payment to be paid for extra works by the purchaser.

**LIFT, LOBBIES, STAIRCASES & FLOORS**

- Lift lobby in each floor.
- Marble/Floor Tiles In lift lobbies.
- Stair Tiles/Marble in Staircase.
- Standard Quality floor tiles for each flat/unit.

**ELECTRICAL FITURES**

Sufficient electric points as follows :

**Main Entrance :** One Light and one Calling Bell point.

**Bedroom :** One Tube, One fan, One plug, Double bracket point.

**Balcony :** One light, One plug point,

**Dining :** One Tube, One fan, One plug, Single Bracket, 15 Amps Plug for freeze, One D.P. Main Switch.

**Toilet :** One light, One fan (exhaust).

**Kitchen :** One light, One fan (exhaust), One 15 Amps Plug points.

**WATER SUPPLY**

24 hours water facility through O.H. Tank from the source which installed inside the Apartment compound.

**LIFT**

- Passenger Lift of 6-passenger capacity.
- Adequate lighting system

**ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION.**

· The extra work may be done subject to architect's prior approval and money will be deposited in advanced.

· Cost of individual meter and proportionate cost of infrastructure i.e mother line and the proportionate cost of lift installation will be borne by the each of the purchaser exclusively for their each allocation.

· The decision of developer will be final.

*AP*

Alokendu Bandyopadhyay

A.P.

Contd...52

**ABHINABA UDYOG**  
*Mihiranjay Singh*  
**Partners**

**IN WITNESSES WHEREOF**, the Parties have hereunto put their respective signature on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

**in the presence of**

**WITNESSES:**

1. *Ayan Banerjee*  
Adv  
Barrackpore Court  
Enl no. F/1424/2013.

*20/07/2020*  
*Alokesh Bopha*  
ASHOK BISWAS  
Sahadul R

2. *Arijit Das*  
Adv  
Barrackpore Court  
Enl no. F-1523/1123/2020.

**SIGNATURE OF THE LAND OWNERS**

ABHINABA UDYOG  
Sami-Dan  
*Abir Das*  
*Pradip Das*  
*Maitrayajay Das*  
*Jyoti Das*

*Pradip Bhattacharya*  
Partners

**SIGNATURE OF THE DEVELOPER**

**Drafted by :**

*Alokendu Bandyopadhyay*  
Adv

**ALOKENDU BANDYOPADHYAY**  
Advocate  
Calcutta High Court, District Judge's Court Barasat,  
Barrackpore Court  
Enl. No.-WB-570/2004

**Laser Setter :**

*Preetam Das*  
**Preetam Das**

*Alokendu Bandyopadhyay*

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ABHINABA UDYOG  
*Maitrayajay Das*  
Partners

**MEMO OF CONSIDERATION**

We, the land Owners do hereby Received a sum of **Rs. 60,00,000.00 (Rupees Sixty Lacs)** Only from the within named Developer/s as payment of Owner's allocation in the following memo:

<u>Date</u>	<u>Cheque No.</u>	<u>Bank Name</u>	<u>Amount</u>
03.11.2021	579639	Bank of Baroda	Rs. 12,50,000.00
03.11.2021	316440	Axis Bank	Rs. 7,50,000.00
03.11.2021	000193	Bank of Baroda	Rs. 5,00,000.00
03.11.2021	467547	SBI	Rs. 7,50,000.00
03.11.2021	898760	UCO	Rs. 5,00,000.00
03.11.2021	000195	Bank of Baroda	Rs. 2,50,000.00
03.11.2021	001687	ICICI	Rs. 7,50,000.00
03.11.2021	898757	UCO	Rs. 2,50,000.00
05.01.2022	000001	Bank of Baroda	Rs. 2,50,000.00
05.01.2022	000003	Bank of Baroda	Rs. 2,50,000.00
05.01.2022	000004	Bank of Baroda	Rs. 2,50,000.00
05.01.2022	000005	Bank of Baroda	Rs. 2,50,000.00

**Total: Rs. 60,00,000.00**

In Word: **Rupees Sixty Lacs** Only.

SIGNED AND DELIVERED

in presence of following

**WITNESSES:**

1. Ayan Banerjee.  
Adv.  
Barra CKPone Court  
Ent no - F/1424/2013.

2. Anish Banerjee  
Adv.  
Barra CKPone Court.

30/11/2021  
Alokesh Pradhan  
Adv.  
Sahakar Dny

**SIGNATURE OF THE LAND OWNERS**

  
Alokendu Bandyopadhyay  
Advocate

**ABHINABA UDYOG**  
Nityanjay Sengupta  
Partners





**UNDER RULE 44A OF THE I.R. ACT**



(1) Name : **SRI ALOKESH BAGCHI**

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Alokesh Bagchi*

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI SUKUMAR BHAWAL**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Sukumar Bhowal*

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



**UNDER RULE 44A OF THE I.R. ACT 1908**



(1) Name : **SRI ASHOKE BISWAS @ ASHOK BISWAS**

**LEFT HAND FINGER PRINT**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

ASHOK BISWAS

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI SAHADEB DEY**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Sahadeb Dey

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

Sahadeb Dey

All the above fingerprints are of the abovenamed person, and attested by the said person.

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

**ABHINABA UDYOG**  
Mityunjay sey  
Partners



**UNDER RULE 44A OF THE I.R. ACT**



(1) Name : **SRI PRADIP KUMAR GHOSH**

*Pradip Kumar Ghosh*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Pradip Kumar Ghosh*  
SIGNATURE OF THE PRESENTANT



(2) Name : **SRI MRITYUNJOY DEO**

Status : Presentant/Executant/Claimant/Attorney/Princlpal/Guardian/Testator

*Mrityunjoy Deo*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Mrityunjoy Deo*  
SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

**ABHINABA UDYOG**  
*Mrityunjoy Deo*  
Partners

**UNDER RULE 44A OF THE I.R. ACT**



(1) Name : **SRI SUMIT DAM**

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Sumit Dam*

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI DILIP DAS**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Dilip Das*

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

**ABHINABA UDYOG**  
*Mukundraj & Co*  
Partners



# UNDER RULE 44A OF THE I.R. ACT 1908



*Prabir Bhattacharya*

(1) Name : **SRI PRABIR BHATTACHARYA**

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*Prabir Bhattacharya*

-----  
SIGNATURE OF THE PRESENTANT



*Jayanta Das*

(2) Name : **SRI JAYANTA DAS**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*Jayanta Das*

-----  
SIGNATURE OF THE PRESENTANT

*All the above fingerprints are of the abovenamed person, and attested by the said person.*

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

**ABHINABA UDYOG**  
*Mitgunjoy Sengupta*  
Partners

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card


AEGPB0085A



नाम / Name  
ALOKESH BAGCHI

पिता का नाम / Father's Name  
AJIT MOHAN BAGCHI

जन्म की तारीख / Date of Birth  
05/01/1960

  
हस्ताक्षर / Signature



990020115

Alokesh Bagchi





भारत सरकार  
GOVERNMENT OF INDIA



অলকেশ বাগ্‌চী  
Alokesh Bagchi  
জন্ম তারিখ / DOB : 05/01/1960  
পুরুষ / MALE



7078 0371 5954

আমার আধার, আমার পরিচয়

Alokesh Bagchi



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address  
S/O: Ajit Mohan Bagchi 2  
VIVEKANANDA COLONY  
Panihati (m) Panihati North  
24 Parganas West Bengal -  
700114

ফোনঃ  
S/O: অজিত মোহন বাগ্‌চী, ২ বিবেকানন্দ  
কলোনি, পানিহাটি (এম), উত্তর ২৪  
পার্শ্বনা,  
পশ্চিম বঙ্গ - ৭০০১১৪



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आयकर विभाग      भारत सरकार  
INCOME TAX DEPARTMENT      GOVT. OF INDIA

SUKUMAR BHOWAL  
LALIT MOHAN BHOWAL

04/04/1963

Permanent Account Number  
AGVPB9819R

*Sukumar Bhowal*

*शुभ सुकुमार भोवाल*





ভারত সরকার  
**ভারত সরকার**  
 Unique Identification Authority of India  
**Government of India**

অনুমতি নং / Enrolment No. : 1111/11660/04796

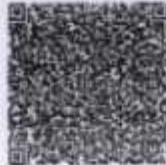
To  
 Sukumar Bhawal  
 পুস্কর ভাওয়াল  
 S/O. Lalit Mohan Bhawal  
 INDIRA NAGAR BLOCK 3  
 Panitah (m)  
 Sodepur, North 24 Parganas  
 West Bengal - 700110

07/05/2014



KL913809816FT

91380601



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8733 8098 4537**

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
 Government of India

পুস্কর ভাওয়াল  
 Sukumar Bhawal

তারিখ / DOB: 01/01/1963  
 পল / Male

**8733 8098 4537**



আধার - সাধারণ মানুষের অধিকার

স্বাক্ষরিত / Signed

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASHOK BISWAS  
KALIPADA BISWAS  
16/08/1968

Permanent Account Number  
AIAPB7873J

ASHOK BISWAS

Signature



ASHOK BISWAS

In case this card is lost/ found, kindly inform / return to :  
Income Tax PAN Services Unit, UTISI,  
Plot No. 3, Sector 11, CBD Delapur,  
New Mumbai - 400 614.

इस कार्ड के खोने/प्राप्त होने पर कृपया सूचित करें/वापस करें :  
आयकर सेवा इकाई, UTISI,  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. देलापुर,  
नवी मुंबई - 400 614.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/12003/09027

To

অশোক বিহাস

ASHOK BISWAS

S/O: Kalpada Biswas

MALIN APPARTMENT 15NO NILGUNJ ROAD

Panihat (m)

Sodepur

North 24 Parganas North 24 Parganas

West Bengal 700110

20/11/2014

1620461326



ML929481285FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6997 0132 4334

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



অশোক বিহাস

ASHOK BISWAS

তারিখ / DOB : 15/08/1968

পুরুষ / Male



6997 0132 4334

আধার - সাধারণ মানুষের অধিকার

তথ্য

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

INFORMATION -

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

■ আধার সারা দেশে মান্য।

■ আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

S/O: কাল্পদা বিহাস, মালিনা  
৩পতালেক, ১৫ নং নীলগঞ্জ রোড,  
পানিহাট (ম), সোদপুর, উত্তর  
২৪ পরগনা, পশ্চিম বঙ্গ, ৭০০১১০

Address:

S/O: Kalpada Biswas, MALIN  
APPARTMENT, 15NO NILGUNJ  
ROAD, Panihat (m), Sodepur,  
North 24 Parganas, West Bengal,  
700110

6997 0132 4334



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

ASHOK BISWAS



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ANOPD2745A



नाम / Name  
SAHADEB DEY

पिता का नाम / Father's Name  
DASHURATHI DEY

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

*Sahadeb Dey*  
SIGNATURE / Signature



04042017

यदि कार्ड के खोने/चले कर कृपया सूचना करें/वेबसाइट:

आयकर विभाग इकाई, एक प्लॉट डी प्लॉट  
ए.बी.सिकर, गंधी स्मॉलिंग,  
प्लॉट नं. 343, सर्वे नं. 997/8,  
मंडल कोलोनी, दीप बंगला चौक के पास,  
दुर्ग - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to:

Income Tax PAN Services Unit, NSDL  
5th Floor, Market Streeting,  
Plot No. 343, Survey No. 997/8,  
Mandal Colony, Near Deep Bungalow Chowk,  
Durg - 411 016.

Tel: 91-20-2221 8080/Fax: 91-20-2721 8081  
e-mail: [nsdl@nsdl.com](mailto:nsdl@nsdl.com)

*Sahadeb Dey*



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No.: 2834/09778/99030

To  
Sahadeb Dey  
S/O: Dashurathi Dey,  
T.N. BANERJEE ROAD,  
PANIHATI,  
VTC: Panihati (m),  
PO: Panihati,  
Sub District: North 24 Parganas, District: North 24  
Parganas.

State: West Bengal,  
PIN Code: 700114,  
Mobile: 9163170121

94091019



MF946910197F1



आपका आधार क्रमांक / Your Aadhaar No. :

**3919 9257 3842**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Issue Date: 05/03/2014



Sahadeb Dey  
DOB : 01/01/1961  
Male

**3919 9257 3842**

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

**INFORMATION**

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

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

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



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address: S/O: Dashurathi Dey, T.N.  
BANERJEE ROAD, PANIHATI,  
Panihati (m), North 24 Parganas,  
West Bengal, 700114

Print Date: 21/06/2014



**3919 9257 3842**



1947



help@uidai.gov.in



www.uidai.gov.in

Sahadeb Dey

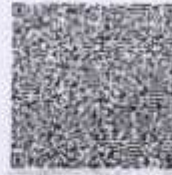
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABWFA6533F



नाम/Name  
ABHINABA UOYOG

निर्माण/पंजी. की तिथि  
Date of Incorporation/Formation  
09/11/2021

15112021

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीट करें:

आयकर विभाग इकाई, एन एस डी यूएन  
बुधवारविल, मन्त्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नज़्द बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL  
4th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [income@nsdl.co.in](mailto:income@nsdl.co.in)







भारत सरकार  
GOVERNMENT OF INDIA



प्रदीप कुमार घोष  
Pradip Kumar Ghosh  
जन्मदिनांक / DOB: 27-01-1965  
पुरुष / MALE



5004 3599 8860

आधार - साधारण मानुषेअर अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

Address

प्रा. सं. अमृता कुमार घोष  
109 गान्धी नगर, पश्चिमी  
(3म) क्षेत्र के पार्कना,  
पश्चिम बंग 700114

S/O. Amulya Kumar  
Ghosh, 109 GANDHI  
NAGAR, Panhati (m),  
North 24 Parganas,  
West Bengal 700114



1987  
5004 3599 8860

1987  
www.uidai.gov.in

1987  
www.uidai.gov.in

P.O. Box No. 1987  
Bangalore-560 001

Pradip Kumar Ghosh



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

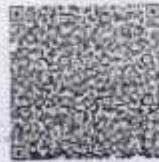
Enrolment No: 1325/13549/15043

To  
Mrityunjoy Day  
S/O: Sushil Chandra Dey  
3NO GOVERNMENT COLONY  
Panihati (m)  
North 24 Parganas Sodepur  
West Bengal - 700110  
9830229599

Download Date: 20/05/2017

Generation Date: 20/05/2017

Validity: Unknown



आपका आधार क्रमांक / Your Aadhaar No. :

9600 8558 6221

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Mrityunjoy Day  
DOB: 02/01/1966  
MALE



9600 8558 6221

मेरा आधार, मेरी पहचान



Government of India



सूचना

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

INFORMATION

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

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



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
S/O: Sushil Chandra Dey, 3NO  
GOVERNMENT COLONY,  
Panihati (m), North 24 Parganas,  
West Bengal - 700110

9600 8558  
6221



help@uidai.gov.in



www.uidai.gov.in

Mrityunjoy Day



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No. : 0654/07000/11846

To  
Sumit Dam

25/11/2014

S/O: Sudhir Kumar Dam  
S.N. ROAD  
BIDHAN PALLY  
Panihati (m)  
Natagarh, North 24 Paraganas, North 24 Parganas,  
West Bengal - 700113  
8420118750



KA572376191FH  
57237619



आपका आधार क्रमांक / Your Aadhaar No. :

4887 4821 0845

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India

Sumit Dam



DOB: 07/04/1973

Male

4887 4821 0845



मेरा आधार, मेरी पहचान

Sumit-Dam





ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

ভাসিকাভুক্তির আই ডি / Enrollment No.: 1178/39475/04127

To  
 প্রবীর ভট্টাচার্য  
 Prabir Bhattacharya  
 S/O Niron Bhattacharya  
 Flat-3A Block-B The Waterside 15 Nilgang Road  
 Near Gururamak Institute Sodepur  
 Penhati (m)  
 Sodepur  
 North 24 Paraganas North 24 Parganas  
 West Bengal 700110  
 9681915490

26/08/2017  
 61195587



MD611956875FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5285 0364 7741**

আমার আধার, আমার পরিচয়



ভারত সরকার  
 Government of India



প্রবীর ভট্টাচার্য  
 Prabir Bhattacharya  
 জন্মতারিখ / DOB : 08/10/1964  
 পুরুষ / Male



**5285 0364 7741**

আমার আধার, আমার পরিচয়

*Prabir Bhattacharya*

আধার কার্ডের সুরক্ষিত প্রতিলিপি

To  
শ্রী জয়ন্ত দাস  
Jayanta Das  
S/O: Tarak Chandra Das  
83 SAND COLONY  
Panskura (w)  
Panskura  
North 24 Parganas North 24 Parganas  
West Bengal 700114  
ML924745989FT

192474598  
2011/2012



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**2239 8510 9461**

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
Government of India

জয়ন্ত দাস  
Jayanta Das  
জন্ম তারিখ / DOB : 03/12/1976  
পুংস্র / Male




**2239 8510 9461**  
আধার - সাধারণ মানুষের অধিকার

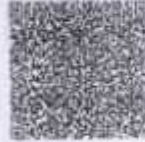
Jayanta Das



भारत सरकार  
GOVERNMENT OF INDIA



विवेकीय नाम  
Dilip Das  
जन्म तारीख / DOB : 03/01/1975  
पुरुष / MALE



6285 7996 1382

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:  
ए-3/अ-3, नेताई चंद्र दास, 15 नीलगंज  
रोड, 29 सुबाश उद्यान, पानिहाटी  
(नर्म), ई-32 २४ पार्गना,  
पश्चिम बंग - 700114

Address  
S/O: Netaji Chandra Das 15  
NILGANJ ROAD 29  
SUBASH UDYAN Panihati  
(m) North 24 Parganas  
Panihati West Bengal -  
700114



1947  
0285 7996 1382

india@uaid.gov.in

www.uaid.gov.in

P.O. Box No. 1947,  
Bachchan, 550 001

Dilip Das





### BAR COUNCIL OF WEST BENGAL


A body constituted under the Advocates Act, 1961  
2 & 3, Kiron Sankar Ray Road, City Civil Court Building, 700 001  
Phone: 2248-8958, 2258-7133, 2230-6771, Tele Fax: 2248-7233  
Email: westbengalbarcouncil@gmail.com  
Website: www.wbbarcouncil.org

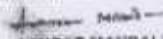
#### IDENTITY CARD

NAME : **AYAN BANERJEE**, Advocate

Father's/Husband's Name **Swapan Banerjee**



  
(SIDDHARTHA MUKHOPADHYAY)  
Chairman Executive Committee

  
(ANISAR MANDAL)  
Chairman

Ayan Banerjee.



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192021220181652331 Payment Mode: Online Payment  
GRN Date: 10/02/2022 21:02:24 Bank/Gateway: AXIS Bank  
BRN : 322068381 BRN Date: 10/02/2022 21:02:54  
Payment Status: Successful Payment Ref. No: 2000411201/4/2022  
[Query No.\* Query Year]

Depositor Details

Depositor's Name: Alokendu Bandyopadhyay  
Address: 76, Central Road, Anandaloke Sodepur, Kolkata-700110  
Mobile: 9674975574  
Depositor Status: Advocate  
Query No: 2000411201  
Applicant's Name: Mr Alokendu Bandyopadhyay  
Identification No: 2000411201/4/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000411201/4/2022	Property Registration- Stamp duty	0030-07-103-003-02	74921
2	2000411201/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	60021

Total 134942

IN WORDS: ONE LAKH THIRTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.

### Major Information of the Deed

Deed No :	I-1524-01943/2022	Date of Registration	03/03/2022
Query No / Year	1524-2000411201/2022	Office where deed is registered	
Query Date	06/02/2022 9:14:12 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, 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 : 60,00,000/-]		
Set Forth value	Market Value		
Rs. 2,05,00,000/-	Rs. 3,54,58,064/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 60,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Nilganj Road (Panihati Municipality),  
Mouza: SODEPUR, , Ward No: 13, Holding No:12/A JI No: 8, Touzi No: 172 Pin Code : 700110

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-302 (RS :-)	LR-1364	Bastu	Bastu	6 Katha 2 Chatak 3.75 Sq Ft	50,00,000/-	87,29,516/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
L2	LR-302/494 (RS :-)	LR-1383	Bastu	Bastu	6 Katha 2 Chatak 3.75 Sq Ft	50,00,000/-	87,29,516/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
L3	LR-302/495 (RS :-)	LR-113	Bastu	Bastu	6 Katha 2 Chatak 3.75 Sq Ft	50,00,000/-	87,29,516/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
L4	LR-298 (RS :-)	LR-126	Bastu	Bastu	6 Katha 2 Chatak 3.75 Sq Ft	50,00,000/-	87,29,516/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
		<b>TOTAL :</b>			<b>40.4594Dec</b>	<b>200,00,000 /-</b>	<b>349,18,064 /-</b>	
		<b>Grand Total :</b>			<b>40.4594Dec</b>	<b>200,00,000 /-</b>	<b>349,18,064 /-</b>	



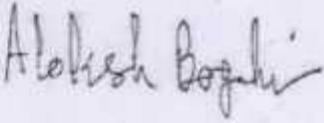


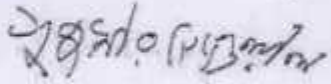




**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	2000 Sq Ft.	5,00,000/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>2000 sq ft</b>	<b>5,00,000 /-</b>	<b>5,40,000 /-</b>	

**Land Lord Details :**

Sl No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b> <b>Mr ALOKESH BAGCHI (Presentant)</b> Son of Late Ajit Mohan Bagchi Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 03/03/2022 ,Place : Office	 03/03/2022	 LTI 03/03/2022	 03/03/2022
2No. Vivekananda Colony, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx5A, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 03/03/2022 ,Place : Office				
2	<b>Name</b> <b>Mr SUKUMAR BHAWAL</b> Son of Late Lalit Mohan Bhawal Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 03/03/2022 ,Place : Office	 03/03/2022	 LTI 03/03/2022	 03/03/2022
Indira Nagar, Block- III, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx9R, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 03/03/2022 ,Place : Office				



3

Name	Photo	Finger Print	Signature
<b>Mr ASHOKE BISWAS,</b> <b>(Alias: Mr Ashok Biswas)</b> Son of Late Kalipada Biswas Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 03/03/2022 ,Place : Office	 03/03/2022	 LTI 03/03/2022	 03/03/2022

Malina Apartment, Flat No. 12, Third Floor, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 03/03/2022 ,Place : Office

4

Name	Photo	Finger Print	Signature
<b>Mr SAHADEB DEY</b> Son of Late Dasurathi Dey Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 03/03/2022 ,Place : Office	 03/03/2022	 LTI 03/03/2022	 03/03/2022

127, T.N.Banerjee Road, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 03/03/2022 ,Place : Office

#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Abhinaba Udyog</b> Malina Apartment, 15No., Nilgunj Road, Ground Floor, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 , PAN No.:: ABxxxxxx3F,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Pradip Kumar Ghosh</b>            Son of Late Amulya Kumar Ghosh            Date of Execution - 03/03/2022, , Admitted by: Self, Date of Admission: 03/03/2022, Place of Admission of Execution: Office         </td> <td>             Mar 3 2022 12:49PM         </td> <td>             LTI            03/03/2022         </td> <td>    </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Pradip Kumar Ghosh</b> Son of Late Amulya Kumar Ghosh Date of Execution - 03/03/2022, , Admitted by: Self, Date of Admission: 03/03/2022, Place of Admission of Execution: Office	 Mar 3 2022 12:49PM	 LTI 03/03/2022	 
Name	Photo	Finger Print	Signature						
<b>Mr Pradip Kumar Ghosh</b> Son of Late Amulya Kumar Ghosh Date of Execution - 03/03/2022, , Admitted by: Self, Date of Admission: 03/03/2022, Place of Admission of Execution: Office	 Mar 3 2022 12:49PM	 LTI 03/03/2022	 						

**ABHINABA UDYOG**  
*Mityunjoy sey*  
 Partner



309 Gandhi Nagar, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Abhinaba Udyog (as Partner)

2	Name	Photo	Finger Print	Signature
	<b>Mr Mrityunjoy Dey</b> Son of Late Sushil Chandra Dey Date of Execution - 03/03/2022, , Admitted by: Self, Date of Admission: 03/03/2022, Place of Admission of Execution: Office			
		Mar 3 2022 12:50PM	LTI 03/03/2022	03/03/2022

3no. Govt. Colony, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Abhinaba Udyog (as Partner)

3	Name	Photo	Finger Print	Signature
	<b>Mr Sumit Dam</b> Son of Late Sudhir Kumar Dam Date of Execution - 03/03/2022, , Admitted by: Self, Date of Admission: 03/03/2022, Place of Admission of Execution: Office			
		Mar 3 2022 12:50PM	LTI 03/03/2022	03/03/2022

Bidhanpally, S.N.Road, City:- Panihati, P.O:- Natagarh, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Abhinaba Udyog (as Partner)

4	Name	Photo	Finger Print	Signature
	<b>Mr Dilip Das</b> Son of Late Netai Chandra Das Date of Execution - 03/03/2022, , Admitted by: Self, Date of Admission: 03/03/2022, Place of Admission of Execution: Office			
		Mar 3 2022 12:51PM	LTI 03/03/2022	03/03/2022



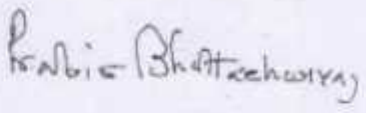


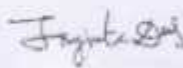
Subhas Uddyan, 15no. Nilganj Road, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Abhinaba Udyog (as Partner)

**ABHINABA UDYOG**



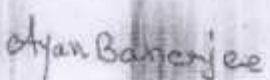
*Mrityunjoy Dey*  
Partner





5	Name	Photo	Finger Print	Signature
	<b>Mr Prabir Bhattacharya</b> Son of Mr Niren Bhattacharya Date of Execution - 03/03/2022, , Admitted by: Self, Date of Admission: 03/03/2022, Place of Admission of Execution: Office	 <small>Mar 3 2022 12:51PM</small>	 <small>LTI 03/03/2022</small>	 <small>03/03/2022</small>
Flat No. 3A, 3rd Floor, Block-B, The Water Side , 15, Nilganj Road, City:- Panihati, P.O:- Panihati, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Abhinaba Udyog (as Partner)				
6	Name	Photo	Finger Print	Signature
	<b>Mr Jayanta Das</b> Son of Late Tarak Chandra Das Date of Execution - 03/03/2022, , Admitted by: Self, Date of Admission: 03/03/2022, Place of Admission of Execution: Office	 <small>Mar 3 2022 12:52PM</small>	 <small>LTI 03/03/2022</small>	 <small>03/03/2022</small>
53, Sahid Colony, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Abhinaba Udyog (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ayan Banerjee</b> Son of Mr Swapan Banerjee Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120	 <small>03/03/2022</small>	 <small>03/03/2022</small>	 <small>03/03/2022</small>
Identifier Of Mr ALOKESH BAGCHI, Mr SUKUMAR BHAWAL, Mr ASHOKE BISWAS, Mr SAHADEB DEY, Mr Pradip Kumar Ghosh, Mr Mrityunjay Dey, Mr Sumit Dam, Mr Dilip Das, Mr Prabir Bhattacharya, Mr Jayanta Das			

**ABHINABA UDYOG**  
*Mrityunjay sey*  
 Partner



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr ALOKESH BAGCHI	Abhinaba Udyog-2.52871 Dec
2	Mr SUKUMAR BHAWAL	Abhinaba Udyog-2.52871 Dec
3	Mr ASHOKE BISWAS	Abhinaba Udyog-2.52871 Dec
4	Mr SAHADEB DEY	Abhinaba Udyog-2.52871 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr ALOKESH BAGCHI	Abhinaba Udyog-2.52871 Dec
2	Mr SUKUMAR BHAWAL	Abhinaba Udyog-2.52871 Dec
3	Mr ASHOKE BISWAS	Abhinaba Udyog-2.52871 Dec
4	Mr SAHADEB DEY	Abhinaba Udyog-2.52871 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr ALOKESH BAGCHI	Abhinaba Udyog-2.52871 Dec
2	Mr SUKUMAR BHAWAL	Abhinaba Udyog-2.52871 Dec
3	Mr ASHOKE BISWAS	Abhinaba Udyog-2.52871 Dec
4	Mr SAHADEB DEY	Abhinaba Udyog-2.52871 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr ALOKESH BAGCHI	Abhinaba Udyog-2.52871 Dec
2	Mr SUKUMAR BHAWAL	Abhinaba Udyog-2.52871 Dec
3	Mr ASHOKE BISWAS	Abhinaba Udyog-2.52871 Dec
4	Mr SAHADEB DEY	Abhinaba Udyog-2.52871 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr ALOKESH BAGCHI	Abhinaba Udyog-500.00000000 Sq Ft
2	Mr SUKUMAR BHAWAL	Abhinaba Udyog-500.00000000 Sq Ft
3	Mr ASHOKE BISWAS	Abhinaba Udyog-500.00000000 Sq Ft
4	Mr SAHADEB DEY	Abhinaba Udyog-500.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Nilganj Road (Panihati Municipality),  
Mouza: SODEPUR, Ward No: 13, Holding No:12/A JI No: 8, Touzi No: 172 Pin Code : 700110

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 302, LR Khatian No:- 1364		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 302/494, LR Khatian No:- 1383		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 302/495, LR Khatian No:- 113		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 298, LR Khatian No:- 126		Seller is not the recorded Owner as per Applicant.

ABHINABA UDYOG

*Maitijunjay Deo*

Partners





On 03-03-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:07 hrs on 03-03-2022, at the Office of the A.D.S.R. SODEPUR by Mr ALOKESH BAGCHI, one of the Executants.

**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 3,54,58,064/-

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

Execution is admitted on 03/03/2022 by 1. Mr ALOKESH BAGCHI, Son of Late Ajit Mohan Bagchi, 2No. Vivekananda Colony, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Business, 2. Mr SUKUMAR BHAWAL, Son of Late Lalit Mohan Bhawal, Indira Nagar, Block- III, P.O: Sodepur, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Business, 3. Mr ASHOKE BISWAS, Alias Mr Ashok Biswas, Son of Late Kalipada Biswas, Malina Apartment, Flat No. 12, Third Floor, P.O: Sodepur, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Business, 4. Mr SAHADEB DEY, Son of Late Dasurathi Dey, 127, T.N.Banerjee Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Business

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-03-2022 by Mr Prabir Bhattacharya, Partner, Abhinaba Udyog (Partnership Firm), Malina Apartment, 15No., Nilgunj Road, Ground Floor, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 03-03-2022 by Mr Jayanta Das, Partner, Abhinaba Udyog (Partnership Firm), Malina Apartment, 15No., Nilgunj Road, Ground Floor, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 03-03-2022 by Mr Pradip Kumar Ghosh, Partner, Abhinaba Udyog (Partnership Firm), Malina Apartment, 15No., Nilgunj Road, Ground Floor, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 03-03-2022 by Mr Mityunjoy Dey, Partner, Abhinaba Udyog (Partnership Firm), Malina Apartment, 15No., Nilgunj Road, Ground Floor, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 03-03-2022 by Mr Sumit Dam, Partner, Abhinaba Udyog (Partnership Firm), Malina Apartment, 15No., Nilgunj Road, Ground Floor, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

ABHINABA UDYOG  
*Mityunjoy Dey*  
Partners





Identified by Mr Ayan Banerjee, . . Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, . City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 03-03-2022 by Mr Dilip Das, Partner, Abhinaba Udyog (Partnership Firm), Malina Apartment, 15No., Nilgunj Road, Ground Floor, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Identified by Mr Ayan Banerjee, . . Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, . City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,021/- ( B = Rs 60,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 60,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2022 9:03PM with Govt. Ref. No: 192021220181652331 on 10-02-2022, Amount Rs: 60,021/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 322068381 on 10-02-2022, Head of Account 0030-03-104-001-16

#### 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: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 8705, Amount: Rs.100/-, Date of Purchase: 10/02/2022, Vendor name: RANA SUR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2022 9:03PM with Govt. Ref. No: 192021220181652331 on 10-02-2022, Amount Rs: 74,921/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 322068381 on 10-02-2022, Head of Account 0030-02-103-003-02

Sumanta Chakraborty  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
North 24-Parganas, West Bengal

ABHINABA UDYOG  
Mityunjoy Das  
Partners



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2022, Page from 90160 to 90247

being No 152401943 for the year 2022.



Digitally signed by SUMANTA  
CHAKRABORTY  
Date: 2022.03.08 11:07:23 +05:30  
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/03/08 11:07:23 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.

ABHINABA UDYOG  
*Mitgunjay dey*  
Partners



(This document is digitally signed.)