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signatures. The signature sheet/s and
the attachment sheet/s attached with this
stamp are the part of this document

Adml. Offr. Sub-Registrar
Alipore, South 24 Parganas

24 DEC 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 24th day of

December Two Thousand Nineteen (2019)

BETWEEN

Supranath Naskar

GANAPATI BUILDERS

Proprietor

[Signature]

24.12.19
13:00
16 05/929637/19

20.12-19

12378

Date

paid to Supravath Naskar
of Brij Purba Naskar Para, Kolkata-700084.

Rupees

100/-

SDS

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-2



Identifier:-

Surya Prasad Datta
Adm.
Alipore Judges' Court,
Kolkata-700027.

SRI SUPRAVATH NASKAR alias **SRI SUPRABHAT NASKAR**, PAN : **APWPN3112K**, Aadhaar No. **8229 8137 7895**, son of Sri Ashim Kumar Naskar, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Brij Purba Naskar Para, Post Office - Garia, Police Station - Patuli, Kolkata - 700084, District : South 24-Parganas, State : West Bengal, hereinafter called and referred to as the **OWNER/LAND OWNER/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

M/S. GANAPATI BUILDERS, a proprietorship business concern, having its office at 78, Rabindra Pally, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700086, District : South 24-Parganas, State : West Bengal, represented by its sole proprietor **SRI RAJESH KUMAR SAHA**, PAN : **BDWPS4705G**, Aadhaar No. **3805 7710 2947**, son of Late Guna Kanta Prasad Saha, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at A/78/2, Rabindra Pally, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700086, District : South 24-Parganas, State : West Bengal, hereinafter called and referred to as the **DEVELOPER/SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives, successors-in-interest, successors-in-office and successors-in-assigns) of the **OTHER PART**.

WHEREAS Sri Makhan Lal Naskar, Sri Subal Chandra Naskar, and Sri Ashim Kumar Naskar, all are sons of Late Ashutosh Naskar, were joint owners of landed property measuring about 1 acre 73 decimal in C.S. Dag No. 606 corresponding to R.S. Dag Nos. 701, 735, 737 and C.S. Dag No. 634 corresponding to R.S. Dag No. 743, under C.S. Khatian No. 92 corresponding to R.S. Khatian No. 28, of Mouza : Brij, J.L. No. 27, Touzi No. 39, R.S. No. 1, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in the District : South 24-Parganas;

AND WHEREAS for better utilisation of the aforesaid property, said Sri Makhan Lal Naskar, Sri Subal Chandra Naskar and Sri Ashim Kumar Naskar

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executed and registered a Deed of Partition on 24/05/1987, which was duly registered at the Office of the Additional District Sub-Registrar at Alipore, South 24-Parganas and recorded in its Book No. I, Volume No. 24, Pages from 55 to 62, Being No. 791, for the year 1987;

AND WHEREAS thereafter Sri Subal Chandra Naskar, Sri Ashim Kumar Naskar and the legal heirs of said Sri Makhan Lal Naskar, executed and registered a Deed of Declaration on 01/03/1999 for more clarification of the aforesaid Deed of Partition dated 24/05/1987, which was duly registered at the Office of the Additional District Sub-Registrar at Alipore, South 24-Parganas and recorded in its Book No. I, Volume No. 23, Pages from 201 to 206, Being No. 641, for the year 1999;

AND WHEREAS Sri Ashim Kumar Naskar became owner of landed property measuring about 36 (thirty six) Cottahs 5 (five) Chittacks 23 (twenty three) Sq.ft. more or less in C.S. Dag No. 606 corresponding to R.S. Dag Nos. 701, 735, 737 and C.S. Dag No. 634 corresponding to R.S. Dag No. 743, under C.S. Khatian No. 92 corresponding to R.S. Khatian No. 28, of Mouza : Brijji, J.L. No. 27, Touzi No. 39, R.S. No. 1, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in the District : South 24-Parganas, by virtue of aforesaid Deed of Partition dated 24/05/1987 and Deed of Declaration dated 01/03/1999. The allotted property of Sri Ashim Kumar Naskar was mentioned in the "uma" schedule and marked as "c" with green border line in the annexed plan of the aforesaid Deed of Partition dated 24/05/1987;

AND WHEREAS Sri Ashim Kumar Naskar allotted a plot of land measuring about 4 (four) Cottahs 2 (two) Chittacks 38 (thirty eight) Sq.ft. more or less in C.S. Dag No. 606 corresponding to R.S. Dag No. 737 and a plot of land measuring about 1 (one) Cottahs 10 (ten) Chittacks 36 (thirty six) Sq.ft. more or less in C.S. Dag No. 634 corresponding to R.S. Dag No. 743, in total land area 5 (five) Cottahs 12 (twelve) Chittacks 74 (seventy four) Sq.ft. equal to 5 (five) Cottahs 13 (thirteen) Chittacks 29 (twenty nine) Sq.ft. more or less under C.S. Khatian No. 92 corresponding to R.S. Khatian No. 28, of Mouza : Brijji, J.L. No. 27, Touzi No. 39, R.S. No. 1, Pargana : Khaspur, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in the District : South 24-Parganas, in favour of his son Sri Suprabhat Naskar,

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the Land Owner herein, by virtue of an Indenture dated 30/03/1992 and mentioned in the "gha" schedule, which deed was duly registered at the Office of the Additional District Sub-Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 37, Pages from 152 to 160, Being No. 1370, for the year 1992;

AND WHEREAS thereafter Sri Suprabhat Naskar, the Land Owner herein, applied before the Kolkata Municipal Corporation (K.M.C) in respect of his aforesaid landed property, measuring about 4 (four) Cottahs 2 (two) Chittacks 38 (thirty eight) Sq.ft. more or less, which is known and numbered as the K.M.C. Premises No. 142, Brij East, Assessee No. 31-110-03-0142-1, within the K.M.C. Ward No. 110, Kolkata – 700084;

AND WHEREAS the Land Owner herein is now absolute sole owner of one demarcated plot of land measuring about 4 (four) Cottahs 2 (two) Chittacks 38 (thirty eight) Sq.ft. more or less and a building standing thereon, lying and situated in C.S. Dag No. 606 under C.S. Khatian No. 92, corresponding to R.S. Dag No. 737 under R.S. Khatian No. 28, of Mouza : Brij, J.L. No. 27, Touzi No. 39, R.S. No. 1, Pargana : Khaspur, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in the District : South 24-Parganas, also within the area of the Kolkata Municipal Corporation, in the K.M.C. Ward No. 110, being the K.M.C. Premises No. 142, Brij East, Assessee No. 31-110-03-0142-1, and mailing address Brij Purba Naskar Para, P.O. Garia, Kolkata – 700084, and entire this property hereinafter called and referred to as the **said land/said premises** which is morefully described in the Schedule 'A' hereunder written;

AND WHEREAS the Land Owner herein is very much desirous to construct a building on his **said land** but he has no such fund as well as experience in this matter and so the Land Owner approached the Developer herein to make construction of a new building as per building plan to be sanctioned by The Kolkata Municipal Corporation at the Developer's cost on the **said land/said premises**;

AND WHEREAS the Land Owner herein represents to the Developer of his intention to develop his **said land/said premises** through the Developer herein and the title of the Land Owner is free clear and marketable and free from all encumbrances;

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Proprietor

AND WHEREAS relying on the aforesaid representation of the Land Owner herein, the Developer herein agrees to develop all that the said land/said premises being the K.M.C. Premises No. 142, Brij East, in K.M.C. Ward No. 110, P.S. Patuli, Kolkata – 700084 on the terms of conditions as contained hereinafter.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :

ARTICLE – I
DEFINITIONS

A. In this agreement unless it be contrary or repugnant to the subject or context be following words and/or expressions shall mean as follows :-

- i) "The OWNER" shall mean the Land Owner above named and his legal heirs, successors, executors, administrators, legal representatives and assigns.
- ii) "The DEVELOPER" shall mean the Developer above named and his legal heirs, successors, executors, administrators, legal representatives, successors-in-interest, successors-in-office and successors-in-assigns.
- iii) "The LAND/PREMISES" shall mean **ALL THAT** piece and parcel of land measuring about 4 (four) Cottahs 2 (two) Chittacks 38 (thirty eight) Sq.ft. more or less and a building standing thereon, lying and situated in C.S. Dag No. 606 under C.S. Khatian No. 92, corresponding to R.S. Dag No. 737 under R.S. Khatian No. 28, of Mouza : Brij, J.L. No. 27, Touzi No. 39, R.S. No. 1, Pargana : Khaspur, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in the District : South 24-Parganas, also within the area of the Kolkata Municipal Corporation, in the K.M.C. Ward No. 110, being the K.M.C. Premises No. 142, Brij East, Assessee No. 31-110-03-0142-1, and mailing address Brij Purba Naskar Para, P.O. Garia, Kolkata – 700084, as morefully described in the Schedule 'A' hereunder written on which the new proposed building is to be constructed as per the sanctioned building plan to be obtained from the Kolkata Municipal Corporation.
- iv) "The L.B.S." shall mean such L.B.S. or firm from the Developer may appoint as L.B.S. for the proposed building, from time to time.

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v) "The BUILDING PLAN" shall mean the map or plan as to be sanctioned by the Kolkata Municipal Corporation or revised building plan as to be sanctioned in respect of the **said land** and shall also wherever the context permits, includes such plans modified or revised, drawings, elevations and specification as are prepared by the L.B.S. including variation/modification therein if any.

vi) "The NEW BUILDING" shall mean the building to be constructed as per sanctioned building plan to be obtained from the Kolkata Municipal Corporation, by the Developer in pursuance hereof on the **said land** described hereinabove.

vii) "The CONSTRUCTIONAL HABITABLE AREA" herein shall mean the habitable and/or saleable areas of the proposed building.

viii) "The OWNER'S ALLOCATION" shall mean upon completion of construction of the proposed building on the said land as per the K.M.C. sanctioned building plan, the Owner will get 50% sanctioned car parking spaces on the ground floor of the proposed building, and 50% flat area i.e. entire first floor and East-North-West side on the third floor of the proposed building as per sanctioned building plan, **TOGETHERWITH** undivided proportionate share in the land and the common portions of the proposed building in accordance with the terms and conditions of these presents. The Owner also get non-refundable Rs.7,50,000/- (Rupees Seven Lakh and Fifty Thousand) ^{or before} only from the Developer herein as follows : (i) at the time of signing of this agreement : Rs.3,00,000/- (Rupees Three Lakh) only and (ii) at the time of starting construction work of the proposed building : Rs.4,50,000/- (Rupees Four Lakh and Fifty Thousand) only.

ix) "The DEVELOPER'S ALLOCATION" shall mean the remaining area of the proposed building on the said land as per the K.M.C. sanctioned building plan, save and except the Owner's Allocation mentioned hereinabove, at the said premises **TOGETHERWITH** the right to transfer undivided proportionate share in the **said land** in favour of the intending purchasers as the Attorney of the Land Owner herein and the common portions of the building in accordance with the terms and conditions of these presents, save and except the Owner's Allocation mentioned hereinabove.

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x) "The COMMON EXPENSES" shall mean and include all expenses to be incurred by the Unit Owners for the management and maintenance of the building and the premises after obtaining peaceful possession of the proposed building by the individual units owners.

xi) "The COMMON PORTIONS, FACILITIES & AMENITIES" shall mean all the common areas and installations to comprise in the new building and the premises, after the development, including staircase, lobbies, the ultimate roof, passage, facilities which may be mutually agreed upon and between the parties as required for the enjoyment of the building.

xii) "The PROJECT" shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the development of the premises to be completed and possession of the completed units are taken over by the units owners.

xiii) "The PROPORTIONATE SHARE" with all its cognate variations shall mean such ratio the covered area of any unit or units be in relation to the covered area of all the units in the new building.

xiv) "The UNIT" shall mean any flat or other covered area in the new building, which is capable of being exclusively owned used and/or enjoyed by any unit owner and which is not the common portions.

xv) "The UNIT OWNER" shall mean any person who acquires, holds and/or owner any unit in the new building and shall include the Owner and the Developer, for the units held by them from time to time.

xvi) "The TIME" shall mean the building shall be completed within 36 (thirty six) months from the date of execution of the development agreement. If the proposed building shall not be completed within 36 (thirty six) months then the completion time will be further extended for next 6 (six) months.

xvii) "The SOCIETY/ASSOCIATION" shall mean the Society or Association to be formed for the purpose of maintenance of the proposed building and the premises and for collecting and defraying the common expenses provided, that until such

Association is formed the Developer would be entitled to collect the common expenses.

xviii) "The SPECIFICATIONS" shall mean the specifications for proposed building as stated hereinafter below.

xix) "The TITLE DEED" shall mean all the deeds and documents referred to hereinabove in the recital in respect of the plot of land measuring about 4 (four) Cottahs 2 (two) Chittacks 38 (thirty eight) Sq.ft. more or less and a building standing thereon, lying and situated in C.S. Dag No. 606 under C.S. Khatian No. 92, corresponding to R.S. Dag No. 737 under R.S. Khatian No. 28, of Mouza : Brijji, J.L. No. 27, Touzi No. 39, R.S. No. 1, Pargana : Khaspur, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in the District : South 24-Parganas, also within the area of the Kolkata Municipal Corporation, in the K.M.C. Ward No. 110, being the K.M.C. Premises No. 142, Brijji East, Assessee No. 31-110-03-0142-1, and mailing address Brijji Purba Naskar Para, P.O. Garia, Kolkata – 700084.

xx) "The ADVOCATE" to the project shall mean the Developer may from time to time, appoint as the Advocate for the project.

xxi) After getting the sanction plan from the K.M.C., if the both parties want they can execute another agreement to specify the space allocation.

B. THE OWNER HAS REPRESENTED TO THE DEVELOPER AS FOLLOWS:-

i) That the Owner absolutely seize and possess of and/or otherwise well and sufficiently lawfully entitled to the said premises mentioned hereinabove.

ii) That the right title and interest of the Owner in the said premises mentioned hereinabove is free from all encumbrances and Owner has a clear marketable title to the same.

iii) That the Owner has not received any notice for acquisition or requisition of the said premises mentioned hereinabove or any part or portion thereof under any of laws for the time being in force.

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Supriyathalakumar

- iv) That the entirety of the said premises mentioned hereinabove saves is in actual, have well demarcated physical possession of the owner.
- v) Neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of law or due to Income Tax, Revenue or any other public demand.
- vi) That the Owner has not entered into any Agreement for Sale, Lease, Development or otherwise for transfer and/or development of the said premises mentioned hereinabove or any part or portion thereof in favour of anyone other than in favour of the Developer herein.
- vii) That the Owner is not aware of any impediment affecting the premises mentioned hereinabove whereby he is in any way barred from entering into this agreement.
- viii) That the Owner is fully and sufficiently entitled to deal with, develop and/or dispose off the said premises mentioned hereinabove and thus enter into this Agreement.

ARTICLE - II
COMMENCEMENT

- 2.1 This agreement shall be in force from the date hereof and subsequently time may be extended during the duration of "FORCE MAJEURE".
- 2.2 This Agreement shall cease to operate only in the event of complete transfer and registration of all the Developer's allocated saleable space in new proposed building by the Developer in the manner as provided herein.

ARTICLE - III
OWNER'S RIGHT & REPRESENTATION

- 3.1 The Owner is absolutely seize and possess of or otherwise well and sufficiently entitled to the said premises.

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3.2 The Owner shall hand over or deliver to the Developer all original title deeds and all other documents relating to the said premises according to the requirement of the Developer.

3.3 The said premises is free from all encumbrances and the Owner has a clear marketable title in respect of the said premises.

ARTICLE - IV
DEVELOPER'S RIGHT & REPRESENTATION

4.1 The Owner hereby grants subject to what has been herein under provided exclusive right to the Developer to develop the said premises and construct building at the said premises in accordance with the new plan or plans as to be sanctioned by the Kolkata Municipal Corporation and/or by any other appropriate Authority with or without any amendment and/or modification.

4.2 All applications, plans and other papers and documents as may be required by the Developer for obtaining necessary sanction of plan/revised plan from the Kolkata Municipal Corporation shall be prepared and submitted by the Developer on behalf of the Owner at the cost and expenses of the Developer and the Developer will pay and bear all fees charges and expenses required to be paid or deposited for obtaining sanction of plan and development of the said premises.

4.3 That save and except the Owner's allotted portion the Developer shall have full rights to execute any agreement for sale without encumbering the property of this agreement and transfer and convey the Developer's allocation according to own choice.

ARTICLE - V
DEVELOPER'S OBLIGATION

5.1 The Building shall be created, constructed and completed will be of good quality materials by the Developer shall consist of the specification provided in hereunder.

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5.2 The Developer shall construct and complete the building under its supervision and control.

5.3 All costs, charges, fees, statutory payments, taxes and expenses of whatsoever name called for erection, construction and completion of the said building its materials fittings and fixtures in all respect, including temporary and permanent connections of water, sewerage, electricity in accordance with law and other amenities for the building, BLLRO mutation and conversion shall be the liability towards payment of any dues, liabilities costs, charges and expenses of the Developer. However to avoid any future doubts it is made clear that the costs, deposit and charges for individual and separate electricity meters for the respective Flat/Unit shall be borne by the concerned Unit including the Owner herein and the Developer shall have no responsibility for the same.

5.4 Notwithstanding anything contained or stated herein, all labours, workers, supervisors and other employees or persons by whatsoever definition employed, engaged, deputed, appointed or required for erection, construction and completion of the building shall be regarded as the Developer's employees or workmen and the Owner will have no concern with them and not be responsible or liable to pay wages and / or salary.

5.5 The Developer shall be solely responsible for and make and pay all payments, wages, dues, contributions, entitlements contractual and/or statutory obligations and requirements of the workmen, supervisors, workers, labours, employees, architects and other by whatsoever name called or described, appointed, deputed or engaged or required or put on site for the erection, construction and completion of the said proposed building and every part thereof and the Owner will under no circumstances be deemed to be the employer of them.

5.6 That after completion of the newly proposed building the Developer shall handover the peaceful possession of the owner at first and/or before handing over the building to any third party.

5.7 That the Developer shall complete construction of the new building and deliver possession of the owner's within the time mentioned herein above unless

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prevented by force majeure circumstances the time as aforesaid shall be treated as essence of the contract.

5.8 If the Developer fails to construct the newly proposed building and/or fails to complete the project in that case the Developer shall have no authority to transfer or assign of his right of construction and development of the schedule property without consent of the Owner.

5.9 The Developer shall be liable for construction of the building. If any defect is found within 6 (six) months from the date of handover possession, in that case the Developer shall be liable solely and shall be bound to repair or renovate and/or shall make habitable condition.

5.10 The Developer shall not able to mortgage in any portion of the said premises by showing this Agreement as well as Power of Attorney, except project loan or any other loan which will made up before possession.

5.11 The Developer shall be able to execute Deed of Conveyance in favour of the purchaser's subject to handover the possession of the allocation of the Owner first.

5.12 In case the Developer fails to handover the Owner's allocation in stipulated time mentioned above, the Developer shall be liable for paying a penalty of Rs.10,000/- (Rupees Ten Thousand) only per month for the extra period.

ARTICLE - VI

OWNER'S OBLIGATION

6.1 On behalf of the Owner herein the Developer shall sign and execute all plans, drawings, specifications, elevations, forms, applications and all other papers and verify and affirm required affidavit and declaration as may be required from time to time for all or any permission consent, sanction or licence required under the law in connection with or relating to or arising out of construction erection and completion of the said building or as may be required from time to time in accordance with law.

6.2 To provide the Developer with appropriate registered development power as are or may be required in connection with mutation/assessment to the Kolkata Municipal Corporation in name of the Owner related to the said premises herein,

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sanction, construction, erection, completion of the proposed building and to appear for and represent the Owner before all concerned authorities and to make sign and execute application, declarations and other relevant papers and documents to appropriate authorities for obtaining all quotas, entitlements, permits/ licences and other allocations of building materials and/or for temporary and permanent, connections of water, sewerage and electricity or as may required from time to time in accordance with the law and all costs and expenses in that respect shall be borne by the Developer and in this respect the Owner shall appoint the Developer herein or its nominee(s), as his attorney(s), to do all the acts, deeds and things for completion of the proposed building in and upon the aforesaid premises and sale and/or transfer the Developer's allocation to the intending Purchaser(s) or other(s).

6.3 The Owner herein shall provide the Developer with appropriate registered development power as are or may be required to sign, execute, registry and appear all the papers and plans required for approval of building plan, revised building plan, modify building plan, regularise building plan, completion plan, water drainage sewerage connection and any other deeds, documents, declarations, Affidavits for required building plan from the Kolkata Municipal Corporation (K.M.C.) authority and other competent authority.

6.4 The Owner herein shall also provide the Developer with appropriate registered development power as are or may be required to negotiate all such terms for and to agree to sell and to sell above said Developer's allocation at the said premises to any intending purchaser/purchasers and at such price which the Developer in own discretion thinks fit and proper and to agree upon and to enter into any agreement and/or agreements and/or sale deed and/or deed of conveyance for such sale or sales and/or any other agreements and/or to cancel and/or repudiate the same and to sign, execute and registry all the Deeds and appear before the registry office and receive the earnest money and/or consideration money.

ARTICLE – VII

7.1 In the event of the Owner is desirous of having any additional or special type of fittings other than that provided hereunder written in his allocated portion or any part thereof, the Developer shall have the same duly provided subject to the costs,

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Sushri V. N. Naskar

charges and expenses for the said fittings and fixtures shall be separately paid and borne by the Owner immediately on demand by the Developer.

7.2 The land upon which the proposed building shall be erected and constructed and appurtenant thereto as also the common areas facilities to be provided for and/or at the said building shall always remains common, impartible, indivisible and undivided share as the Owner and the Developer shall be at liberty to deal with their allocated portion together with the undivided proportionate part of share of the land as well as common area and facilities in accordance with law.

7.3 That Indenture of Conveyance, Agreement for Sale, Sale Deed that may be required to be executed and registered by the Owner unto and in favour of the Developer and/or his nominee or nominees in respect of and/or relating to the Developer's allocated portion and/or any part thereof shall be prepared by the Developer's Advocate and the Owner shall execute Indenture of Conveyance(s) unto and in favour of the Developer and/or his nominee or nominees as case may be subject to the terms and conditions provided herein, if required.

ARTICLE – VIII
COMMON OBLIGATION

8.1 On and from the date of completion of the building, the Owner as well as the Developer shall comply with and/or ensure compliance with the under mentioned requirements and restrictions, without any default.

a. To pay punctually and regularly for their respective allocations all rates, taxes, K.M.C. taxes, electric charges, levies, fees, charges, impositions and outgoings to the concerned authorities or otherwise as may be mutually agreed upon by and between the parties hereto and/or the respective owners and recorded in writing and the parties hereto shall keep each other duly indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly suffered by or be paid by either of them as the case may be consequent upon any default by the other.

b. To pay punctually and regularly to pay their respective proportionate part of share of service charges for the common areas and facilities.

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Proprietor



Supravanta Naskar

ARTICLE - IX
MISCELLANEOUS

9.1 This Agreement shall always be treated as an Agreement by and between "Principal" to "Principal". The Owner and the Developer have entered into the Agreement purely as a Contract and nothing contained herein shall be deemed to constructed or constitute as Partnership between the Owner and the Developer or an Association of Persons, nothing in these presents, shall be construed as a sale, demise or assignment or conveyance in lieu of the said premises or any part thereof to the Developer by the Owner or as creating any right title or interest in respect thereof in favour of the Developer other than an exclusive permission and right in favour of the Developer to develop the same there under subject to the terms and conditions of these presents.

9.2 It is also agreed and accepted between the parties hereto that the Owner shall not interfere about the constructional work about the proposed building to be constructed.

9.3 From the date of delivery of possession of the said premises by the Owner in favour of the Developer, the possession of the said premises along with the rights of the develop in respect of the said premises by virtue of this presents and/or in pursuance thereof shall not be obstructed or disputed or challenged or disturbed by the Owner to the Developer in terms of this agreement.

9.4 All the dues, arrears of outstanding in respect of the said premises on account of the Kolkata Municipal Corporation and any other Competent Authority Taxes, levies whatsoever, it shall be to the account of the Developer.

9.5 That the Developer after searching and verifying all the papers and documents relating to the Schedule "A" property and being satisfied, agrees to execute this Agreement and so, in future if any disputes arise regarding the project the Owner will not be liable for that.

9.6 From the date of service of notice of completion of the Owner's allocation as per terms of this agreement from the Developer delivery of possession

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thereof to the Owner, then the Owner shall pay the Municipal taxes and other liabilities in respect of the Owner's allocation.

9.7 Each party shall be responsible and liable for their respective share of taxes and impositions relating to their respective allocations.

9.8 The certificate of the L.B.S. relating to completion of construction/development and the costs incurred therefore shall be final.

9.9 The notice of completion issued by the Developer by registered post or by such similar acceptable mode addressed to the Owner to his last known address or addresses intimating that the Owner's allocation area are completed.

9.10 After expiry of 7 (seven) days from the date when the Developer service to the Owner a notice of completion of the Owner's allocation, it will be treated that the Owner has taken his possession in Owner's allocation in the proposed building.

9.11 The Developer will demolish existing construction of the Owner herein, on the said land at Developer's own cost and the Developer has sole right on the said demolishing/broken materials of the existing construction and on the said materials the Owner shall have no right or claim and the Developer shall be liable to pay a sum of Rs.9,000/- (Rupees Nine Thousand) only per month to the owner from the date of starting construction work of the proposed building till delivery of possession of the owner's allocation in the said building.

9.12 The Developer shall have full power and liberty to sell and transfer and hand over physical possession of any portion of Developer's allocation to the intending Purchasers and/or occupier in any time during the project and/or thereafter and in that event the Owner shall have no objection and the Owner should be execute and registry Deed of Conveyance for selling the Developer's allocation as on direction of the Developer, if required.

9.13 That after execution of this Agreement, the Owner shall not enter any Agreement or transfer or charge or liens or assign the **said land** or any part or share of it which is fully mentioned and described in the Schedule 'A' hereunder written with/to any person(s) except the Developer herein.

9.14 The Owner shall be solely responsible to evict the tenant from the **said land** within 6 (six) months from the date of execution of this Agreement.

9.15 Both the parties and the witnesses would sign two original copies and each copy will remain custody of the parties and in absence of other one the rest one will be treated as original and can be exhibited in the eyes of law.

Supravath Naskar

GANAPATI BUILDERS
Proprietor

ARTICLE - X
FORCE MAJEURE

10.1 The parties hereto shall not be liable for any obligation herein under to the extent the performance of the relative obligations, prevented by the existence of the 'FORCE MAJEURE' which shall mean and include flood, earth quake, riot, storm, tempest, civil commotion, as well as also strike, lock out, labour problem, non availability of essential materials, litigation problem and/or any other acts or commission beyond the control of the Developer affected thereby then the Developer shall be suspended from the obligation during the duration of the 'FOURCE MAJEURE'.

ARTICLE - XI
JURISDICTION

11.1 If any disputes arise between the parties in respect of this Agreement they will be permitted to take recourse of law before the Courts of competent jurisdiction at the District - South 24-Parganas only, where the property is situated.

SCHEDULE "A" REFERRED TO ABOVE

(Description of the entire premises/land)

ALL THAT piece and parcel of land measuring about 4 (four) Cottahs 2 (two) Chittacks 38 (thirty eight) Sq.ft. more or less and a R.T. shed cemented flooring building standing thereon measuring about 500 Sq.ft. more or less, whereon proposed G+III storied building shall be erected, lying and situated in C.S. Dag No. 606 under C.S. Khatian No. 92, corresponding to R.S. Dag No. 737 under R.S. Khatian No. 28, of Mouza : Brijji, J.L. No. 27, Touzi No. 39, R.S. No. 1, Pargana :

Khaspur, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in the District : South 24-Parganas, also within the area of the Kolkata Municipal Corporation, in the K.M.C. Ward No. 110, being the K.M.C. Premises No. 142, Brij East, Assessee No. 31-110-03-0142-1, and mailing address Brij Purba Naskar Para, P.O. Garia, Kolkata – 700084, along with all easement rights therein. The boundary of the four sides of the entire property is as follows:

- ON THE NORTH** : Land of Sri Chitta Ranjan Naskar;
ON THE SOUTH : The K.M.C. maintained Road;
ON THE EAST : Land of Sri Subal Chandra Naskar;
ON THE WEST : 10' feet wide road;

SCHEDULE "B" REFERRED TO ABOVE
(OWNER'S ALLOCATION)

The Owner will get 50% sanctioned car parking spaces on the ground floor of the proposed building, and 50% flat area i.e. entire first floor and East-North-West side on the third floor of the proposed building as per sanctioned building plan, **TOGETHERWITH** undivided proportionate share in the land and the common portions of the proposed building in accordance with the terms and conditions of these presents. The Owner also get non-refundable Rs.7,50,000/- (Rupees Seven Lakh and Fifty Thousand) only from the Developer herein as follows : (i) ^{or before} at the time of signing of this agreement : Rs.3,00,000/- (Rupees Three Lakh) only and (ii) at the time of starting construction work of the proposed building : Rs.4,50,000/- (Rupees Four Lakh and Fifty Thousand) only.

SCHEDULE "C" REFERRED TO ABOVE
(DEVELOPER'S ALLOCATION)

The Developer will get the remaining area of the proposed building on the said land as per the K.M.C. sanctioned building plan, save and except the Owner's Allocation mentioned hereinabove, at the said premises **TOGETHERWITH** the right to transfer undivided proportionate share in the **said land** in favour of the intending purchasers as the Attorney of the Land Owner herein and the common portions of

Suparnath Naskar

GANAPATI BUILDERS

Proprietor

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Proprietor

Suparnath Naskar

the building in accordance with the terms and conditions of these presents, save and except the Owner's Allocation mentioned hereinabove.

SCHEDULE "D" REFERRED TO ABOVE

(Common area, facilities and services)

1. The foundation columns, beams, supports, stair, staircase landings, stairways, corridors in between the stair-case and the flat, entrance, top roof, side space, back space, front spaces, drive ways and horizontal & vertical support of the building.
2. Common passage, water pump, overhead water tank, underground water reservoir, common water pipe line, outside plumbing installations.
3. Electrical fittings in the common area, electrical meter board place, electric in the common area and in the main gate and main electric lines, electrical fittings in the common staircases, caretaker room and toilet in the ground floor.
4. Drainage and sewerage system, rain water pipes, all sewerage lines and soil lines septic chamber and underground sewerage line and soil line and drainage out left from the building to the main duct.
5. Such other common parts, areas, equipments, installations fittings, fixtures, covered and open space, used as common in the said building as are necessary for the passages or to the use of the occupancy of the flat in common and/or are easements of the building and the premises.

SCHEDULE "E" REFERRED TO ABOVE

(Common Expenses)

1. The proportionate expenses of maintaining, repairing, redecorating etc. of the main structure including the roof, rain water pipes, water pipes, sanitary and electric pipes wires, and installations in under or upon the building and enjoyed or used by the unit owners and the main entrance, passage, landing and stair-case of the

Supriyatha Nadekar

GANAPATI BUILDERS

Proprietor

- building as enjoyed and/ or used by the unit owners in common aforesaid and the boundary walls of the building compounds.
2. The proportionate cost of decorating the exterior of the building.
 3. The proportionate costs of clearing and lighting the passage, landings, staircase and other parts of the building as enjoyed by the unit owners in common as aforesaid.
 4. The proportionate costs of salaries of caretakers, chowkidars, sweepers, mistries etc. payable to the Apartment Owners' Association on formation.
 5. The proportionate costs of working and maintenance of the water pump or any other equipment which may be provided in future by the Apartment Owners' Association.
 6. The proportionate expenses or recurring expenditure for replacement of all or any items comprised in common area and facilities.
 7. The expenses or recurring expenditure or replacement or repair or such common utilities such as overhead water tank, underground water reservoir, pump and other equipments whatsoever which are or may be installed or situated in any common parts or common portion in the said building.
 8. Such other proportionate expenses as are deemed necessary by the Apartment Owners' Association upon its formation for the maintenance and upkeep of the building and/or common areas and facilities.
 9. Proportionate building taxes in common.

SCHEDULE OF WORK

- Floors** : Marble Flooring to all floor.
- Doors** : Frame of high quality Wood, all doors will be of flush type finish and necessary accessories with synthetic enamel paints & PVC Door in

toilet. Fix an iron grill gate at the main entrance gate of the newly constructed building

- Kitchen** : Black stone cooking platform fitted with wash sink and one bib cock and white tiles up to 2'-6" height upon the cooking platform.
- Toilet** : White tiles up to 6'-0" in toilet with white wash basin, shower and commode.
- Electrical** : i) Concealed wiring with copper wires, two lights points, one fan point and one plug point one each in bed room;
- ii) two lights points, one fan point for drawing/dining room;
- iii) one light point in kitchen, toilet and veranda;
- iv) one number power point (15 AMPS) in drawing/dining and kitchen;
- v) one exhaust point provided kitchen & toilet.
- Water** : White PVC pipe, water will be supplied by corporation to ground water reservoir and distributed through overhead water tank.
- Windows** : Aluminum window fitted with glass and necessary accessories.
- Plaster** : All wall surface (inside) will be finished by G.K. wall putti and cement primer in out surface of wall.
- Roof** : Roof will be net cemented.

N.B. All other works beyond work schedule will be treated as extra work, which expenses/cost bear by the Land Owner and must be paid to the Developer before taking possession and/or demand by the Developer, whichever is earlier.

Supravath Nanded

GANAPATI BUILDERS

Proprietor

IN WITNESSES WHEREOF the parties hereto set, sealed and subscribed their respective hands and seals on this day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the **PARTIES** herein in Kolkata in
presence of following WITNESSES :

1. Supravath kr Munda
Brijee purba munda
Para Garia kol - 89.

Supravath Naskar
Signature of the Land Owner

2. Ashim Keemar Naskar
S/O, Late Ashutosh Naskar
Brijee East, Nomanpara
Garia, Kol - 89

GANAPATI BUILDERS

Ashim Keemar Naskar
Proprietor

Signature of the Developer

Prepared as per instruction by
the parties herein & Drafted by:

Surya Prasad Datta Roy
WB/753/2002.

Surya Prasad Datta Roy
Advocate
Alipore Judges' Court.
Kolkata - 700 027.

MEMO OF MONEY RECEIPT

RECEIVED Rs.3,00,000/- (Rupees Three Lakh) only by the Land Owner from the Developer herein as per terms of this Agreement mentioned hereinabove as following manner :

Date	Bank Name & Branch	Cheque No.	Amount
09-12-2019	Andhra Bank, Jodhpur Park Branch.	000509	Rs.3,00,000/-
		TOTAL :	Rs.3,00,000/-

(Rupees Three Lakh only)

WITNESSES :

1.

← Zikash kr Mundal
← Brijee purba Mundal
para Garcia, Kol - 84.

Supravath Naskar
Signature of the Land Owner











2. Ashim Kumar Nankar
Son late Ashutosh Nankar
Briji East, Nankarpara
Garcia, Kol - 84

GANAPATI BUILDERS

Proprietor











Supravath Naskar

Supravath Naskar
Proprietor

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name.....SUPRAVATH NASKAR.....
 Signature.....Supravath Naskar.....

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name.....RAJESH KUMAR SAHA.....
 Signature.....Rajesh Kumar Saha.....

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

PHOTO

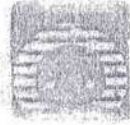
Name.....
 Signature.....

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUPRAVATH NASKAR
ASHIM KUMAR NASKAR
01/01/1982



Permanent Account Number

APWPN3112K



Supravath Naskar
Signature

Supravath Naskar



सत्यमेव जयते

आधार

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

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19732/16690

To
সুপ্রভাত নস্কর
Supravath Naskar
17/10/2012
BRIJI PURBA NASKAR PARA
Srirampur
Garia South Twenty Four Parganas
West Bengal 700084



MN159223204DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8229 8137 7895

আধার - সাধারণ মানুষের অধিকার



भारत सरकार
GOVERNMENT OF INDIA



সুপ্রভাত নস্কর
Supravath Naskar
পিতা : অশীম কুমার নস্কর
Father : ASHIM KUMAR NASKAR
জন্ম সাল / Year of Birth : 1982
পুরুষ / Male



8229 8137 7895

आधार - साधारण मानुषेण अधिकार



Government of India

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত।

INFORMATION

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

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

15922320



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
বৃজি পূর্ব নস্কর পাড়া, শ্রীমানপুর,
গড়িয়া, দা: ২৪ পরগনা, পশ্চিমবঙ্গ,
700084

Address:
BRIJI PURBA NASKAR
PARA, Srirampur, Garia,
South Twenty Four
Parganas, West Bengal,
700084



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1303
Sangaluru-560 101

Supravath Naskar

आयकर विभाग
INCOME TAX DEPARTMENT
RAJESH KUMAR SAHA



भारत सरकार
GOVT. OF INDIA

GUNAKANTA PRASAD SAHA

16/01/1979
Permanent Account Number

BDWPS4705G

Signature
Signature



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

इस कार्ड को खोने/पाने पर कृपया सूचित करें/सौंपें।
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं० ३, सेक्टर ११, नए मुंबई-४००६१४

Rajesh Kumar Saha



भारत सरकार
GOVERNMENT OF INDIA



Rajesh Kumar Saha
Date of Birth/DOB: 16/01/1970
Male/ MALE
Mobile No: 9433487808



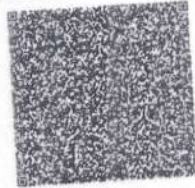
3805 7710 2947
VID : 9159 9351 3837 2451

MEERA AADHAAR, MERI PEHCHAN



राष्ट्रीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :
S/O Gunakanta Prasad Saha,
A/78/2, RABINDRA PALLY,
Baghajatin, Kolkata,
West Bengal - 700086



Generation Date: 05/09/2018

3805 7710 2947
VID : 9159 9351 3837 2451

1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

Rajesh Kumar Saha



IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477

Card No. : I/C/846



Name : SURYA PRASAD DATTA ROY, Advocate

Father's/Husband's name : Late Samir Kumar Datta Roy

Address : Datta - Villa ; 63, Baghajatin E. Block East,
Baghajatin Station Road Kolkata-700 086

Ph. No. : 98318 32151/94332 13723/2425-9830

W.B. Bar Council Enrolment No. : WB/753/2002

Sudhansu Bose
SECRETARY

Surya Prasad Datta Roy
Adv.

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

GRN: 192019200128886821 Payment Mode Online Payment
GRN Date: 24/12/2019 02:35:14 Bank : State Bank of India
BRN : IK0AJOXQY5 BRN Date: 24/12/2019 02:36:52

DEPOSITOR'S DETAILS

Id No. : 16050001929637/4/2019
[Query No./Query Year]

Name : SURYA PRASAD DATTA ROY
Contact No. : Mobile No. : +91 9831832151
E-mail :
Address : 63 E Block East Baghajatin Station Road Kolkata 86
Applicant Name : Mr SURYA PRASAD DATTA ROY
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16050001929637/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	6521
2	16050001929637/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	3021

In Words : Rupees Nine Thousand Five Hundred Forty Two only

Total

9542

Major Information of the Deed

Deed No :	I-1605-07430/2019	Date of Registration	24/12/2019
Query No / Year	1605-0001929637/2019	Office where deed is registered	
Query Date	17/12/2019 3:10:40 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SURYA PRASAD DATTA ROY Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831832151, 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 : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 55,81,113/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 3,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



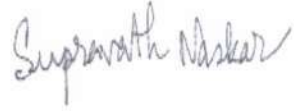
District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BRIJI EAST, , Premises No: 142, , Ward No: 110 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 2 Chatak 38 Sq Ft	1/-	54,31,113/-	Property is on Road
Grand Total :				6.8933Dec	1 /-	54,31,113 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	1,50,000 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SUPRAVATH NASKAR, (Alias: Shri SUPRABHAT NASKAR) Son of Shri Ashim Kumar Naskar Executed by: Self, Date of Execution: 24/12/2019 , Admitted by: Self, Date of Admission: 24/12/2019 ,Place : Office	 24/12/2019	 LTI 24/12/2019	 24/12/2019
Brij Purba Naskar Para, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APWPN3112K, Aadhaar No: 82xxxxxxxx7895, Status :Individual, Executed by: Self, Date of Execution: 24/12/2019 , Admitted by: Self, Date of Admission: 24/12/2019 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	GANAPATI BUILDERS 78, Rabindra Pally, P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086, PAN No.:: BDWPS4705G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri RAJESH KUMAR SAHA (Presentant) Son of Late Guna Kanta Prasad Saha Date of Execution - 24/12/2019 , Admitted by: Self, Date of Admission: 24/12/2019, Place of Admission of Execution: Office	 Dec 24 2019 3:23PM	 LTI 24/12/2019	 24/12/2019
A/78/2, Rabindra Pally, P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDWPS4705G, Aadhaar No: 38xxxxxxxx2947 Status : Representative, Representative of : GANAPATI BUILDERS (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Surya Prasad Datta Roy Son of Late S K Datta Roy Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
	24/12/2019	24/12/2019	24/12/2019

Identifier Of Shri SUPRAVATH NASKAR, Shri RAJESH KUMAR SAHA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri SUPRAVATH NASKAR	GANAPATI BUILDERS-6.89333 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri SUPRAVATH NASKAR	GANAPATI BUILDERS-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160507430 / 2019**On 24-12-2019****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 13:00 hrs on 24-12-2019, at the Office of the A.D.S.R. ALIPORE by Shri RAJESH KUMAR SAHA ,

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 55,81,113/-

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

Execution is admitted on 24/12/2019 by Shri SUPRAVATH NASKAR, Alias Shri SUPRABHAT NASKAR, Son of Shri Ashim Kumar Naskar, Brijji Purba Naskar Para, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr Surya Prasad Datta Roy, , Son of Late S K Datta Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 24-12-2019 by Shri RAJESH KUMAR SAHA, Proprietor, GANAPATI BUILDERS (Sole Proprietorship), 78, Rabindra Pally, P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086

Indetified by Mr Surya Prasad Datta Roy, , Son of Late S K Datta Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,021/- (B = Rs 3,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/12/2019 2:36AM with Govt. Ref. No: 192019200128886821 on 24-12-2019, Amount Rs: 3,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AJOXQY5 on 24-12-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 6,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12378, Amount: Rs.500/-, Date of Purchase: 20/12/2019, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/12/2019 2:36AM with Govt. Ref. No: 192019200128886821 on 24-12-2019, Amount Rs: 6,521/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AJOXQY5 on 24-12-2019, Head of Account 0030-02-103-003-02



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2020, Page from 1498 to 1533

being No 160507430 for the year 2019.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR

Date: 2020.01.03 16:41:43 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2020/01/03 04:41:43 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

West Bengal.

(This document is digitally signed.)