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certified that the document is admitted to registration. The signature sheet and the endorsement sheets attached with this document are a part of this document.

Asst. District Sub-Registrar
Sonarou, South 24 Parganas

08 MAY 2023

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made this 11th day of May, 2023 (Two Thousand Twenty Three) Between

1) **SRI. NIKHIL GHOSH (PAN-ADMPG4391D), AADHAAR No. 3228 2453 7680**, son of Late Haran Chandra Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, presently residing at 825, Mahamayatala Road, P.S. Sonarpur, P.O. Garia, Kolkata-700084, 2) **SMT. SOMA GHOSH (PAN-AENPG2791K, AADHAAR No. 9101 6529 3484**, wife Sri. Nikhil Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, presently residing at 825, Mahamayatala Road, P.S. Sonarpur, P.O. Garia, Kolkata-700084, 3) **SMT. MOUSUMI GHOSH (DEY) (PAN-ALVPG9752D), AADHAAR No.836140341768**, wife of late Soumitra Dey, by faith Hindu, by nationality- Indian, by occupation- Business, presently residing at -192, Bidhanpally, P.O. Garia, P.S. Bansdroni, Kolkata-700084 and permanently residing at 4, Basudevpur, New Colony, Belghoria, P.S. Belghoria, P.O. Belghoria, Kolkata-700056, 4) **SRI CHANDAN KUMAR GHOSH (PAN-AJJP91924F), AADHAAR No. 947538199664**, son of late Nityananda Ghosh, by faith Hindu, by occupation Business, by Nationality Indian residing at presently- Su Casa Nest, Flat No-3F, 1596, Kumrakhali, Kolkata-700103, 5) **SRI ADWIT GHOSH (PAN-AVTPG5659B.), AADHAAR No. 565238067732**, son of Sri. Chandan Kumar Ghosh, by faith Hindu, by occupation Business, by Nationality Indian residing at Su Casa Nest, Flat No-3F, 1596, Kumrakhali, Kolkata-700103, hereinafter all are referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, legal representatives and/ or assigns) of The **ONE PART/FIRST PARTY.**

AND

“M/S. ETHA INFRA REALTY LLP”, PAN : **AAKFE0184D**, a Limited Liability Partnership incorporated pursuant to section 12 (1) of the Limited Liability Partnership Act 2008, being represented by its Partners namely, 1) **SRI NIKHIL GHOSH**, son of late Haran Chandra Ghosh, PAN- **ADMPG4391D**, **AADHAAR No.3228 2453 7680**, 2) **SMT. SOMA GHOSH**, PAN- **AENPG2791K**, **AADHAAR No.9101 6529 3484**, wife of Sri Nikhil Ghosh both are residing at 825, Mahamayatala Road, P.O. Garia, P.S- Sonarpur now Narendrapur, Kolkata-700084, hereinafter called and referred to as the **“DEVELOPER’S/PROMOTER’S”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors or successors-in-office and administrators) of the **OTHER PART/SECOND PARTY.**

AND WHEREAS now the owners herein seized and possessed of or otherwise well and sufficiently entitled to as the full and absolute owner of :-

1)**ALL THAT** piece and parcel of said land hereditament and premises containing by estimation an area of **226.5 Decimal**, the lands is lying and situated at Mouza-Elachi, J.L. No.70, R.S.223 Touji No.51 , 52 and 63/64, L.R Dag No- 1807, 1803, 1823, 1819, 1806, 1821, 1818, 1817, 1802, 1801, L.R Khatian- 2626, 2627, 2629, 2630, 2632, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.26 within Sub Registration Office at Sonarpur in the

2112
04/05/2023

- Mousumi Ghosh Dey

2113
04/05/2023

- Abanit Ghosh

2114
04/05/2023

Tapas lands
S/O H lands
Sonarpur
KOL-700150



[Handwritten Signature]

Dist. Sub Registrar
Sonarpur
South 24 Parganas
04 MAY 2023

Dist- South 24 Parganas more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the **SAID PREMISES**.

ALL THAT piece and parcel of said land hereditament and premises containing by estimation an area of **57.5 Decimal**, split up the lands in following manner- 6.5 decimal in R.S Dag No- 1771, L.R Dag No-1801, 27 decimal in R.S Dag No-1793, L.R Dag No-1822, 24 decimal in R.S Dag No- 1791, L.R Dag No-1820 lying and situated at Mouza- Elachi, J.L. No.70, R.S.223 Touji No.51,52 and 63/64, , R.S Khatian No. 223/1, 223, 379, L.R Khatian No. 2626, 2627, 2629, 2630, 2032, L.R Dag No. 1801, 1820, 1822, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.26 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the **SAID PREMISES**.

AND WHEREAS the owners with the intention of beneficial and profitable users of the **SAID PREMISES** has approached the Developers/Promoters with a proposal of development of the above mentioned **SAID PREMISES** on Joint Venture Basis for mutual interest and benefit.

AND WHEREAS the developer has now agreed to develop the said premises on the terms and conditions and stipulations hereunder appearing and also agreed to enter to this joint venture agreement for further guidance concerning mutual rights and obligations.

IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HEREIN AS FOLLOWS :-

NOW THIS DEVELOPMENT OF AGREEMENT WITNESSETH as follows:

(DEFINITION)

OWNERS: 1) SRI. NIKHIL GHOSH (PAN-ADMPG4391D), AADHAAR No. 3228 2453 7680, son of Late Haran Chandra Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, presently residing at 825, Mahamayatala Road, P.S. Sonarpur, P.O. Garia, Kolkata-700084, **2) SMT. SOMA GHOSH (PAN-AENPG2791K, AADHAAR No. 9101 6529 3484**, wife Sri. Nikhil Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, presently residing at 825, Mahamayatala Road, P.S. Sonarpur, P.O. Garia, Kolkata-700084, **3) SMT. MOUSUMI GHOSH (DEY) (PAN-ALVPG9752D), AADHAAR No.836140341768**, wife of late Soumitra Dey, by faith Hindu, by nationality- Indian, by occupation- Business, presently residing at -192, Bidhanpally, P.O Garia, P.S. Bansdrani, Kolkata-700084 and permanently residing at 4, Basudevpur, New Colony, Belghoria, P.S. Belghoria, P.O. Belghoria, Kolkata-700056, **4) SRI CHANDAN KUMAR GHOSH (PAN-AJJP1924F), AADHAAR No. 947538199664** , son of late Nityananda Ghosh, by faith Hindu, by occupation Business, by Nationality Indian residing at presently- Su Casa Nest, Flat No-3F,

1596, Kumrakhali, Kolkata-700103, 5) **SRI ADWIT GHOSH (PAN-AVTPG5659B.)**, AADHAAR No. **565238067732**, son of Sri. Chandan Kumar Ghosh, by faith Hindu, by occupation Business, by Nationality Indian residing at Su Casa Nest, Flat No-3F, 1596, Kumrakhali, Kolkata-700103, hereinafter all are referred to as the **OWNERS** .

DEVELOPERS: **"M/S. ETHA INFRA REALTY LLP"**, PAN : **AAKFE0184D**, a Limited Liability Partnership incorporated pursuant to section 12 (1) of the Limited Liability Partnership Act 2008, being represented by its Partners namely, 1) **SRI NIKHIL GHOSH**, son of late Haran Chandra Ghosh, PAN- **ADM PG4391D**, AADHAAR No.**3228 2453 7680**, 2) **SMT. SOMA GHOSH**, PAN- **AENPG2791K**, AADHAAR No.**9101 6529 3484**, wife of Sri Nikhil Ghosh both are residing at 825, Mahamayatala Road, P.O. Garia, P.S- Sonarpur now Narendrapur, Kolkata-700084, The terms in these presents shall unless contrary or repugnant to the context mean and include the following:

"COMON AREAS" means the areas in the Project Complex meant for common use and enjoyment and includes Path, roads, gardens, passages, open spaces, lobby, staircase, lift and those more fully described in the Schedule-B here under but does not include the saleable Area.

3. **"COMMON SERVICES"** means all essential services, facilities and utilities in the Project Complex such as, water and electricity, lift, plumbing, sanction, drainage, sewerage etc. And includes all equipment, apparatus, fitting, plumbing required for providing such services facilities and utilities.

4. **"CUSTOMERS"** means the persons who shall book and/ or enter into agreements for purchasing and acquiring the Units and/ or Parking in the Project Complex.

5. **"COMMENCEMENT DATE"** means the date of plan sanction from the Rajpur-Sonarpur Municipality .

6. **"DEVELOPER ALLOCATION"** means **proportionate Gross Revenue Receipts by the Developer which shall be 80% .**

"MAIN PATH" means the path or passage or roads of the Project Complex connection the Municipality road on the northern Side of the said Land.

9. **"MAINTENANCE ORGANIZATION"** means any association or organization as shall be formed by the Developer for maintenance of the Project Complex and shall mean the Developer until formation of such marketing of the project Complex.

11. **"MISCELLANEOUS EXPENSES"** means all payments received and/or receivable from the Customers other than the purchaser Consideration and includes the following:

a. GST on the Purchase Consideration;

b. Payment against any extra or additional work carried out by the Developer in any unit;

- c. Security Deposit;
- d. Maintenance Charges;
- e. Legal fees;
- f. Payment towards registration of the deeds including Stamp duty, registration charges and other incidental expenses;
- g. Any amount receivable by the Developer from the Customer apart from the purchase Consideration of the units and parking.

8. **“OWNERS”** means 1) **SRI. NIKHIL GHOSH (PAN-ADM PG4391D), AADHAAR No. 3228 2453 7680**, son of Late Haran Chandra Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, presently residing at 825, Mahamayatala Road, P.S. Sonarpur, P.O. Garia, Kolkata-700084, 2) **SMT. SOMA GHOSH (PAN-AEN PG2791K, AADHAAR No. 9101 6529 3484**, wife Sri. Nikhil Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, presently residing at 825, Mahamayatala Road, P.S. Sonarpur, P.O. Garia, Kolkata-700084, 3) **SMT. MOUSUMI GHOSH (DEY) (PAN-ALV PG9752D), AADHAAR No.836140341768**, wife of late Soumitra Dey, by faith Hindu, by nationality- Indian, by occupation- Business, presently residing at -192, Bidhanpally, P.O Garia, P.S. Bansdrani, Kolkata-700084 and permanently residing at 4, Basudevpur, New Colony, Belghoria, P.S. Belghoria, P.O. Belghoria, Kolkata-700056, 4) **SRI CHANDAN KUMAR GHOSH (PAN-AJJP G1924F), AADHAAR No. 947538199664**, son of late Nityananda Ghosh, by faith Hindu, by occupation Business, by Nationality Indian residing at presently- Su Casa Nest, Flat No-3F, 1596, Kumrakhali, Kolkata-700103, 5) **SRI ADWIT GHOSH (PAN-AVTP G5659B.), AADHAAR No. 565238067732**, son of Sri. Chandan Kumar Ghosh, by faith Hindu, by occupation Business, by Nationality Indian residing at Su Casa Nest, Flat No-3F, 1596, Kumrakhali, Kolkata-700103.

“PROJECT COMPLEX” means that the said land together with the building and other structures as shall be constructed or developed thereon by the Promoter/Developer in pursuance of this Agreement.

18. **“PROJECT HAND OVER DATE”** means the date on which the Promoter /Developer hands over possession of the Units in the Project Complex to the Customers.

19. **“PROJECT TAXES”** means goods and GST, TDS or any other tax or imposition that may be levied or imposed by the Government on construction, development, execution and marketing of the Project Complex.

20. **“PROPERTY TAX”** means Land revenue and Municipal Taxes levied or livable on the said land and/ or the Project Complex.

21. **“PROPORTION OR PROPORTIONATE”** means in the context of allocation of the parties shall be the proportionate which the Owners Allocation bears to the Developer’s Allocation at any given point of time.

22. "PURCHASE CONSIDERATION" means the value and/ or price of the Units and parking payable by the Customers for Purchasing and/ or acquiring and parking but does not includes GST on the Purchase consideration or the miscellaneous Receipts.

23. "PARKING" means covered and open car or scooter parking spaces comprised in the project complex.

14. "M.R. ACCOUNT" means a separate bank account to be opened by the Developer in its name with any schedule Bank wherein all Miscellaneous Receipts received from the Customer shall be deposited and/ or credited.

15. "OWNERS ALLOCATION" means proportionate gross revenue receipts of the Owners after adjustment which shall be 20% and Amount of Rs. 1,00,000/- As a Forfiet Money.

16. "PROJECT" means a housing project with commercial spaces if any, to be constructed and developed on the said land by the promoter/Developer in terms of this Agreement.

i) 24."THE SAID LAND" means **ALL THAT** piece and parcel of said land hereditament and premises containing by estimation an area of **226.5 Decimal**, the lands is lying and situated at Mouza- Elachi, J.L. No.70, R.S.223 Touji No.51 , 52 and 63/64, L.R Dag No- 1807, 1803, 1823, 1819, 1806, 1821, 1818, 1817, 1802, 1801, L.R Khatian- 2626, 2627, 2629, 2630, 2632, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.26 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the **SAID PREMISES**.

ii) **ALL THAT** piece and parcel of said land hereditament and premises containing by estimation an area of **57.5 Decimal**, split up the lands in following manner- 6.5 decimal in R.S Dag No- 1771, L.R Dag No-1801, 27 decimal in R.S Dag No- 1793, L.R Dag No-1822, 24 decimal in R.S Dag No- 1791, L.R Dag No-1820 lying and situated at Mouza- Elachi, J.L. No.70, R.S.223 Touji No.51,52 and 63/64, , R.S Khatian No. 223/1, 223, 379, L.R Khatian No. 2626, 2627, 2629, 2630, 2032, L.R Dag No. 1801, 1820, 1822, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.26 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the **SAID PREMISES**.

25. "SALE CONSIDERATION ACCOUNT" means and escrow account to be opened by the Promoter/Builder/ Developer/ Contractor in its name with any schedule bank wherein all moneys received from the Customers towards the

purchase consideration of units, and the parking comprised in the Project shall be deposited and/ or credited.

26. "UNITS" means the residential flats or commercial spaces if any, comprised in the project complex and intended to be sold to the Customers.

27. "UNSOLD INVENTORY" shall mean the units and the Parking in the Complex which remain unsold at the Closing Date.

FINANCIALS:

1. Prior to marketing of the Project the Promoter/Builder/Developer/ Contractor shall open in its name the following two separate bank Accounts:-

a. An ESCROW ACCOUNT with any schedule Bank which is herein referred to as "Sale Consideration Account" wherein all money received from the Customers towards purchase consideration of the Units and/ or Saleable Areas comprised in the Project shall be deposited and/ or credited with a mandate to the bank to credit the Bank Account of the Owners and the Bank Account of the Promoter/Builder/Developer/ Contractor in proportion to their respective allocation;

b. A separate bank account with any schedule Bank which is herein referred to as "M.R. Account" wherein all miscellaneous receipts received from the customers shall be deposited and/ or credited.

2. The Promoter/Builder/Developer/ Contractor shall furnish full particulars of the Escrow Account as may be opened by it to the Owners.

3. For facilitating payments from the Escrow Account to the Bank account of the Owners, the Owners shall be obliged to open a separate Bank Account in their name in the same Bank and with same branch in which the Promoter/Builder/Developer/ Contractor open the Escrow Account.

4. The Promoter/Builder/Developer/ Contractor shall be liable to pay the Project Taxes for execution of the Project.

5. If any payment or installment made by or on behalf of the Customers to the sale Consideration Account includes any payment of project Taxes then the Owners shall be obliged to forthwith pay to the Promoter/Builder/Developer/ Contractor the amount of the Project Taxes credited to its Bank Account from the Sale Consideration account.

6. All Miscellaneous receipts received by the Promoter/Builder/Developer/ Contractor shall be deposited by the Promoter/Builder/Developer/ Contractor in M.R. Account.

7. The Owners shall have no claim over any amount lawfully deposited by the Promoter/Builder/Developer/ Contractor in M. R. Account.

8. After opening of the sale Consideration Account, the Promoter/Builder/Developer/ Contractor shall periodically send a "Debit Note" to the Owners showing the Following:-

A. Project Taxes:

- i. Amount deposited in the Sale Consideration Account;
- ii. Project Taxes, if any, included in the amount deposited;
- iii. Amount credited from the sale Consideration Account to the Bank account of the Owners.
- iv. Amount of the Project Taxes, if any, included in the amount credited to the Bank account of the Owners;
- v. Project Taxes refundable by the Owners to the Promoter/Builder/Developer/ Contractor.

B. Amount receivable by the Promoter/Builder/Developer/ Contractor against refundable Advance.

C. Brokerage:

- i. Amount paid by the Promoter/Builder/Developer/ Contractor on account of brokerage and taxes thereon;
- ii. Proportionate share of brokerage and taxes payable by the Owners.

D. Marketing Expenses:

- i. Amount paid by the Promoter/Builder/Developer/ Contractor on account of marketing expenses and taxes thereon.
- ii. Proportionate marketing expenses and taxes payable by the Owners.

9. The Owners shall be oblige to pay to the Promoter/Builder/Developer/ Contractor the Project Taxes brokerage and the marketing expenses as stated un such Debit note(therein referred to as debit note amount) to the Promoter/Builder/Developer/ Contractor after completion of the Project.

a) The Developer shall also get the Project Loan approved from the Banks or Financial Institutions for construction Project Complex. In this event The Promoter/Builder/Developer/ Contractor shall sign all documents and papers that may be required for obtaining Project Loan approval from the Banks or Financial Institutions , and in this regard the Owners are fully agreed with the Developer to approved the project Loan from any Bank or Financial institutions.

10. The Promoter/Builder/Developer/ Contractor shall send updates of booking and sale agreement of the project Complex to the Owners after completion of the said project and also paid their prior consideration on that time.

OWNERS' OBLIGATION

1. That the land owner do hereby declares that they have absolute right, title and interest upon the said landed property and do hereby further declares that the said property more fully described in the **SCHEDULE 'A' & 'B'** below is free from all encumbrances, disputes, litigations and in the mean time they have not received any notice and notices to the effect that the said land is affects by any scheme of the Government of West Bengal or of The Rajpur Sonarpur

Municipality or Kolkata Metropolitan Development Authority and/or any other statutory body at the time of signing of this Agreement.

2. The 'owners' have agreed to produce the original papers regarding the schedule land like mother deeds, link deeds, all R.S. & L.R. Parchas, mutation certificate, and other allied papers and documents against proper receipts/certified copies from the developer at the time of signing of this development agreement.
3. The 'owners' have agreed to make over physical possession of the said property now within his possession to the developer for the purpose of Development and construction of residential cum commercial Project ,whatsoever , at the time of signing of Development Agreement.
4. Subject to the proceeding clause, the 'Owner' hereby grant exclusive license and permission to the 'developers' to construct, erect and complete a multistoried building including the 'owner' share/allocation on the said property in accordance with the building plan to be sanctioned by the Rajpur Sonarpur Municipality and/or relevant Statutory Authority .
5. If any litigation is found or any crucial papers are missing regarding the land then the land lords will be responsible but they will also have a chance to correct the papers within a reasonable time and if they fail to do so then the developer can cancel this development agreement if they want.
6. That the land owners shall not be entitled to interfere with the management of the construction of the proposed building and in the matter of transfer of the flats or spaces of the building to the intending buyer/s. But he himself shall have absolute right and authorities to inspect the main structural part of the building as well as the construction of the owners' portion from time to time. That the land owners /first party obligation to provide the developer to appropriate Power of Attorney as are or may be require in connection with construction, erection completion of the newly proposed building and to appear for and represent the owner before all concern authorities for obtaining to prepare one or more multistoried building plan to sign and submit concerned documents require for and the towards sanction of the said building plan and all other plans, boundary, declaration etc. related hereinto for all approvals, as per necessity including the B.L.&L.R.O. documents to procure in regular basis. Application to the C.E.S.C. /W.B.S.E.D.C.L. electric connections to the premises as aforesaid etc. and/or for temporary and permanent connection of water, sewage or as may be require for time to time, in accordance with and/or otherwise concerning negotiations for transfer of flat to the intending purchaser/s thereof by executing the transferred deed/s and all costs and expenses in that respect shall be borne by the developer and is lawfully and absolutely or wholly to be entrusted and empowered to execute any or all agreement/s for sale of flat/s, garage/s, space/s to take or receive advance/s from intending buyer/s. It is made clear that this power of attorney shall remain valid till completion of the new proposed building and registration of the deed of conveyance/s in favour of the intending purchaser/s out of the developer's allocation at the aforesaid premises, in full and final completion.

7. That the owners/first party declares that they have not entered in to any other agreement with any third party in respect of the SAID LAND/PROJECT PROPERTY and undertakes not to enter in to such development agreement or other mode of transfer mortgage etc. during the pendency of this agreement.
8. That the land owner do hereby declares that they have absolute right, title and interest upon the said landed property and do hereby further declares that the said property more fully described in the **FIRST SCHEDULE** below is free from all encumbrances, disputes, litigations and in the mean time they have not received any notice and notices to the effect that the said land is affects by any scheme of the Government of West Bengal or of The Rajpur Sonarpur Municipality or Kolkata Metropolitan Development Authority and/or any other statutory body at the time of singing of this Agreement.
9. The 'owners' have agreed to produce the original papers regarding the schedule land like mother deeds, link deeds, all R.S. & L.R. Parchas, mutation certificate, and other allied papers and documents against proper receipts/certified copies from the developer at the time of singing of this development agreement.
10. The 'owners' have agreed to make over physical possession of the said property now within his possession to the developer for the purpose of Development and construction of Housing Complex at the time of singing of Development Agreement.
11. Subject to the proceeding clause, the 'Owner' hereby grant exclusive license and permission to the 'developers' to construct, erect and complete a multistoried building including the 'owner' share/allocation on the said property in accordance with the building plan to be sanctioned by the Rajpur Sonarpur Municipality and/or relevant Statutory Authority within a stipulated period of 60 months from getting sanction plan from the competent authority if the Developer will not be able to complete the work within the stipulated period of 48 months due to force majeure or unavailability of raw materials or political hazards or local hazards in that event the land owners bound to extend another 6 months as a grace period.
12. If any litigation is found or any crucial papers are missing regarding the land then the land lords will be responsible but they will also have a chance to correct the papers within a reasonable time and if they fail to do so then the developer can cancel this development agreement if they want.
13. That the land owners shall not be entitle d to interfere with the management of the construction of the proposed building and in the matter of transfer of the flats or spaces of the building to the intending buyer/s. But he himself shall have absolute right and authorities to inspect the main structural part of the building as well as the construction of the owners' portion from time to time. That the land owners /first party obligation to provide the developer to appropriate Power of Attorney as are or may be require in connection with construction, erection completion of the newly proposed building and to appear for and represent the owner before all concern authorities and to make sign and execute applications, declarations, and other relevant papers and documents to appropriate authorities for obtaining to prepare one or more multistoried

building plan to sign and submit concerned documents require for and the towards sanction of the said building plan and all other plans, boundary, declaration etc. related hereinto for all approvals, s per necessity including the B.L.&L.R.O. documents to procure in regular basis. Application to the C.E.S.C. /W.B.S.E.D.C.L. electric connections to the premises as aforesaid etc. and/or for temporary and permanent connection of water, sewage or as may be require for time to time, in accordance with and/or otherwise concerning negotiations for transfer of flat to the intending purchaser/s thereof by executing the transferred deed/s and all costs and expenses in that respect shall be borne by the developer and is lawfully and absolutely or wholly to be entrusted and empowered to execute any or all agreement/s for sale of flat/s, garage/s, space/s to take or receive advance/s from intending buyer/s. It is made clear that this power of attorney shall remain valid till completion of the new proposed building and registration of the deed of conveyance/s in favour of the intending purchaser/s out of the developer's allocation at the aforesaid premises, in full and final completion.

14. That the owners/first party declares that they have not entered in to any other agreement with any third party in respect of the SAID LAND/PROJECT PROPERTY and undertakes not to enter in to such development agreement or other mode of transfer mortgage etc. during the pendency of this agreement.
15. That it be clearly mentioned here that, the owners/first party shall get 20% on the total sale value and Rs. 1,00,000/- cash as a forfeit money as their allocation only and they would not claim any other/s from any intending purchase/s in respects after/before of the sale proceeding in respect of their allocation. The above said consideration of 20% value would be paid after completion of the said project.
16. Owners have no objection to the Developer having right for ingress and egress from and to and vice-versa in the Holding No. 581 and 244 , S.N.Ghosh Avenue and Chakraborty Para Road, Kolkata-700103 and 700151.

OWNER'S RIGHTS AND REPRESENTATIONS

1.1 The 'owners' are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property of land and there is no legal bar other wise to enter upon this agreement.

1.2 None other than the said 'owners' have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof. The said property is free from all encumbrances, charges, liens, lispens, trusts, attachments, acquisitions/requisitions what so ever and however.

1.3 There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and/or under any other law and no proceeding has been initiated or as pending in respect thereof.

3.1 The Developers as well as the Owners shall collect individual clearance Income Tax if required in respect of their individual allocation.

3.2 There is no proceeding under Public Demand Recovery Act and any other legal proceedings against the said owners in respect of the said property.

DEVELOPERS'/PROMOTERS' RIGHTS

- 4.1.1. If any amendment or modification is required to be made in the said building plan, the same shall be done by the 'developer' on behalf of the 'owners' and the 'developers' shall pay and bear all fees including Architect's fees, Municipal fees, charges and expenses etc. required to be paid or deposited for the purpose for construction of the proposed building.
- 4.1.2. Nothing in these presents shall be construed as a demise or assignment or conveyance in Law by the 'owners' of the said property or any part thereof to the 'developers' or is creating any right, title or interest in respect thereof of the 'developers' other than an exclusive license to the 'developers' to commercially exploit the same in terms hereof by constructing a multistoried building on the said property and to deal with the developers' allocation in the building in the manner hereafter stated.
- 4.1.3. The developers will be responsible to arrange the investment towards the construction of the entire proposed new building to be constructed in the said premises.
- 4.1.4. The developers shall exclusively entitled to in the new building with an exclusive right to sell or any kind of transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the owners and the owner shall not in any way interfere with or disturb the quiet and peaceful possession.
- 4.1.5. The decision of the **DEVELOPERS** regarding the quality of the building materials shall be final and binding upon the Parties hereto. The building materials shall be slandered one.
- 4.1.6. All the original documents regarding the land shall be kept in Possession of the owners and when the same are required for verification, there the owners will produce the same before the authority.
- 4.1.7. That the developer shall be entitled to receive the entire consideration money from the intending buyers against issuing proper receipt thereof.
- 4.1.8. That the land owners shall have no right and/or liberty to interfere in those transactions made between the developers and the intending buyer/s and in

any manner whatsoever and further the land owner shall not be entitled to claim the profit of the said venture of part thereof.

- 4.1.9. That the developer shall have every right to disclaim and/or relinquish any claim from the intending buyer/s and/or shall be entitled to settle any matter with any intending buyer/s in respect of payment on consideration or in any issue, in any term as the developer may think fit and proper.
- 4.1.10. That the developer shall be entitled to execute all or any sort of agreement with any intending flat or space buyer/s and shall be entitled to execute all or any type deed of transfer in favour of the intending buyer/s in respect of the flat/space of the building upon receipt of the consideration and for that purpose the land owners shall execute a General Power Of Attorney in favour of the developer to do all such acts and deeds required for the proposed constructions ,permission from Municipality, registrations of the deed of transfer, electric connection from WBSEDCL and from all other statutory authorities as may be required in connection with construction on this part of the land.
- 4.1.11. That the developer/second party shall be entitled to make advertisement in all kind of daily news papers or daily/weekly/monthly magazine and through other process which includes fixing of hoardings and/or advertisement board at the premises inviting general public to purchase flats and other units as also other constructed areas of the proposed building to be constructed at the said premises and such right of advertisement shall remain with the developer with effect from this day and the developer shall also be entitled to entre in to an agreement for sale of flats/units and/or other constructed area of the proposed building at the said premises with the intending buyer/d of such flats/units and/or other constructed area upon execution of this agreement and the developer shall also be entitled to receive earnest money, booking money and or part full payment of the consideration money from intending buyer/s without creating any financial or other liabilities upon the owners/first party for entering in to such agreement with the intending buyer/s.
- 4.1.12. Owners have no right to raise any objection or file any suit against any intending purchaser/buyers for any financial disputes arise between the land owners and developer.

**DEVELOPER'S OBLIGATION IN
CONSIDERATION AND SPACE ALLOCATION**

- 5.1. The 'developers/promoters' shall complete the construction of the said multistoried building within 60 months from the date of execution of this

agreement and if the Developer fails to complete the work within the stipulated period of 60 months due to force majeure or unavailability of raw materials or political hazards or local hazards in that event the land owners bound to extend another 6 months as a grace period.

- 5.2. The 'developers' shall be exclusively entitled to the developers' allocation in the building with the right to transfer or otherwise deal with or dispose of the same and the owners shall not interfere with or disturb quiet and peaceful possession of the developer's allocation provided that the 'developers' have complied with all terms conditions which are to be observed and performed by the developer/promoter under these presents.
- 5.3. In so far as necessary all dealings by the 'developers/promoters' in respect of developer and owners allocation of the building shall be in the name of the owners for which purpose the owners have agreed to execute a power of attorney favoring the developer/promoter by these presents with clear understanding that such dealings shall not in any way fasten or create any financial liabilities upon the owners.

DEVELOPER'S OBLIGATION IN BUILDING

- 6.1 The developers shall at his own costs and expenses construct, erect and complete a multistoried building on the said property within the time specified above in accordance with the sanctioned building plan with good and standard materials as may be specified by the Specification from time to time and owners' contribution would be in form of above mentioned schedule land.
- 6.2 The 'developers' shall install and erect in the said multistoried building at their own costs and expenses all the facilities as are required to be provided in the multistoried building having self-contained apartment and constructed for sale of flats.
- 6.3 The 'developers' shall arrange for common meters of common spaces the costs of the same shall be borne by all the flat owners such as all the purchasers including the owners proportionately.
- 6.4 The 'developers' shall arrange for the undivided meters also in respect of all the flats thereon including the owners' allocation and at the cost of the respective occupiers.
- 6.5 The 'developers' shall be authorized in the name of the owner in so far as it necessary to apply for and obtain quotas entitlements and other allocation for cement, steel, bricks and other building materials allocable to the owners for the construction of the building and to similarly apply for and obtain temporary and permanent connections of water, electricity, drainage, Sewerage whatsoever to the said building and other inputs and for the construction or enjoyment of the building.

- 6.6 The 'developers' shall at his own costs and expenses and without creating any financial or other liability on the owner construct and complete the said building including the owner's allocation in accordance with the building plan.
- 6.7 All costs, charges and expenses including municipal fees and architect fees shall be discharged by the developers/promoters during the period from the execution of this agreement till the completion of the construction of the said building and the owner shall bear no responsibility for such costs during the above-mentioned period.
- 6.8 Developer has to collect service tax on all flats they sold to any third party as per Government rate and the developer will pay to Government.

COMMON FACILITIES

- 7.1. The developers/promoters shall pay and bear all property taxes and other dues and outgoings in respect of the developers'/promoters' share/allocation accrued on and from the date of handing over possession of the said property to the developer/promoter.
- 7.2. The developers/promoters punctually and regularly pay for the units/flats said rates to the concerned authorities or otherwise as may be mutually agreed upon between the owner and the developers/promoters and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them, as the case may be consequent upon a default by the owners and the developers/promoters on this behalf.
- 7.3. Notwithstanding anything contained herein before, it is agreed that until individual assessment of the respective flat is being made by the authority concerned the said rates will be borne by the individual flat-owners proportionately as per their respective flat area.

OWNERS' FURTHER OBLIGATIONS

- 8.1. The owners hereby agree and covenant with the developers/promoters not to cause any interference or hindrance in the construction of the said building on the said property by the developer/promoters, if anything is not going against the spirit of this Agreement.
- 8.2. The owners hereby agree and covenant with the developers/promoters not to do any act, deed or thing whereby the developers/promoters may be prevented from selling, assigning and/or disposing of any of developers'/promoters' allocation.
- 8.3. The owners hereby agree and covenant with the developers/promoters not to let out, grant, lease, and mortgage and/or charge the said property or any portion thereof for any reason whatsoever.
- 8.4. The owners hereby agrees and covenant with the developers/promoters to execute all the papers that may be necessary in terms of the West Bengal Building (Regulation of Promotion of construction and transfer by Promoters) Act, 1993 and/or rules framed there under.

- 8.5. That the owners shall sign, execute and register all necessary papers, and documents as would be required for obtaining the sanctioned building plan from Rajpur Sonarpur Municipality shall attend all courts, offices, registration offices as and when the owners' presence would be required and the developers shall pay or bear all costs and incidental charges for the purpose aforesaid.
- 8.6. Marketing Expense Means all expenses relating to and/or attributable to Marketing of the Project and includes the fees of the marketing agent, brokerage payable for sale of the units in the Project complex and would be equally shared between the developer and land owners.
- 8.7. The owners shall reimburse their proportionate share of the following Marketing expenses and taxes thereon to the Developer:
- a. Owner's share of brokerage;
 - b. Owner's share of the fees of the Marketing expenses;
- For the purpose of this clause, the brokerage payable by the Developer to the broker shall be subject to a ceiling limit of 2%(Two Percent) of the purchase consideration and taxes thereon and similarly the Marketing Expenses shall be subject to a ceiling limit of 1% (One Percent) of the purchase consideration and taxes thereon.
- Miscellaneous Receipt means the Developer would only enjoy miscellaneous receipts which means all payments receipts and /or receivable from the customers other than the purchase consideration and include following and land owners have no claim into the same;
- a. GGST on the purchase consideration.
 - b. Payment against any extra or additional work carried out by the Developer any unit.
 - c. Security deposit.
 - d. Maintenance Charge
 - e. Legal fee
 - f. Payment towards registration of the sale Deeds including Stamp duty, registration charges and other incidental expenses.
 - g. Any amount receivable by the Developer from the customers apart from the purchase consideration of the units and parking's.
- 8.8. All Miscellaneous Receipt received by the Developer shall be deposited by the Developer in M R Account.
- 8.9. The Owners shall have no claim over any amount lawfully deposited by the developer in M R Account.
- 8.10. Covenants of the Owners
- The Owners hereby agrees and covenant with Developer that-
- a. They shall not cause any interference or hindrance in the execution and construction of the Project by the Developer.
 - b. They shall not let out, grant, lease, mortgage and/or charge or encumber the said land or any part or portion thereof without prior consent in writing of the developer and

c. They shall permit the Developer its architects, contractors, workmen uninterrupted access to the said land so as to enable the Developer to execute, develop and construct the Project.

d. **For the purpose of creation of mortgage in favour of schedule commercial bank in the land as per Schedule A**, the land owners will have no objection to it and there be any requirement of such creation all the land owners will be binding to the signing.

DEVELOPERS'/PROMOTERS' FURTHER OBLIGATION

- 9.1. The developers/promoters hereby agrees and covenants with the owners not to violate or contravene any of the provisions or rules applicable for construction of the building as result of which the obligation and liabilities will accrue upon the owner.
- 9.2. That it be clearly mentioned here that the owners hereby convey their concern if the developer extend their project by amalgamating for adjacent premises or give easement right to the another premises owners for egress and ingress, the drive way, passages through the land under this project, which may used as a common passage or road for the extended project. It is further clearly mentioned that if required the developer shall have right to split up the existing plots into multiple plots, for any reason, including for purposes of gifting to the concerned municipality, and if any land area is required for gifting to the municipality and for such other purposes such as plan modification, sanction, registry or otherwise the second party shall be entitled to allocate such land area/s may be required for such purpose from anywhere in the project area. It is further mentioned that for this privilege in favour of developer herein such event, the present land owners shall not be entitled to raise any demand, objection and/or obstruction in any manner whatsoever. That the developer shall act as an independent contractor in construction the building and under take to keep the land owner indemnified from time to time, all third parties claims and actions arising out of any act of commission or accident such as loss of life of labors, mason and allied natures of things of relating to the construction to the building.

FURTHER OBLIGATIONS MUTUALLY AGREED BY THE OWNER AND THE DEVELOPER/PROMOTER

- 10.1. The owners agree and covenant with the developers/promoters that immediately after obtaining sanctioned plan from Rajpur Sonarpur Municipality they will hand over a peaceful possession of the existing building at land comprised in the premises having an area of the said land.
- 10.2. The owners agree and covenant that the developers/promoter shall demolish the existing structure of the above property and shall appropriate the sale proceeds of the debris and scrap building materials of the existing building towards the cost of the demolition.
- 10.3. That the developers shall have the option to develop the above property and to acquire adequate facilities the developer shall have the option to raise the

construction of the proposed building by way of amalgamation of any adjoining property and the developers shall incur all costs and expenses for obtaining the order of amalgamation from concern authorities and the owner shall sign and execute all documents, forms, plans and such other formalities at the costs of the developers and the owners shall have no right to raise any objection on such account.

10.4 That all party of both Holdings, i.e, Holding No. 581, S.N. Ghosh Avenue and 244, Chakraborty para Road, Kolkata - 700103 hereby specifically agreed that the drive way or mandatory open space **and common amenities** of the above Holdings to be used in common by the land owners/all flat owners of the Holding No. 581 and 244 for the purpose of drainage connection, electric connection, right to amalgamate with adjacent land, other necessary connection and as a drive way/ingress or egress for all owners/flat owners.

OWNER'S INDEMNITY

- 11.1. The owners hereby undertake that the developers/promoters shall be entitled to the construction and shall enjoy their allocation without any Interference or disturbance provided the developers/promoters performs and observes and fulfills all the terms and conditions herein contained and/or on their part to be observed, performed and/or fulfilled.
- 11.2 The **OWNERS** shall be liable to meet up all previous outstanding and liabilities and Documentation including Municipal Taxes in respect of the entire holding if any. But during construction work of the venture all the liabilities in connection with the construction work shall be paid only by the **DEVELOPERS** even at the time of construction work if any labour or mason or any man connected with said venture dies due to accident **OWNERS** shall not be held responsible and liable to pay any compensation for the same.
- 11.3 The **OWNERS** hereby agree and covenant with the **DEVELOPERS** not to do any act, deed or thing whereby the **DEVELOPERS** may be prevented from selling, assigning and/or disposing of total saleable area in the building car Parking etc.

DEVELOPERS'/PROMOTERS' INDEMNITY

- 12.1. The developers/promoters hereby undertake to keep the owners indemnified from and against all third parties' claim and actions arising out of any part of act or commission of the developers/promoters in or relating to the construction of the said building.
- 12.2. The developers/promoters hereby indemnify and keep the owners indemnified from and against all actions, suits, costs, proceedings and claims and demands that may arise out of the developers'/promoters' allocation with regard to the development of the said property and/or in the matter of the construction of the building and/or for any defect therein.

MISCELLANEOUS

- 13.1. It is understood that from time to time to facilitate the construction of the building by the developers/promoters various deed, matters and things, not herein specified may be required to be done by the developers/promoters and for which the developers/promoters may need the authority of the owners and various applications and other documents may be required to be signed or made by the owner relating to which specific provisions may not have been herein, the owner hereby undertakes to do all such acts, deeds, matters and things and the owner shall execute additional power of attorney and/or authorization as may be required by the developers/promoters for the purpose and the owner also undertakes to sign an execute all such acts, deeds, matters and things if the same do not in any way infringe and/or effect the rights of the owner in respect of the said property and/or go against the spirit of this agreement.
- 13.2. Any notice required to be given by the developers/promoters shall be deemed to have been served to the owner if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the developers/promoters, if delivered by hand or sent by prepaid registered post with acknowledgement due to the developers/promoters.
- 13.3. The developers/promoters and the owners with consultation with the other flat owners shall mutually frame scheme for the management and/or
- 13.4. for the administration of the said building and/or common parts and facilities thereof.
- 13.5. The owners and the developers/promoters hereby agreed to abide by all the rules and regulations of such management/society/association/ organization and hereby give their consent to abide by the same.

FORCE MAJEURE

- 14.1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
- 14.2. Force majeure shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lock out, order of injunction, and/or any other order of a statutory authority and any other act or commission beyond the control of the parties hereto.

JURISDICTION

15. 1. The courts of South 24 Parganas alone shall have the jurisdiction to entertain and try all actions, suits, and proceedings arising out of this agreement.

SCHEDULE 'A' ABOVE REFERRED TO:

- i) **ALL THAT** piece and parcel of said land hereditament and premises containing by estimation an area of **226.5 Decimal**, the lands is lying and situated at Mouza- Elachi, J.L. No.70, R.S.223 Touji No.51 , 52 and

63/64, L.R Dag No- 1807, 1803, 1823, 1819, 1806, 1821, 1818, 1817, 1802, 1801, L.R Khatian- 2626, 2627, 2629, 2630, 2632, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.26, Holding No- 581, S.N. Ghosh Avenue, within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the **SAID PREMISES**. and the same is butted and bounded in the manner follows.

On the south: Holding No.244 & R.S DagNo. 1771(P)

On the North: Municipal Road.

On the East: R.S Dag No- 1786(P).

On the West: Land of Mr. Paik.

- ii) **ALL THAT** piece and parcel of said land hereditament and premises containing by estimation an area of **57.5 Decimal**, split up the lands in following manner- 6.5 decimal in R.S Dag No- 1771, L.R Dag No-1801, 27 decimal in R.S Dag No- 1793, L.R Dag No-1822, 24 decimal in R.S Dag No- 1791, L.R Dag No-1820 lying and situated at Mouza- Elachi, J.L. No.70, R.S.223 Touji No.51,52 and 63/64, , R.S Khatian No. 223/1, 223, 379, L.R Khatian No. 2626, 2627, 2629, 2630, 2032, L.R Dag No. 1801, 1820, 1822, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.26 , Holding No- 244, Chakraborty Para Road , within Sub Registration. Office at Sonarpur in the Dist- South 24 Parganas more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the **SAID PREMISES** and the same is butted and bounded in the manner follows.

On the south: Holding No.244 & R.S DagNo. 1771(P)

On the North: Municipal Road.

On the East: R.S Dag No- 1786(P).

On the West: Land of Mr. Paik.

SECOND SCHEDULE ABOVE REFERRED TO:
(OWNERS' ALLOCATION)

OWNERS' ALLOCATION: shall mean 20% on the total sale value in respect of the said proposed building more fully and particularly described here and on amount of Rs. 1,00,000.00 cash as a forfeit amount. The said 20% payment would include marketing expenses, TDS, GST and other Government Taxes as applicable. "OWNERS ALLOCATION" also mean proportionate gross revenue receipts of the Owners after adjustment which shall be 20%.

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

DEVELOPER'S ALLOCATION shall mean the developer shall be entitled to the remaining sale value i.e 80% in the proposed building which the developer shall be entitled to sell, transfer, lease and/or otherwise deal with the saleable area with proportionate share in land as it deems fit and proper and shall be entitled to enter into agreements and other commitments with any other party or parties in regard to disposal thereof which is mentioned here. It may also be mentioned here that the developer has right to sell, transfer, lease the remaining 20% i.e Owners Allocation subject to the commitment of depositing the same in favour of owners after receipt of completion certificate from competent authority.

That the land owners further agree here that the full payment in respect of the flats/units should be done in favour of the developer by the intending purchaser/s and in accordance with this the land owners will have no right to raise any objection or file any suit against the developer or intending purchaser/s if any financial problem (in respect of the said transaction) arise between the land owners and developer.

FOURTH SCHEDULE REFERRED TO ABOVE

(Specification of Construction)

ANNEXURE-"X"

1. **TRUCTURE:** R.C.C. framed structure will be designed by eminent Engineer and quality ISI marked steel, cement will be used.
2. **FLOOR:** All floors will be finished by vitrified Tiles including Toilets and Kitchen floor.
3. **TOILET:** Anti Skid vitrified Tiles fittings up to 7'-0" hight, and all fittings will be Jaquar or equivalent.
4. **KITCHEN:** Cooking platform top will be finished with black granati slab (11'- 0") length and stainless steel sink and glazed titles will be provided total 4'-0" hight above cooking platform.
5. **DOORS:** All doors frames will be made sal wood/hard wood, and all doors palla will be Flush door with fitting, fixing and finishing.
6. **Potty :** All rooms' inside.
7. **PAINTING:** Main door finish with two coat enamel painting outside weather coat.
8. **WINDOWS:** Sliding aluminum window with clear Glass Panes.

9. **ELECTRICAL:** Concealed wiring with proper gauge of copper wire in PVC conduit to be done in flats including point, modular switch board cover etc. at suitable places in the following manner generally.

NO.	PLACE	LIGHT POINT	FAN POINT	5 Amp. PLUG POINT	CALLING BELL	EXTRA POINT	15 Amp.
1.	Bed Room I	2	1	1			1
2.	Bed Room II	2	1	1			
3.	Bed Room III	2	1	1			
4.	Dinning/Drawing	3	1	1	1		
5.	Toilet	1					1
6.	Kitchen	1				2	1
7.	Verandah	1					
8.	W.C.	1				1	

8. Passage area pavement with Decorative floor tiles.

9. **WATER SUPPLY:** 24 hours water supply Deep tube well.

10. **ELECTRICITY METER:** The developer shall provide for the Electrical Meter for common services including stair case/outer lighting at their cost.

FIFTH SCHEDULE ABOVE REFERRED TO

(The common Portion)

1. Stair case on all floors.
2. Stair case landing on all floors.
3. Common passage and lobbies on the ground floor.
4. Water pump, water tanks, reservoir, water pipes, septic tank, all other common plumbing installation and sanitary installations.
5. Common electrical wiring, fittings and fixtures generators (excluding those as is installed for any particular unit).
6. Drainage and sewerage.
7. Boundary walls and main gates.
8. Such other common Parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and/or terrace and covered and uncovered car parking space and areas.
9. Roof on the top floor.
10. Lift facility of the proposed building.
- 11.

FIFTH SCHEDULE ABOVE REFERRED TO

(Covenants and common restrictions)

The owner and all unit owners shall always be strictly adhere to the following restrictions:-

The owner and/ or unit owners shall not do the following

1. Obstruct the Association (upon its formation) in their acts relating to the common purpose.
2. Violate any of the rules and/or regulation laid down for the common purpose and for the user of the common portion.
3. Injure, harm, or damage the common portion or any other units in the new building' by making any alteration or withdrawing any support or otherwise.
4. Alter any portion, elevation or colour scheme of the new building.
5. Throw or accumulate or cause to be thrown or accumulation any dust, rubbish or other refuse in the common portions save at the place indicated or worked thereof.
5. Place or cause to be placed any article or object in the common portion.
7. Use any unit or any part thereof for any purpose other than the purpose meant for (Residential/ commercial) Carry or on cause to be carried on any obnoxious or injurious activity in or through any unit and parking space or the common portion.
9. Do or permit anything to be done which is likely to cause nuisance or annoyance to the occupants of the other units in the new building and/or the adjoining building or buildings:

THE SIXTH SCHEDULE ABOVE REFERRED TO
(THE COMMON EXPENSES)

1. Maintenance :- All cost of maintaining, operating, replacing, repairing, whitewashing, painting, decorating, redecorating, rebuilding, reconstruction, lighting and renovating the common portions including the exterior or interior (but not inside any unit) walls of the new building.
2. Maintenance of passenger lift elevator.
3. Maintenance of Staff:- The salaries of and all other expenses of the staff to be employed for the common purpose, including caretaker/darwans,

sweepers, plumber, electricians etc. and their perquisites, bonus and other emoluments and benefits.

4. Association :- Establishment and all other expenses of the Association including the formation, office and miscellaneous expenses.
5. Common utilities :- All charges and deposits for suppliers of common utilities to the co-owners in common.
6. Electricity: - electricity charges for the electrical energy consumed for the operation of common portions.
7. Litigation: all litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
8. Rates and Taxes: - Municipal Taxes, multistoried building tax, water tax and other levies in respect of the premises and the new building save those separately assessed on co-owners.

IN WITNESS WHEREOF the parties here to have put their signature on this day, month and year first above written.

WITNESSES :-

1. Tapas Panda
Sarepur
KOL-700150

2. Piyaali Mukherjee
Alipore, KOL-27

N. Kunal Ghosh.
Soma Ghosh
Mousumi Ghosh DEY
Chandan Kumar Ghosh
Adroit Ghosh

SIGNATURE OF THE OWNERS

N. Kunal Ghosh.
ETHA INFRAREALTY LLP
Partner

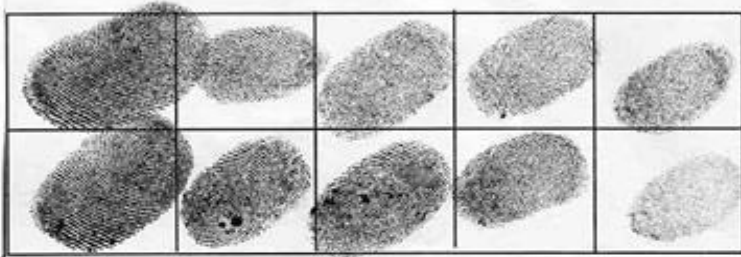
ETHA INFRAREALTY LLP
Soma Ghosh
Partner

SIGNATURE OF THE DEVELOPER

Drafted by :-

Piyali Mukherjee

PIYALI MUKHERJEE
ADVOCATE
F/NO-832/672/2011
ALIPORE POLICE COURT



Left

Right

NAME : SRI NIKHIL GHOSH

SIGNATURE :



Left

Right

NAME : SMT SOMA GHOSH

SIGNATURE : *Soma Ghosh*



Left

Right

NAME : SMT MOUSUMI GHOSH DEY

SIGNATURE : *Mousumi Ghosh Dey*

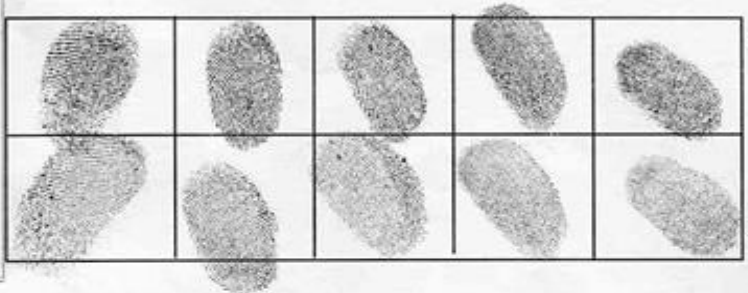


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Right

NAME : SRI CHANDAN KUMAR GHOSH

SIGNATURE : *Chandan Kumar Ghosh*



NAME : SRI ADWIT GHOSH

SIGNATURE : *Adwit Ghosh*

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NAME :

SIGNATURE :

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SIGNATURE :









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue



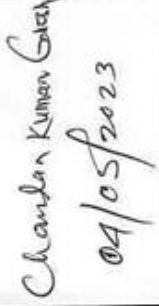


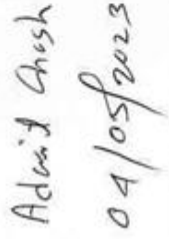


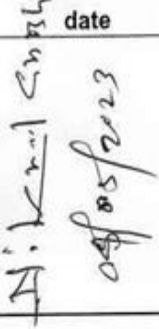


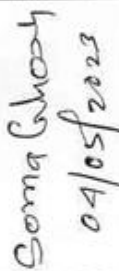
OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas



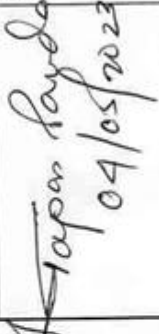
Signature / LTI Sheet of Query No/Year 16082001132232/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Nikhil Ghosh 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord		2109 	Nikhil Ghosh 04/05/2023
2	Mrs Soma Ghosh 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord		2110 	Soma Ghosh 04/05/2023
3	Mrs Mousumi Ghosh Dey 192, Bidhanpally, City:- , P.O:- Garia, P.S:- Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord		2112 	Mousumi Ghosh Dey 04/05/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Chandan Kumar Ghosh Sucas Nest, 1596 Kumrakhali, City:- , P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103	Land Lord		 2110	 04/05/2023
5	Mr Adwit Ghosh Sucas Nest, 1596 Kumrakhali, City:- , P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103	Land Lord		 2113	 04/05/2023
6	Mr Nikhil Ghosh 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Representative of Developer [Etha Infra Realty LLP]		 2109	 04/05/2023
7	Mrs Soma Ghosh 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Representative of Developer [Etha Infra Realty LLP]		 2111	 04/05/2023

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Tapas Panda Son of Mr H Panda Sonarpur, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150	Mr Nikhil Ghosh, Mrs Soma Ghosh, Mrs Mousumi Ghosh Dey, Mr Chandan Kumar Ghosh, Mr Adwit Ghosh, Mr Nikhil Ghosh, Mrs Soma Ghosh		 2114	 04/05/2023

(Arindam Chakraborty)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 SONARPUR
 South 24-Parganas, West
 Bengal



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



192023240044735668

GRN Details

GRN: 192023240044735668 Payment Mode: SBI Epay
GRN Date: 08/05/2023 16:43:18 Bank/Gateway: SBIEpay Payment Gateway
BRN : 1597407683439 BRN Date: 08/05/2023 16:43:59
Gateway Ref ID: 264597560 Method: Central Bank of India - Retail NB
GRIPS Payment ID: 080520232004473565 Payment Init. Date: 08/05/2023 16:43:18
Payment Status: Successful Payment Ref. No: 2001132232/3/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Nikhil Ghosh
Address: 825 mahamayatala road kol 84
Mobile: 9804990889
Period From (dd/mm/yyyy): 08/05/2023
Period To (dd/mm/yyyy): 08/05/2023
Payment Ref ID: 2001132232/3/2023
Dept Ref ID/DRN: 2001132232/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001132232/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2001132232/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	1021

Total 76042

IN WORDS: SEVENTY SIX THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1608-03509/2023	Date of Registration	08/05/2023
Query No / Year	1608-2001132232/2023	Office where deed is registered	
Query Date	04/05/2023 4:03:55 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	A K CHATTERJEE SONARPUR, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9804990889, 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 : 1,00,000/-]	
Set Forth value		Market Value	
Rs. 15,50,000/-		Rs. 12,37,10,400/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,121/- (Article:48(g))		Rs. 1,021/- (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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: KAIBARTA PARA ROAD, Mouza: Elachi, JI No: 70, Pin Code : 700151

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-1807 (RS :-1778)	LR-2626	Bastu	Bastu	226.5 Dec	5,00,000/-	9,86,63,400/-	Width of Approach Road: 30 Ft.,

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: KATTYANI TALA STREET, Mouza: Elachi, JI No: 70, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-1801 (RS :-1771)	LR-2626	Bastu	Bastu	6.5 Dec	5,00,000/-	28,31,400/-	Width of Approach Road: 30 Ft.,
L3	LR-1822 (RS :-1793)	LR-2627	Bastu	Bastu	27 Dec	5,00,000/-	1,17,61,200/-	Width of Approach Road: 30 Ft.,
L4	LR-1820 (RS :-1791)	LR-2630	Bastu	Bastu	24 Dec	50,000/-	1,04,54,400/-	Width of Approach Road: 30 Ft.,
		TOTAL :			57.5Dec	10,50,000 /-	250,47,000 /-	
		Grand Total :			284Dec	15,50,000 /-	1237,10,400 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Nikhil Ghosh (Presentant) Son of Late Haran Chandra Ghosh 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxx1d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/05/2023 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/05/2023 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence</p>
2	<p>Mrs Soma Ghosh Wife of Mr Nikhil Ghosh 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxx1k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/05/2023 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/05/2023 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence</p>
3	<p>Mrs Mousumi Ghosh Dey Daughter of Late Soumitra Dey 192, Bidhanpally, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxx2d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/05/2023 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/05/2023 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence</p>
4	<p>Mr Chandan Kumar Ghosh Son of Late Nityananda Ghosh Sucas Nest, 1596 Kumrakhali, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxx4f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/05/2023 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/05/2023 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence</p>
5	<p>Mr Adwit Ghosh Son of Mr Chandan Kumar Ghosh Sucas Nest, 1596 Kumrakhali, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: avxxxxx9b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/05/2023 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/05/2023 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Etha Infra Realty LLP 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: aaxxxxx4d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Nikhil Ghosh Son of Late Haran Chandra Ghosh 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx1d, Aadhaar No: 32xxxxxxx7680 Status : Representative, Representative of : Etha Infra Realty LLP (as partner)
2	Mrs Soma Ghosh Wife of Mr Nikhil Ghosh 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx1k, Aadhaar No: 91xxxxxxx3484 Status : Representative, Representative of : Etha Infra Realty LLP (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapas Panda Son of Mr H Panda Sonarpur, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150			
Identifier Of Mr Nikhil Ghosh, Mrs Soma Ghosh, Mrs Mousumi Ghosh Dey, Mr Chandan Kumar Ghosh, Mr Adwit Ghosh, Mr Nikhil Ghosh, Mrs Soma Ghosh			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Nikhil Ghosh	Etha Infra Realty LLP-45.3 Dec
2	Mrs Soma Ghosh	Etha Infra Realty LLP-45.3 Dec
3	Mrs Mousumi Ghosh Dey	Etha Infra Realty LLP-45.3 Dec
4	Mr Chandan Kumar Ghosh	Etha Infra Realty LLP-45.3 Dec
5	Mr Adwit Ghosh	Etha Infra Realty LLP-45.3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Nikhil Ghosh	Etha Infra Realty LLP-1.3 Dec
2	Mrs Soma Ghosh	Etha Infra Realty LLP-1.3 Dec
3	Mrs Mousumi Ghosh Dey	Etha Infra Realty LLP-1.3 Dec
4	Mr Chandan Kumar Ghosh	Etha Infra Realty LLP-1.3 Dec
5	Mr Adwit Ghosh	Etha Infra Realty LLP-1.3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Nikhil Ghosh	Etha Infra Realty LLP-5.4 Dec
2	Mrs Soma Ghosh	Etha Infra Realty LLP-5.4 Dec
3	Mrs Mousumi Ghosh Dey	Etha Infra Realty LLP-5.4 Dec
4	Mr Chandan Kumar Ghosh	Etha Infra Realty LLP-5.4 Dec
5	Mr Adwit Ghosh	Etha Infra Realty LLP-5.4 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Nikhil Ghosh	Etha Infra Realty LLP-4.8 Dec
2	Mrs Soma Ghosh	Etha Infra Realty LLP-4.8 Dec
3	Mrs Mousumi Ghosh Dey	Etha Infra Realty LLP-4.8 Dec
4	Mr Chandan Kumar Ghosh	Etha Infra Realty LLP-4.8 Dec
5	Mr Adwit Ghosh	Etha Infra Realty LLP-4.8 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: KAIBARTA PARA ROAD, Mouza: Elachi, JI No: 70, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1807, LR Khatian No:- 2626	Owner:সোমা ঘোষ, Gurdian:নিখিল , Address:পাটুলী, কোল ৪৭ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mrs Soma Ghosh

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: KATTYANI TALA STREET,
Mouza: Elachi, JI No: 70, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 1801, LR Khatian No:- 2626	Owner:সোমা ঘোষ, Gurdian:নিখিল , Address:পাটুলী, কোল ৪৭ , Classification:বাস্তু, Area:0.03000000 Acre,	Mrs Soma Ghosh
L3	LR Plot No:- 1822, LR Khatian No:- 2627	Owner:নিখিল ঘোষ, Gurdian:হারান চন্দ্র, Address:পাটুলী, কোল ৪৭ , Classification:ডাঙ্গা, Area:0.08000000 Acre,	Mr Nikhil Ghosh
L4	LR Plot No:- 1820, LR Khatian No:- 2630	Owner:অদ্বিত ঘোষ, Gurdian:চন্দন কুমার, Address:বোড়াল মেন রোড কোল ৮৪ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Mr Adwit Ghosh

Endorsement For Deed Number : I - 160803509 / 2023

On 04-05-2023

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

Presented for registration at 21:20 hrs on 04-05-2023, at the Private residence by Mr Nikhil Ghosh , 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 12,37,10,400/-

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

Execution is admitted on 04/05/2023 by 1. Mr Nikhil Ghosh, Son of Late Haran Chandra Ghosh, 825 Mahamayatala Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Mrs Soma Ghosh, Wife of Mr Nikhil Ghosh, 825 Mahamayatala Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Mrs Mousumi Ghosh Dey, Daughter of Late Soumitra Dey, 192, Bidhanpally, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 4. Mr Chandan Kumar Ghosh, Son of Late Nityananda Ghosh, Sucas Nest, 1596 Kumrakhali, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business, 5. Mr Adwit Ghosh, Son of Mr Chandan Kumar Ghosh, Sucas Nest, 1596 Kumrakhali, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business

Indetified by Mr Tapas Panda, , Son of Mr H Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

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

Execution is admitted on 04-05-2023 by Mrs Soma Ghosh, partner, Etha Infra Realty LLP, 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Tapas Panda, , Son of Mr H Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Execution is admitted on 04-05-2023 by Mr Nikhil Ghosh, partner, Etha Infra Realty LLP, 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Tapas Panda, , Son of Mr H Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business



Arindam Chakraborty

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 08-05-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021.00/- (B = Rs 1,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/05/2023 4:43PM with Govt. Ref. No: 192023240044735668 on 08-05-2023, Amount Rs: 1,021/-, Bank: SBI EPay (SBlePay), Ref. No. 1597407683439 on 08-05-2023, 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 100.00/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 397, Amount: Rs.100.00/-, Date of Purchase: 03/05/2023, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/05/2023 4:43PM with Govt. Ref. No: 192023240044735668 on 08-05-2023, Amount Rs: 75,021/-, Bank: SBI EPay (SBlePay), Ref. No. 1597407683439 on 08-05-2023, Head of Account 0030-02-103-003-02



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2023, Page from 61800 to 61839

being No 160803509 for the year 2023.



(Arindam Chakraborty) 2023/05/08 05:00:59 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)