

9624/21

I-9482/2021

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 182755

8-2/2734673/21

पश्चिम बंगाल न्यायिक प्रशासन विभाग
कोर्ट ऑफ़ डेप्युटी रजिस्ट्रार
सोदपुर, नॉर्थ-२-पार्सनास

a

COURT DEPUTY REGISTRAR
Sodepur, North-2-Parganas

DEVELOPMENT AGREEMENT

27 DEC 2021

THIS DEED OF AGREEMENT is made on this the 27th day of December, 2021 (Two Thousand and Twenty One) as per CHRISTIAN ERA.

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Akendra Banerjee
Partner

M/s. RELIABLE CONSTRUCTION

Partner

(2)

BETWEEN

1. SRI PANNALAL SARKAR (PAN : ALUPS2135H),
Son of Late Phani Bhusan Sarkar, by Nationality-Indian, by
Religion-Hindu, by Occupation-Business, Residing at: 142,
Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist. North
24 Parganas, Kolkata-700114,

2. SRI SUBIR KUMAR SARKAR (PAN : FTVPS6831N),
Son of Late Swapan Sarkar, by Nationality-Indian, by
Religion-Hindu, by Occupation-Service, Residing at: 142,
Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist. North
24 Parganas, Kolkata-700114,

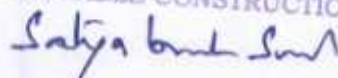
**3. SRI SAIBAL KUMAR SARKAR (PAN :
FNNPS2076H),** Son of Late Swapan Sarkar, by Nationality-
Indian, by Religion-Hindu, by Occupation-Service, Residing
at: 142, Aswini Dutta Road, P.O. Panihati, P.S. Khardah,
Dist. North 24 Parganas, Kolkata-700114, hereinafter jointly
called and referred to as the "**LAND OWNERS**" (which
term or expression shall unless excluded by or repugnant
to the context be deemed to mean and include their heirs,
executors, administrators, successors, legal representatives
and/or assigns) of the **ONE PART.**

AND

"M/S. RELIABLE CONSTRUCTION" a Registered
Partnership Firm under Indian Partnership Act, 1932 (Act
IX of 1932), bearing Registration No.- L79152/2014 having
its registered office at: 7, B.T. Road, Swadeshimore, P.O.
Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-
700114 having **PAN: AALFR2292N** hereby represented
by its Partners:


Atakendu Bandyopadhyay
Admstr

M/s. RELIABLE CONSTRUCTION Contd...3



Partner

(3)

(1) SRI SATYABRATA SINHA, Son of Late Shyam Mohan Sinha, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at: Building "DINANTA", 7, B.T. Road, Swadeshi More, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700114,

(2) SRI UTTAM GOSWAMI, Son of Late Gouranga Goswami, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at: Gouranga Nagar, P.O. Natagarh, P.S. Gholā, Dist. North 24 Parganas, Kolkata - 700113,

(3) SRI SUJAY DAS, Son of Late Shib Chandra Das, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at 4 No. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700110,

(4) SRI SHAMBHU NATH DAS, Son of Late Narayan Chandra Das, by Nationality - Indian, By Religion - Hindu, by Occupation - Business, residing at: Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115, hereinafter called and referred to as **PROMOTER/DEVELOPER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their respective heirs, executors, administrators, representatives, assigns and nominee or nominees) of the **OTHER PART.**

WHEREAS originally one Gouri Rani Sarkar (Wife of Sri Phani Bhushan Sarkar) has purchased a plot of land measuring an area about 7Cottahs 8Chittaks more or less, within Mouza-Panihati, J.L. No. 10, Re.Su. no. 32, Touji no. 155, comprised and contained in R.S. Dag no. 1451, under

Alokendu Bandyopadhyay

Alokendu

Contd...4

M/s. RELIABLE CONSTRUCTION

Satyabrata Sinha

Partner

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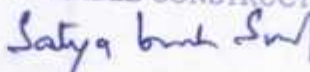
Jamindar Khatian no. 452 corresponding to R.S. Khatian no. 468, P.S. Khardah, Dist. North 24 Parganas, by virtue of a Bengali Deed of Sale being no. 3332, from her predecessor namely Smt. Anjali Biswas (Wife of Late Charu Chandra Biswas) which was executed and Registered on 31.07.1978 at the Office of S.R. Barrackpore, Dist. 24 Parganas, and the same was recorded in Book no. I, Volume no. 12, noted within the pages from 138 to 143, being Deed no. 3332, for the year 1978.

AND WHEREAS the said Gouri Rani Sarkar while had been enjoying the actual physical possession of the said landed property she gifted the said 7Cottahs 8Chittaks of landed property in favour of Sri Pannalal Sarkar (Son of Late Phani Bhusan Sarkar) i.e. the landowner no. 1 hereof, Sri Subir Kumar Sarkar (Son of Late Swapan Sarkar) i.e. the landowner no. 2 hereof, and Sri Saibal Kumar Sarkar (Son of Late Swapan Sarkar) i.e. the landowner no. 3 hereof by executing a Registered Bengali Deed of Gift, being no. 01145, which was executed on 27.12.2000 and Registered on 28.02.2003 at the Office of D.S.R.-I, North 24 Parganas at Barasat and the same was recorded in Book no. I, Volume no. 34, Noted within the pages from 389 to 400, being Deed no. 01145, for the year 2003.

AND WHEREAS in the manner aforesaid the owners hereof as per the foregoing events and description has become the lawful joint owners of 7Cottahs 8Chittaks of land


Alokendra Bandhyopadhyay
Advocate

M/s. RELIABLE CONSTRUCTION



Partner

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alongwith 800sq.ft. one storied pucca residential building standing thereon and enjoying the same peacefully, quietly and without any interruption of others and mutated their names before the assessment registrar of Panihati Municipality in respect of the said plot bearing Holding No. 15 (Aswini Dutta Road), under Ward No. 13 and they also mutated their names in the L.R. Record of Right in L.R. Dag 1451 corresponding to L.R. Khatian No. 4446 in the name of Saibal Kumar Sarkar, L.R. Khatian No. 4447 in the name of Pannalal Sarkar and L.R. Khatian No. 4448 in the name of Subir Kumar Sarkar and paying the relevant rents and taxes regularly to the authority concern..

AND WHEREAS with a view to develop or cause to be developed by constructing a multistoried building over the plot of land of Owners hereof measuring more or less 7Cottahs 8Chittaks of land and structure morefully and particularly described in the "A" Schedule hereinbelow, hereinafter called and referred to as the "SAID PROPERTY" the Developer herein approached the owners and expressed its intention to develop the undermentioned "A" Schedule of property according to the building plan to be approved and sanctioned by the Panihati Municipality.

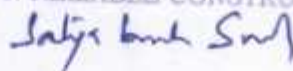
AND WHEREAS the owners herein hereby agree to authorise the Developer to construct the multistoried building in the under mentioned "A" Schedule of property, morefully and particularly described in the "A" Schedule hereinbelow according to the building plan to be approved and sanctioned



Atikanta Bandyopadhyay

4/10/20

M/s. RELIABLE CONSTRUCTION



Partner

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by the Panihati Municipality and as per specification with floor, plans, elevation, sections, made in compliance with the Statutory requirements in the said plot of land at the cost of the developer on the terms and conditions stipulated hereunder:-

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS:

ARTICLE-I

DEFINITION

1. OWNERS:

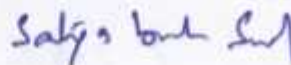
1. SRI PANNALAL SARKAR, Son of Late Phani Bhusan Sarkar, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: 142, Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

2. SRI SUBIR KUMAR SARKAR, Son of Late Swapan Sarkar, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: 142, Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

3. SRI SAIBAL KUMAR SARKAR, Son of Late Swapan Sarkar, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: 142, Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,


Alokendu Banerjee
Partner

M/s. RELIABLE CONSTRUCTION



Partner

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2. DEVELOPER:

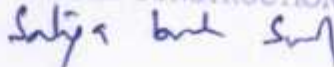
"M/S. RELIABLE CONSTRUCTION" a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No.- L79152/2014 having its registered office at: 7, B.T. Road, Swadeshimore, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114 hereby represented by its Partners:

(1) SRI SATYABRATA SINHA, Son of Late Shyam Mohan Sinha, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: Building "DINANTA", 7, B.T. Road, Swadeshi More, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114, **(2) SRI UTTAM GOSWAMI**, Son of Late Gouranga Goswami, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at Gouranga Nagar, P.O. Natagarh, P.S. Gholia, Dist. North 24 Parganas, Kolkata - 700113, **(3) SRI SUJAY DAS**, Son of Late Shib Chandra Das, by Nationality - Indian, by Religion - Hindu, by occupation-Business, residing at 4 No. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700110, **(4) SRI SHAMBHU NATH DAS**, Son of Late Narayan Chandra Das by Nationality - Indian, By Religion - Hindu, by Occupation - Business residing at Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115.

3. LAND : The land described in the "A" Schedule hereunder written.


Atankanda Bandyopadhyay

M/s. RELIABLE CONSTRUCTION - Contd...8



Partner

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4. BUILDING: Means multistoried building to be constructed on the "A" Schedule property in accordance with the plan to be sanctioned by the Panihati Municipality in the name of the owners at the cost of the developer.

5. ARCHITECT: Shall mean person or firm appointed or nominated by the Developer/Promoter for construction of the proposed building.

6. BUILDING PLAN: Plan to be sanctioned by the Panihati Municipality.

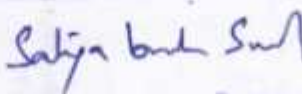
7. TRANSFER : Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for affecting what is understood as a transfer or space/flat in multi storied building to the intending purchaser and/or purchasers thereof although the same amounts as transfer in hand.

8. TRANSFEREE: Shall mean a person to whom any space/flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the owners or the respective space/flat of the said building and/or otherwise.

9. TIME: Shall mean the construction to be completed within **36 Months** from the date of sanctioning of plan by the Municipal authority or hand over the possession of the subject landed property in favour of the Developer Firm for construction which ever is later.


Atinendra Baruah
Advocate

N/s. RELIABLE CONSTRUCTION


Partner

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(9)

10. COMMENCEMENT : This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.

ARTICLE-II

COMMENCEMENT AND FIELD OF THIS AGREEMENT

(A) This Agreement shall come into effect automatically and immediately on Execution of these presents by and between the Parties hereto.

(B) Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution of Registered of Deed or Deeds of conveyance or Transfer by the Land Owners in favour of the Developer or its nominee/nominees in terms of the Agreement in respect of flat portion in the proposed building togetherwith undivided right, title and interest in the land of the said premises.

ARTICLE-III

LAND OWNER'S REPRESENTATION


(a) The Land owners is absolutely seized and possessed of and/or well and sufficiently entitled to the said property.

(b) None other than a Land owners has any claim, right, title and/ or demand over and in respect of the said premises and/or any portion thereof.

(c) That the said property is free from all encumbrances, charges, liens, lispence, attachments, acquisition, requisition whatsoever or howsoever.


Atokenda Banahyopadhyay
Agent

M/s. RELIABLE CONSTRUCTION



Partner

Contd...10

(10)

(d) That the Developer i.e. the Other Part hereto being satisfied with the right, title and interest and possession of the Party of the One Part as mentioned in the "A" Schedule hereunder, has agreed to do the proposed development of the said holding in terms and conditions as contained herein above.

(e) That the said property is not subject to any suit or legal proceeding in any court of law.

ARTICLE-IV

LAND OWNER'S RIGHT AND OBLIGATIONS AND REPRESENTATIONS

(i) The Land owners became absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, charges, liens, lispence, trusts, requisition or acquisition whatsoever nature and have a valid marketable title on the said premises.

(ii) The Land owners has absolute right and authority to develop the said plot of land.


ARTICLE-V

DEVELOPER'S RIGHT AND RESPONSIBILITIES:

The scope of work envisaged to be done by the Developer hereunder shall include:

(i) That the Developer herein is entitled to amalgamate the owner's land with the adjacent land and after amalgamation the developer shall apply for sanction of building construction plan before the concerned authority of Panihati Municipality.

(ii) Construction of the new building with all ancillary services complete in all respect as per the plans, the details


Alokendu Banahyapadhyay

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Alokendu

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and specifications thereof. The building shall be constructed exclusively for residential use. The Developer's responsibility shall include coordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.

(iii) The Developer shall have every right to demolish the existing building on the land stated in the Schedule "A" hereunder and whatsoever the materials of the said building subject to be demolished shall be disposed of by the Developer and no claim thereon on the part of the landowner shall be entertained in any case.

Be it mentioned here that the land Owners shall shift to a nearby place wherein they will stay at the cost of the Developer i.e. the land owner No. 1 namely Sri Pannalal Sarkar is entitled to get the monthly rent @ Rs. 8,000.00 (Rupees Eight Thousand) only, land owner No. 2 namely Sri Subir Kumar Sarkar is entitled to get the monthly rent @ Rs. 8,000.00 (Rupees Eight Thousand) only and the land owner No. 3 namely Sri Saibal Kumar Sarkar is entitled to get the monthly rent @ Rs. 4,000.00 (Rupees Four Thousand) only, during the construction work and upon completion the Owners shall shift back to their allocated portion in ready and finished condition.

(iv) All outgoings including other rates, taxes duties and other impositions by the Panihati Municipality or other any competent, authority in respect of the said property upto the date of this agreement shall be paid by the Land Owners.



Alokendra Bandyopadhyay

11/06/2017

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(v) All funds and/or finance to be required for completion of the entire project shall be invested by the Developer.

(vi) The Developer will be the only and exclusive builder and during subsistence of this agreement shall have the sole authority to sell all the flats of the proposed building/ buildings which completely includes as Developer's areas/ portions in the proposed building at the said premises and/ or of all or any portion/portions thereof, which will include common area, ultimate common roof and facilities togetherwith the undivided right, title and interest in the land in common facilities and amenities including the right to use thereof. The owners or any person claiming under them shall not interfere, question hinder inject, stop or prohibit the Developer, for carrying out the proposed construction of the building in the said premises subject to the fulfillment of all obligation of the Developer towards to Land Owner. The Developer will complete the construction of the building with the standard materials as would be available in the market.

(vii) The Developer will be entitled to prepare Plan and modify or alter the Plan subject to the approval of the Land Owner and to submit the same to the concerned authority in the name of the owner at its own cost and the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed new Building provided however that the developer will be exclusively entitled to all refunds of any and all payment and/or deposits made by the developer in the name of the Land owner from the concerning authority/s.

(viii) The Developer hereby undertakes to indemnify and keep indemnified the Land owner from and against any


Alokendu Bandyopadhyay

Advocate

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(13)

and all actions, charges, claims any third party arising out of due to the negligence of non-compliance of any law, byelaw, rules and regulations of the Panihati Municipality and other Govt, or local bodies as the case may be and shall attend to answer and be responsible for any deviation, a commission, violation and/or breach of any accident in relating to the construction of the building all costs and charges in this regard shall be paid by the Developer.

(ix) The Developer will complete the construction within **36 Months** from the date of sanctioning of plan by the Municipal authority or hand over the possession of the subject landed property in favour of the Developer Firm for construction which ever is later. For this purpose Developer must take all necessary steps. However, in any case if the Developer fails to complete the said construction work within a period of **36 Months** as stated above barring unforeseen circumstances, the Developers will be held liable to appropriately be compensated, the Land Owner by payment of money towards damages.

(x) The Developer shall abide by all the safety norms during the construction of the proposed building and where to all statutory and legal norms and keep the owner indemnified.

The Developer will not assign the benefits of this agreement without the written consent of the owners.

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

(xii) The grade of concrete to be used will conform to ISIM20.


Alokendra Bandyspandanary

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ARTICLE-VI

CONSIDERATION

Owner's Allocation : In consideration of the owners having granted the Developer and exclusive consent to develop the said property the land owners shall be entitled to get the **50% Constructed covered area as Owner's Allocation** into the new proposed multistoried building by using its land in commercial purpose and such area shall be allotted in the new building and distributed in the following manner:-

The Land Owners hereof are jointly entitled to get:

1. **One shop room / commercial space on the Ground Floor identified by 50% area from the front portion of the building i.e. on the South-East Corner adjacent to the Aswini Dutta Road upto 10ft. depth.**
2. **One 3BHK self contained residential flat, measuring an area about 1000sq.ft. Covered Area on the 1st Floor (South-West Facing) AND One 2BHK self contained residential flat, measuring an area about 750sq.ft. Covered Area on the 1st Floor (North-East Facing) and One 2BHK self contained residential flat, measuring an area about 750sq.ft. Covered Area on the 1st Floor (North-West Facing).**
3. **One 3BHK self contained residential flat, measuring an area about 1000sq.ft. Covered Area on the 2nd Floor (South-East Facing) AND One 3BHK self contained residential flat, measuring an area about 1000sq.ft. Covered Area on the 2nd Floor (South-West Facing) AND One 2BHK self contained residential flat, measuring an area about 750sq.ft. Covered Area on the 2nd Floor (North-West Facing)**

(15)

of the multistoried building so to be constructed by the Developer firm togetherwith the proportionate share of right, title & interest of the land beneath alongwith all the common facilities and ameinities of the proposed multistoried building and the landowners also entitled to get a sum of Rs. 30,00,000.00 (Rupees Thirty Lakhs) Only as Adjustable/Refundable amount in their part in consideration of the Owner's allocation and such amount shall be paid by the developer to the land owners in the following manner:

1. The developer shall pay **Rs. 3,00,000.00 (Rupees Three Lakhs)** Only to the land owners **at the time of execution and registration of this Development Agreement.**
2. The developer shall pay **Rs. 7,00,000.00 (Rupees Seven Lakhs)** Only to the land owners within **one month** from the date of execution and Registration of this **Development Agreement.**
3. The developer shall pay **Rs. 13,00,000.00 (Rupees Thirteen Lakhs)** Only to the land owners on the date of peaceful vacant possession of the subject landed property in favour of the developer Firm.
4. The developer shall pay **Rs. 7,00,000.00 (Rupees Seven Lakhs)** Only to the land owners after Sanctioning the Revised Plan of the proposed multistoried building and after receiving such amount the landowners shall issue the proper money receipt in favour of the Developer.
(Covered area means = Constructed Covered Area of Unit + Proportionate share of Staircase, Lift area and Lobby)



Alokendu Bandyopadhyay

Advocate

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It is pertinent to mention here that after receiving and/or accepting the owner's allocation area as specified hereinabove and after calculation of owner's allocation area if it is found that the Owner will get more than the allocated area as per the ratio as mentioned hereinabove in that event the Developer shall pay the money value for such excess area @ Rs. 2900/- per Sq.ft. to the landowners and such amount shall be paid by the Developer to the Owners on or before the handover the physical possession of Owner's Allocation area and vise-versa.

Be it specifically mentioned here that if the landowners failed and/or rather neglected to refund the adjustable/refundable security deposit amount within the time specified in that event the developer firm have liberty to deduct the Owner's Allocation area followed by @ Rs. 2900/- per Sq.ft.

All Flats will be constructed by the Developers as per the sanctioned plan by the Panihati Municipality according to the specification mentioned hereinunder in Schedule "D", togetherwith proportionate share of common services of the said premises and facilities and enjoyment of the other areas of the building.

It is also pertinent to mentioned here that the Owner hereof shall bear the proportionate lift cost and the proportionate cost of Electric Mother Meter @ Rs. 50,000.00 (Rupees Fifty Thousand) only per flat in respect of the 3 nos. of 2BHK Residential Flat only.

Be it mentioned hereto that after receiving the possession of owner's allocation area as mentioned hereinabove the Owner herein shall have no future claim or demand in respect of their allocation from the Developer.


Alokendu Bandyopadhyay

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DEVELOPER'S ALLOCATION : shall mean all the remaining portion of the entire building (excluding Owner's allocation) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the developer after providing the Owners Allocation as aforesaid and togetherwith the absolute right of the part of the Developer to enter into agreement for sale with intending purchaser/purchasers by and mode of Transfer of property Act. and/or lease, let out, or in any manner may with the same as the absolute Owners thereof.

ARTICLE-VII

PROCEDURE

1. The Land owner shall execute a General Power of Attorney for Development as may be required for the purpose of obtaining sanction of the Plan all necessary permission and sanction from different authorities in connection with the construction of the Building, for pursuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale to receive consideration money for the Developer's allocated area only. During continuation of this agreement the owner shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to fulfillment of the Developer's obligation as per the instant agreement. The Developer in no circumstances is entitled to mortgage the "A" Schedule mentioned property with any bank or financial institution.



Alokendra Bandyopadhyay

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2. The Land owner shall help to obtain mutation of the property in the name of the developer and/or its nominee or nominees and/or favour of the future flat owners after the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.
3. The Land owner shall handover physical possession of the land with the existing structure to the developer and/ or their representatives within **90 days** after execution of this Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.
4. The Developer shall provide copies of all Plans, soil testing report, Layouts, Designs, elevations and such others to the owners free of cost.
5. The owner shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer till the separation or apportionment of the flats, in question among all consumers or purchasers.



Alokendu Bandyopadhyay

Admstr

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ARTICLE - VIII

CONSTRUCTION

The Land owner or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to fulfillment of all obligations by the Developer as per this agreement.

ARTICLE-IX


POSSESSION

Immediately on execution of these presents the owner shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the same hereunder without interference or disturbance of the owner or any person or persons claiming under them. The delivery of possession must be in writing and should be signed by the owner and the Developer.

ARTICLE-X

BUILDING

(a) The Developer will at its own cost and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within **36 Months** from the date of sanctioning of plan by the Municipal authority or hand over the possession of the subject landed property in favour of the Developer Firm for construction which ever is later.


Alokendu Bandyopadhyay

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(b) The Developer will install and erect in the said Building at their own costs, pumps, water storage overhead reservoirs, electrification, permanent electric connection from the WBSIEDCL / CESC and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by WBSIEDCL / CESC in the said Building.

(c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the owner construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developers during the period of construction subject to the sanction of the appropriate authorities after obtaining approval of the land owner.

(d) All costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies shall be paid discharged and borne by the Developer and the Land owner shall have no liability whatsoever in this context.

ARTICLE-XI

RATES AND TAXES

(i) The Developer hereby undertakes and agrees to pay the municipal tax, water and all other taxes as being paid by the Land owner under this agreement till the Development of the property from the date of taking over the possession.

(ii) On completion of the Building and subsequent delivery


Alokendra Bhandary

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(21)

of possession thereof the parties hereto and/or their respective transferees shall be responsible for the payment of all rates, taxes and other outgoings.

ARTICLE-XII

SERVICE AND CHARGES

(a) On completion of the Building and after possession of their respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

(b) The Service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipment for common use maintenance and general management of the building.

(c) The Developer in consultation with the Land owner and other prospective transferees shall frame such scheme for the management, amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration maintenance and other schemes and as well Association of Land Owner of the respective flats as and when formed.

ARTICLE-XIII

COMMON RESTRICTIONS

(a) The transferees and occupiers shall, in any event, not use the allotted area as godown and shall not store inflammable or combustible articles/materials, such as bide skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.


Alokendu Bandyopadhyay

Alokendu

Contd...22

(b) None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in their allocated portion or any part thereof.

(c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time the owner shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.

ARTICLE-XIV

LEGAL COMPLIANCE

(i) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with all other legal formalities and execute all documents as shall be required under the law for this purpose.

(ii) The owner shall be bound to sign and execute such agreement, deeds, documents, papers, writings and forms as may be required by the Developer to be executed in favour of all intending and/or actual transferees in respect of Developer's share and claim of the said building in full as aforesaid togetherwith proportionate undivided share or right in the land and to register the same whenever necessary.

ARTICLE-XVI

OWNERS' INDEMNITY

The Owner hereby undertake to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/omission of any act or deed on the part of the Land owner.


Atakesdu Bandyopadhyay

Contd...23

ARTICLE-XVII**TITLE DEEDS**

The Land Owner shall hand over all original documents and the title deed/deeds alongwith other related paper to the landed property such as Municipal Tax Receipts, Parcha, Khajna, Dakhila etc. to the Developer Firm in exchange of proper acknowledgement receipts and such documents will be kept with the Developer until completion of the proposed multi storied building. After completion of the coveted building the Developer Firm hereby undertake to hand over the said original documents to the owner with proper receipts.

ARTICLE-XVIII**MISCELLANEOUS**

- (a) The Land Owner and the Developers and the Confirming Party herein entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the developer and the owner but as joint venture between the parties hereto.
- (b) Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on the Land owner if delivery by hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land owner shall be deemed without prejudice to the owner mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.


Atalendu Bandyopadhyay

Contd...24

(c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owners hereto do hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the **said premises** except the Developer **herein**.

(d) Each terms of this agreement shall be the consideration for the other terms.

ARTICLE-XIX

FORCE MAJEURE

1. Force Majeure is herein defined as:

(a) Any cause which is beyond the control of the Developer.

(b) Natural phenomenon including but not limited to whether condition of floods, droughts, earthquake etc.

(c) Accidents and disruption including but not limited to fires, explosive, breakdown of essential machinery or equipment and power shortage.

(d) Transportation delay due to force majeure or accidents.

2. The Developer and/or Land owner shall not be liable for any delay in performing its obligations resulting from force majeure. If the Developer and/or owner mutually agree to extend time limit of the instant agreement same can be done


Alokendu Bandyopadhyay

Advocate

Contd.....25

subject to the condition that the said mutual agreement must be written and signed by the Developer and the Land Owner.

ARTICLE-XX

JURISDICTION

Courts of North 24 Parganas along shall have the jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.

ARTICLE-XXI

ARBITRATION

All disputes and differences arising between the parties to this agreement shall on the First place be referred to arbitrators nominated by each of the parties and whenever necessary and arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Indian Arbitration Act, 1940 to process, the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

ARTICLE-XXII

GENERAL CONDITIONS

- (a) All appendices in this agreement are integral parts of this agreement.
- (b) All amendments and/or addition to this agreement are valid only if made in writing and sign by both the parties.


Alokendu Bandyopadhyay

Author

Contd...26

THE SCHEDULE "A" ABOVE REFERRED TO:

ALL THAT the piece or parcel of land classified as "**BASTU**" having rayat possessory right admeasuring more or less **7 Cottahs 8 Chittaks** togetherwith 800sq.ft. one storied pucca residential building standing thereon with cemented flooring, lying and situates within **Mouza-Panihati**, J.L. No. 10, Re.Su. no. 32, Touji no. 155, comprised and contained in **R.S. & L.R. Dag no. 1451**, under R.S. Khatian no. 468, corresponding to **L.R. Khatian No. 4446** (in the name of Saibal Kumar Sarkar), **L.R. Khatian No. 4447** (in the name of Pannalal Sarkar) and **L.R. Khatian No. 4448** (in the name of Subir Kumar Sarkar), under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, P.S. Khardah, Dist. North 24 Parganas, A.D.S.R.O. Sodepur, within the local limits of Panihati Municipality bearing Holding No. 15 (Aswini Dutta Road), under Ward No. 13, Kolkata-700114, TOGETHERWITH all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Development Agreement.

BUTTED AND BOUNDED

On the North : House of Narayan Das.
 On the South : 23 ft. Wide Aswini Dutta Road.
 On the East : House of Dr. Nalini Ranjan Roy.
 On the West : House of Sarojini Roy and others &
 House of Bidyut Biswas.


 Atokendu Bandyopadhyay

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

Owner's Allocation : In consideration of the owners having granted the Developer and exclusive consent to develop the said property the land owners shall be entitled to get the **50% Constructed covered area as Owner's Allocation** into the new proposed multistoried building by using its land in commercial purpose and such area shall be allotted in the new building and distributed in the following manner:-

The Land Owners hereof are jointly entitled to get:

1. **One shop room / commercial space on the Ground Floor identified by 50% area from the front portion of the building i.e. on the South-East Corner adjacent to the Aswini Dutta Road upto 10ft. depth.**
2. **One 3BHK self contained residential flat, measuring an area about 1000sq.ft. Covered Area on the 1st Floor (South-West Facing) AND One 2BHK self contained residential flat, measuring an area about 750sq.ft. Covered Area on the 1st Floor (North-East Facing) and One 2BHK self contained residential flat, measuring an area about 750sq.ft. Covered Area on the 1st Floor (North-West Facing).**
3. **One 3BHK self contained residential flat, measuring an area about 1000sq.ft. Covered Area on the 2nd Floor (South-East Facing) AND One 3BHK self contained residential flat, measuring an area**


Alokendra Bandyopadhyay

Advocate

Contd...28

about 1000sq.ft. Covered Area on the 2nd Floor (South-West Facing) AND One 2BHK self contained residential flat, measuring an area about 750sq.ft. Covered Area on the 2nd Floor (North-West Facing) of the multistoried building so to be constructed by the Developer firm togetherwith the proportionate share of right, title & interest of the land beneath alongwith all the common facilities and ameinities of the proposed multistoried building and the landowners also entitled to get a sum of Rs. 30,00,000.00 (Rupees Thirty Lakhs) Only as Adjustable/ Refundable amount in their part in consideration of the Owner's allocation and such amount shall be paid by the developer to the land owners in the following manner:

1. The developer shall pay **Rs. 3,00,000.00 (Rupees Three Lakhs)** Only to the land owners **at the time of execution and registration of this Development Agreement.**
2. The developer shall pay **Rs. 7,00,000.00 (Rupees Seven Lakhs)** Only to the land owners within **one month** from the date of execution and Registration of this **Development Agreement.**
3. The developer shall pay **Rs. 13,00,000.00 (Rupees Thirteen Lakhs)** Only to the land owners on the date of peaceful vacant possession of the subject landed property in favour of the developer Firm.
4. The developer shall pay **Rs. 7,00,000.00 (Rupees Seven Lakhs)** Only to the land owners after Sanctioning the Revised Plan of the proposed multistoried building and


Alokendra Bandyopadhyay
Advocate

Contd.....29

after receiving such amount the landowners shall issue the proper money receipt in favour of the Developer.

(Covered area means = Constructed Covered Area of Unit + Proportionate share of Staircase, Lift area and Lobby)

It is pertinent to mention here that after receiving and/or accepting the owner's allocation area as specified hereinabove and after calculation of owner's allocation area if it is found that the Owner will get more than the allocated area as per the ratio as mentioned hereinabove in that event the Developer shall pay the money value for such excess area @ Rs. 2900/- per Sq.ft. to the landowners and such amount shall be paid by the Developer to the Owners on or before the handover the physical possession of Owner's Allocation area and vise-versa.

Be it specifically mentioned here that if the landowners failed and/or rather neglected to refund the adjustable/ refundable security deposit amount within the time specified in that event the developer firm have liberty to deduct the Owner's Allocation area followed by @ Rs. 2900/- per Sq.ft.

All Flats will be constructed by the Developers as per the sanctioned plan by the Panihati Municipality according to the specification mentioned hereinunder in Schedule "D", togetherwith proportionate share of common services of the said premises and facilities and enjoyment of the other areas of the building.

It is also pertinent to mentioned here that the Owner hereof shall bear the proportionate lift cost and the proportionate cost of Electric Mother Meter @ Rs. 50,000.00 (Rupees Fifty Thousand) only per flat in respect of the 3 nos. of 2BHK Residential Flat only.

Be it mentioned hereto that after receiving the possession of owner's allocation area as mentioned hereinabove the Owner herein shall have no future claim or demand in respect of their allocation from the Developer.

SCHEDULE "C" ABOVE REFERRED TO
(Developer's Allocation)

DEVELOPER'S ALLOCATION : shall mean all the remaining portion of the entire building (excluding Owner's allocation) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the developer togetherwith the absolute right of the part of the Developer to enter into agreement for sale with intending purchaser/ purchasers by and mode of Transfer of property Act. and/ or lease, let out, or in any manner may with the same as the absolute Owners thereof.

SCHEDULE "D" ABOVE REFERRED TO
(Specification of work)

1. **Construction** : As per sanctioned building plan.
2. **Foundation** : R.C.C. foundation and framed structure.
3. **Brick Work** : Brick work 8", 5" and 3" with specified plaster.


Alokendu Bandyopadhyay
Advocate

M/s. RELIABLE CONSTRUCTION Contd.....31

Partner

4. **Flooring** : Flooring will be finished with (2'X2') vitrified Floor tiles.
5. **Doors** : Flush Door.
6. **Windows** : All windows will be Aluminium sliding window with glass fitted.
7. **Grill** : M. S. Grill at window with 1 coat primer.
8. **Toilet** : Glazed tiles upto 6'-0" ht. pan or a commode in white with cistern, porcelain shower point, one Bib Cock, one wash basin (standard make).
9. **Kitchen** : Black Stone cooking platform with a steel sink and glazed tiles upto 2' above cooking platform, taps etc. complete with exhaust fan hole.
10. **Electrical Works** : All wiring will be concealed upto Twenty five points with power plug.
11. **Wall Painting** : Decoration Cement paint on outside wall. Inside wall finish with putty.
12. **Water Supply** : Deep tube well with sub-mercible pump to overhead reservoir with individual distribution.
13. **Internal Finish** : All the interior walls will be finished with a coat of plaster of putty, synthetic enamel paint on door, window and grill.

The Land Owners hereof shall bear the proportionate lift cost and the proportionate cost of Electric Mother Meter @ Rs. 50,000.00 (Rupees Fifty Thousand) only per flat for the 3 nos. of 2BHK Residential Flat only.

Extra works : Any extra works other than the standard schedule shall be charged extra and such amount shall be deposited by the owners or purchasers before the execution of such works.


Alokendu Bandyopadhyay
Partner

M/s. RELIABLE CONSTRUCTION Contd...32

Partner

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

SIGNED SEALED AND DELIVERED

in the presence of

WITNESSES:

- 1. *Asim Bose Roy*
Agarpara
KOL-760109
 - 2. *Ayan Banerjee.*
Adv
- Sannalal Sankar*
Sreeraj Kumar Sankar.
Saibal Kumar Sankar.
- Barrackpore Court*

SIGNATURE OF THE LAND OWNER

M/s. RELIABLE CONSTRUCTION
Satya bhushan Sinha
Uttam Goswami

Shankhuni
Partner

SIGNATURE OF THE DEVELOPER

Drafted by :

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

M/s. RELIABLE CONSTRUCTION
Partner

Laser Setter :

Preetam Das
Preetam Das
Alokendu Bandyopadhyay

Memo of Consideration

We, the land owners do hereby Received a sum of **Rs 3,00,000.00 (Rupees Three Lakhs)** only from the within named Developer/s as part payment of owners allocation in the following memo:

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount</u>
27.12.2021	673039	SBI	Rs. 1,00,000.00
27.12.2021	331205	Axis	Rs. 1,00,000.00
27.12.2021	331206	Axis	Rs. 1,00,000.00

Total : Rs. 3,00,000.00

In Word : **Rupees Three Lakhs Only.**

SIGNED AND DELIVERED
IN PRESENCE OF FOLLOWING

WITNESSES:

1. *Jaime Bose Roy*
Agarpona
KoL-700109
2. *Ajan Banerjee*
Adv
BarrackPore
Court

Panmadul Sankar
Sukhi Kumar Sankar
Saibal Kumar Sankar

SIGNATURE OF THE LAND OWNERS

ORDER RULE 44A OF THE I.R. ACT 1908



Satya brata Sinha

(1) Name : **SRI SATYABRATA SINHA**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Satya brata Sinha

SIGNATURE OF THE PRESENTANT



Uttam Goswami

(2) Name : **SRI UTTAM GOSWAMI**

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Uttam Goswami

SIGNATURE OF THE PRESENTANT

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

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



(1) Name : **SRI SUJAY DAS**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Sri Sujay Das

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI SHAMBHU NATH DAS**

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

Shambhu Nath Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Shambhu Nath Das

SIGNATURE OF THE PRESENTANT

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

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

ORDER RULE 44A OF THE I.R. ACT 1908



Name : **SRI PANNALAL SARKAR**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Pannalal Sarkar

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI SUBIR KUMAR SARKAR**

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Subir Kumar Sarkar

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

SIGNATURE OF THE PRESENTANT

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

ORDER RULE 44A OF THE I.R. ACT



Saibal Kumar

(1) Name : **SRI SAIBAL KUMAR SARKAR**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Saibal Kumar Sarkar,

SIGNATURE OF THE PRESENTANT

X



(2) Name :

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

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

SIGNATURE OF THE PRESENTANT

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

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ALUPS2135H



नाम / NAME

PANNALAL SARKAR

पिता का नाम / FATHER'S NAME

PHANI BHUSAN SARKAR

जन्म तिथि / DATE OF BIRTH

18-09-1951

हस्ताक्षर / SIGNATURE

Pannalal Sarkar

B. Das

अधीन लेखी, न. नं. XI

COMMISSIONER OF INCOME-TAX, W.B. XI

Pannalal Sarkar

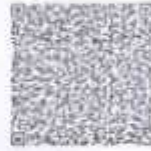


ভারত সরকার

Government of India



পান্নাল সারকার
PANNALAL SARKAR
পিতা : ফণি ভূসন সারকার
Father : Phani Bhusan Sarkar
জন্মতারিখ / DOB : 18/09/1951
মুঠাখ / Mals



9394 7591 9508

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Unique Identification Authority of India

ঠিকানা:
142, অস্বিনী দত্ত রোড,
পানিহাটী, পানিহাটী (ম),
পানিহাটী, উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ, 700114

Address:
142, ASWINI DUTTA ROAD,
PANHATI, Panihati (m), Panihati,
North 24 Parganas, West Bengal,
700114

9394 7591 9508

1947
1800 200 1947

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Pannalal Sarkar



Subir Kumar Sarkar.



ভারত

ভারত সরকার

Unique Identification Authority of India
Government of India

ভাগিকাত্তির আই ডি / Enrollment No.: 1111/11670/10331

To
সুবীর কুমার সরকার
Subir Kumar Sarkar
142 ASWINI DUTTA ROAD
Panihati (m)
Panihati
North 24 Paraganas North 24 Parganas
West Bengal 700114

26112014
1929930330



ML929930302FT



আপনার আইডি সংখ্যা / Your Aadhaar No. :

6555 9730 8082

আইডি - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সুবীর কুমার সরকার
Subir Kumar Sarkar
পিতা : স্বপন সরকার
Father: SWAPAN SARKAR
জন্মতারিখ / DOB: 02/06/1976
পুংস / Male



6555 9730 8082

আইডি - সাধারণ মানুষের অধিকার

Subir Kumar Sarkar

आयकर विभाग

INCOME TAX DEPARTMENT

SAIBAL KUMAR SARKAR

SWAPAN SARKAR

02/06/1976

Permanent Account Number

FNNPS2076H

Saibal Kumar Sarkar

Signature



भारत सरकार

GOVT. OF INDIA



F-002076H

Saibal Kumar Sarkar



ভারত সরকার

Government of India

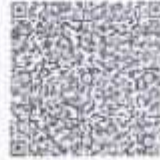
ভাষিকাকতির আই ডি / Enrollment No.: 1111/11670/10330

To
সৈবাল কুমার সরকার
Sibal Kumar Sarkar
142 ASWINI DUTTA ROAD
Panituli (m)
Panituli
North 24 Paraganas North 24 Parganas
West Bengal 700114

26/11/2014
1929930293



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আপনার আইডি নং / Your Aadhaar No. :

4798 0104 0761

আপনার - সাধারণ মানুষের অধিকার



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Government of India



সৈবাল কুমার সরকার
Sibal Kumar Sarkar
পিতা : স্বপন সরকার
Father : SWAPAN SARKAR
জন্মতারিখ / DOB : 02/06/1976
স্থান / Main



4798 0104 0761

আপনার - সাধারণ মানুষের অধিকার

Sibal Kumar Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RELIABLE CONSTRUCTION



10/10/2007

Permanent Account Number

AALFR2292N

24090008

M/s. RELIABLE CONSTRUCTION

Satyendra Singh

Shambhunath Das

Uttam Goswami

Partner

भारत सरकार
भारतीय जनता पार्टी

भारत

Photo Date: 20/11/2012



Satya Brata Sinha
DOB: 31/08/1969
Male

7658 1518 0599

मेरा आधार, मेरी पहचान

Satya brata Sinha

भारत सरकार
भारतीय जनता पार्टी

भारत

Photo Date: 17/09/2012

Address: FLAT NO 3A/B BENIMADHAV
SHAWAN, 4 NO DESH BANDHU NAGAR,
SOGEPUR, Panthia (m), North 24
Parganas, West Bengal, 700110



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Unique Identification Authority of India

Government of India

ভাদিকাভুক্তির আই ডি / Enrollment No.: 1111/11655/16507

To

উত্তম গোস্বামী

Uttam Goswami

S/O: Gouranga Goswami

CHITTARANJAN ROAD

GOURANGA NAGAR

Panihati (m)

Nalagarh

North 24 Paraganas North 24 Parganas

West Bengal 700113

25/11/2014

192970228



ML929702282FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2171 4354 3032

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



উত্তম গোস্বামী

Uttam Goswami

জন্ম তারিখ / DOB : 31/12/1971

পুংসক / Male



2171 4354 3032

আধার - সাধারণ মানুষের অধিকার

Uttam Goswami

भारत सरकार
GOVERNMENT OF INDIA



भूतल चित्रण
Shambhu Nath Das
जनकालिप / DOB: 29/07/1962
पुरुष / Male



5517 7491 1384

मेरा आधार, मेरी पहचान

Shambhunath Das

भारतीय मिनिस्ट्र अफ इन्फार्मेशन टेक्नोलॉजी
Ministry of Information Technology, Government of India



डिजायन: S/O. नारायण चंद्र दास, डिजिटल, मन्त्रालय
सुखार (म), सुखार, पश्चिम बंगाल (म), 700115
पश्चिम, पश्चिम बंगाल, 700115

Print Date: 17/09/2017

Address: S/O. Narayan Chandra Das,
KIRANALAY, SASADHAR TARAFDAR
ROAD, SUKCHAR, Parohat (M), North 24
Parganas, West Bengal, 700115



5517 7491 1384

1347 help@uidai.gov.in www.uidai.gov.in



भारत सरकार

Unique Identification Authority of India



Government of India

Enrollment No.: 1325/13549/20764

To
 SUJAY DAS
 S/O. Shib Chandra Das
 UTTARYAN APPARTMENT 2/A 4ND. DESHBANDU
 NAGAR
 Panihati (m)
 Sodepur
 North 24 Paraganas North 24 Parganas
 West Bengal 700110
 5881701365

25/11/2014
80798413



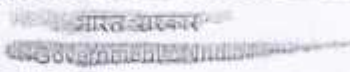
MD807984133FH



आपका आधार क्रमांक / Your Aadhaar No. :

4400 7272 2756

मेरा आधार, मेरी पहचान



SUJAY DAS
DOB : 01/01/1972
Male



4400 7272 2756

मेरा आधार, मेरी पहचान


11700

BAR COUNCIL OF WEST BENGAL
(A Body constituted under the Advocates Act, 1961)
 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123
 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

IDENTITY CARD

NAME : **AYAN BANERJEE**, Advocate.....
 Father's/Husband's Name **Swapan Banerjee**

Siddhartha Mutyopadhyay *Ansar Mandal*
 (SIDDHARTHA MUTYOPADHYAY) (ANSAR MANDAL)
 Chairman Executive Committee Chairman



Ayan Banerjee



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

GRN Details

GRN: 192021220146443241
GRN Date: 26/12/2021 21:34:08
BRN: 321393799
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: AXIS Bank
BRN Date: 26/12/2021 21:12:29
Payment Ref. No: 2002734673/1/2021
(Query No/Query Year)

Depositor Details

Depositor's Name: Alokendu Bandyopadhyay
Address: 76, Central Road, Anandaloke Sodepur, Kolkata-700110
Mobile: 9674975574
Depositor Status: Advocate
Query No: 2002734673
Applicant's Name: Mr Alokendu Bandyopadhyay
Identification No: 2002734673/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002734673/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	10971
2	2002734673/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	1171
Total				22942

IN WORDS: TWENTY TWO THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No.	I-1524-09482/2021	Date of Registration	27/12/2021
Query No / Year	1524-2002734673/2021	Office where deed is registered	1524-2002734673/2021
Query Date	26/12/2021 8:19:10 PM		
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL. PIN - 700120, Mobile No. : 9830075574, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	[4305] Other than Immovable Property. Declaration [No of Declaration : 2], [4311] Other than Immovable Property. Receipt [Rs : 3,00,000/-]
Set Forth value	Rs. 60,00,000/-	Market Value	Rs. 1,16,77,500/-
Stamp duty Paid (SD)	Rs. 20,021/- (Article:48(g))	Registration Fee Paid	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: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Ashwini Datta Road (Panihati Municipality)
Mouza: Panihati, , Ward No: 13, Holding No:15 JI No: 10, Touzi No: 155 Pin Code : 700114

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-1451 (RS :-)	LR-4446	Bastu	Bastu	7 Katha 8 Chatak	55,00,000/-	1,11,37,500/-	Width of Approach Road: 23 Ft. Adjacent to Metal Road.
Grand Total :					12.375Dec	55,00,000 /-	111,37,500 /-	

Structure Details :






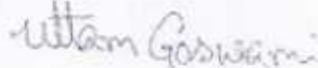



Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	5,00,000/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	5,00,000 /-	5,40,000 /-	

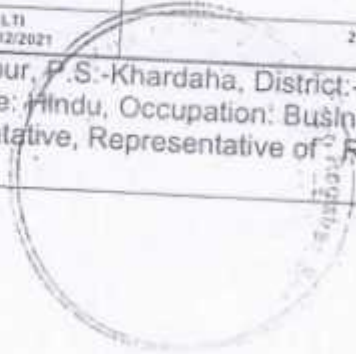





Developer Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	RELIABLE CONSTRUCTION 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114, PAN No.:: AAxxxxxx2N, Aadhaar No Not Provided by UIDAI, Status : Organiza Executed by: Representative

Representative Details :

Sl. No.	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SATYABRATA SINHA Son of Late Shyam Mohan Sinha Date of Execution - 27/12/2021, , Admitted by: Self, Date of Admission: 27/12/2021, Place of Admission of Execution: Office			
		Dec 27 2021 2:46PM	LTI 27/12/2021	27/12/2021
Building "DINANTA", 7, B.T. Road, Swadeshi More, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative. Representative of : RELIABLE CONSTRUCTION (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr UTTAM GOSWAMI Son of Late Gouranga Goswami Date of Execution - 27/12/2021, , Admitted by: Self, Date of Admission: 27/12/2021, Place of Admission of Execution: Office			
		Dec 27 2021 2:46PM	LTI 27/12/2021	27/12/2021
Gouranga Nagar, City:- Panihati, P.O:- Natagarh, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative. Representative of : RELIABLE CONSTRUCTION (as Partner)				
3	Name	Photo	Finger Print	Signature
	Mr SUJAY DAS Son of Late Shib Chandra Das Date of Execution - 27/12/2021, , Admitted by: Self, Date of Admission: 27/12/2021, Place of Admission of Execution: Office			
		Dec 27 2021 2:46PM	LTI 27/12/2021	27/12/2021
4 No. Deshbandhu Nagar, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative. Representative of : RELIABLE CONSTRUCTION (as Partner)				



Name	Photo	Finger Print	Signature
Mr SHAMBHU NATH DAS Son of Late Narayan Chandra Das Date of Execution - 27/12/2021, Admitted by: Self, Date of Admission: 27/12/2021, Place of Admission of Execution: Office	 Dec 27 2021 2:47PM	 LTI 27/12/2021	 27/12/2021
Sasadhar Tarafdar Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan Banerjee Son of Mr Swapan Banerjee Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120	 27/12/2021	 27/12/2021	 27/12/2021

Identifier Of Mr Pannalal Sarkar, Mr Subir Kumar Sarkar, Mr Saibal Kumar Sarkar, Mr SATYABRATA SINHA, Mr UTTAM GOSWAMI, Mr SUJAY DAS, Mr SHAMBHU NATH DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Pannalal Sarkar	RELIABLE CONSTRUCTION-4.125 Dec
2	Mr Subir Kumar Sarkar	RELIABLE CONSTRUCTION-4.125 Dec
3	Mr Saibal Kumar Sarkar	RELIABLE CONSTRUCTION-4.125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Pannalal Sarkar	RELIABLE CONSTRUCTION-266.66666700 Sq Ft
2	Mr Subir Kumar Sarkar	RELIABLE CONSTRUCTION-266.66666700 Sq Ft
3	Mr Saibal Kumar Sarkar	RELIABLE CONSTRUCTION-266.66666700 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Ashwini Datta Road (Panihati Municipality) Mouza: Panihati, Ward No: 13, Holding No:15 JI No: 10, Touzi No: 155 Pin Code : 700114

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1451, LR Khatian No:- 4446		Seller is not the recorded Owner as per Applicant.

M/6. RELIABLE CONSTRUCTION

Partner

Endorsement For Deed Number : I - 152409482 / 2021

On 27-12-2021

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 num (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:11 hrs on 27-12-2021, at the Office of the A.D.S.R. SODEPUR by Mr Pannalal, 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. 1,16,77,500/-

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

Execution is admitted on 27/12/2021 by 1. Mr Pannalal Sarkar, Son of Late Phani Bhusan Sarkar, 142, Aswini Du Road, P.O: Panihati, Thana: Khardaha, . City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Business, 2. Mr Subir Kumar Sarkar, Son of Late Swapan Sarkar, 142, A Dutta Road, P.O: Panihati, Thana: Khardaha, . City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, 700114, by caste Hindu, by Profession Service, 3. Mr Saibal Kumar Sarkar, Son of Late Swapan Sarkar, 142, As Dutta Road, P.O: Panihati, Thana: Khardaha, . City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, 700114, by caste Hindu, by Profession Service

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

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

Execution is admitted on 27-12-2021 by Mr SATYABRATA SINHA, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

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

Execution is admitted on 27-12-2021 by Mr UTTAM GOSWAMI, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

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

Execution is admitted on 27-12-2021 by Mr SUJAY DAS, Partner, RELIABLE CONSTRUCTION (Partnership Firm), B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

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

Execution is admitted on 27-12-2021 by Mr SHAMBHU NATH DAS, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Identified by Mr Ayan Banerjee, . . Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, . City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste H 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 26/12/2021 9:35PM with Govt. Ref. No: 192021220146443241 on 26-12-2021, Amount Rs: 3,021/- Bank: AXIS Bank (UTIB0000005), Ref. No. 321393799 on 26-12-2021, Head of Account 0030-03-104-001-15

M/s. RELIABLE CONSTRUCTION

Partner

Statement of Stamp Duty

It is certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs. 10,000/- online = Rs 19,921/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 4206, Amount: Rs.100/-, Date of Purchase: 04/12/2021, Vendor name: RAN

SUR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 26/12/2021 9:35PM with Govt. Ref. No: 192021220146443241 on 26-12-2021, Amount Rs: 19,921/- B
AXIS Bank (UTIB0000005), Ref. No. 321393799 on 26-12-2021, Head of Account 0030-02-103-003-02

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

M/s. RELIABLE CONSTRUCTION
Satyam Kumar Saha
Partner



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number: 1524-2022, Page from 48 to 107
being No 152409482 for the year 2021.



Digitally signed by AMRITA
CHAKRAVORTI
Date: 2022.01.03 11:37:48 +05:30
Reason: Digital Signing of Deed.

(Amrita Chakravorti) 2022/01/03 11:37:48 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

M/s. RELIABLE CONSTRUCTION
Satyam Kumar Saha
Partner



(This document is digitally signed.)