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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 480295

A-1-249307/18
11/09/18, 12.57

And that the document is admitted
... The signature sheet/s and
... sheets attached with this
... are the part of this document

Additional District Sub-Registrar,
Garia South 24 Parganas

01 SEP 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made and
executed on this ...^{TK} day of SEPTEMBER, Two
Thousand Eighteen (2018);

- B E T W E E N -

SRI MANABENDRA NASKAR (PAN-**AIJPN8597H**) (Mob. No: **8777475250**) and **SRI RAJENDRA NATH NASKAR** (PAN **AXNPN1701H**) (Mob. No: **9874988933**) both sons of late Shyamal Naskar and Smt Kalpana Naskar @ Kalpana Bala Naskar, both by religion-Hinduism, by occupation-Business, by Nationality - Indian, residing at Tegharia Narendrapur Station Road, P.O.- Ramkrishna Pally, P.S.- Sonarpur, District- South 24-Parganas hereinafter jointly and collectively called and referred to as the OWNERS (which term or expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and assigns) OF THE **ONE PART**.

AND

SRI AMITAVA BISWAS (PAN- **AGHPB4051F**) (Mob. No: **7980143877**), son of Late Anil Biewas, by profession - *sole proprietor of ROYAL GROUP* Business, by religion - Hinduism, office and residence at 22B, Ajanta Road, New Santoshpur, P.O.- Santoshpur, Kolkata - 700 075, Police Station - Survey Park, District South 24 Parganas, hereinafter called, and referred to as "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context hereof be

Rajendra Nath Naskar
Manabendra Naskar

Amitava Biswas

deemed to mean and include its legal heirs, successors -in-office, legal representatives and assigns) of the **OTHER PART** ;

WHEREAS one Satya Bala Dasi @ Satya Bala Naskar, wife of Late Tufan Naskar a resident of Tegharia Narendrapur Station Road, P.O.- Ramkrishna Pally, P.S.- Sonarpur, PIN - 700150 within District 24- Parganas was the recorded owner of Bastu Land measuring more or less 16 Decimals comprised in R.S. Khatian No. 110, corresponding to L.R. Khatian No. 434 appertaining to R.S. Dag No. 282 corresponding to L.R. Dag No. 299 in Mouza -- Teghari, J.L. No. 52, Touzi No. 294, under P.S.- Sonarpur, ADSR Office - Garia, formerly Sonarpur within the District of South 24- Parganas at present under Ward No. 08 of Rajpur Sonarpur Municipality which she was owning and possessing as absolute owner and her name had been published both in the record of R.S. and L.R.

AND WHEREAS similarly another Kalpana Bala Naskar @ Kalpana Naskar, wife of Late Shyamal Naskar and mother of OWNERS herein was also sole and absolute owner of

Bastu Land measuring more or less 16 Decimals comprised in R.S. Khatian No. 110, corresponding to L.R. Khatian No. 434 appertaining to R.S. Dag No. 282 corresponding to L.R. Dag No. 299 in Mouza - Teghari, J.L. No. 52, Touzi No. 294, under P.S.- Sonarpur, ADSR Office - Garia, formerly Sonarpur within the District of South 24- Parganas at present under Ward No. 08 of Rajpur Sonarpur Municipality which she was owning and possessing as absolute owner and her name had been published both in the record of R.S. and L.R.

AND WHEREAS husband of both Satya Bala Dasi @ Satyabala Naskar and Kalpana Bala Naskar @ Kalpana Naskar are two brothers and they are by relation sister-in-law to each other. Both the Owners are the sons of Kalpana Bala Naskar @ Kalpana Naskar and nephews to Satyabala Dasi @ Satyabala Naskar i.e. to say sons of brother-in-law of Satya Bala Dasi @ Satya Bala Naskar.

AND WHEREAS said Satyabala Dasi @ Satya Bala Naskar who is one and identical person has no issue and are

being looked after by both the Owners as good as their mother.

AND WHEREAS said Satyabala Dasi by three different Deed of Sale sold, conveyed and transferred her entire land with structure measuring Bastu land more or less 8 (eight) Cottahs 8 (Eight) Chittaks 0 (Zero) Square Feet and 600 (Six Hundred) Square Feet kuncha Tile Shed structure unto and in favour of OWNERS which were registered with the Office of the ADSR Garia at Garia, South 24- Parganas details of which are as follows :-

Date	Area		Vol. No.	Pages	Deed No. for the year 2015
	Land C-Ch-Sft	(RTS)			
16/12/2015	2-14-00	200 Sft.	1629-2015	47405 to 47424	I/162904089
16/12/2015	2-12-00	200 Sft.	1629-2015	47425 to 47444	I/162904090
16/12/2015	2-12-00	200 Sft.	1629-2015	47445 to 47464	I/162904091

AND WHEREAS thereby thus the Satyabala Dasi @ Satya Bala Naskar sold out and transferred her entire land as rest of the land out of her 16 decimals were consumed by

adjacent road and other utility services to make the Land develop at the site / location.

AND WHEREAS Kalpana Bala Naskar @ Kalpana Naskar also developed her entire land where by also consumed a chit of land and rest area measuring more or less 8 (Eight) Cottahs 6 (Six) Chittaks 0 (Zero) Square Feet comprised in R.S. Khatian No. 110 appertaining to R.S. Dag No. 282 corresponding to L.R. Khatian No. 79 appertaining to L.R. Dag No. 299 in Mouza - Teghari, J.L. No. 52, Touzi No. 294 under P.S.- Sonarpur was transferred unto and in favour of her both sons Sri Manabendra Naskar and Sri Rajendra Nath Naskar by and under a Deed of Gift which was unconditional from a mother to her offspring out of love and affection towards her sons, the OWNERS herein.

AND WHEREAS said Deed of Gift was executed and registered on 16/12/2015 with the office of the A.D.S.R. Garia at Garia, South 24- Parganas duly recorded in Book No. I, Volume No: 1629-2015 from Pages 47391 to 47404 as Being No: 162904088 for the year, 2015.

AND WHEREAS as such entire land as was under occupation of said Kalpana Naskar @ Kalpana Bala Naskar

was transferred to the OWNERS herein thus the OWNERS herein acquired entire land with structure owned by Satya Bala Dasi @ Satya Bala Naskar by way of purchase and entire land in actual possession of Kalpana Naskar @ Kalpana Bala Naskar by way of Gift as stated above. Hence the Owners herein become joint owners of Bastu Land measuring 28 decimals (14+14) decimals without any hindrance from any corner whatsoever.

AND WHEREAS both the Owners mutated their names with the BL & LRO Sonarpur by paying all Khaznas etc. and their respective name have been published in the L.R. Record in respect of Bastu Land measuring more or less 14 decimals comprised in L.R. Khatian No. 4273 appertaining to L.R. Dag No. 299 land measuring in the name of owner Manabendra Naskar and Bastu Land measuring more or less 14 Decimals comprised in L.R. Khatian No. 4274 appertaining to L.R. Dag No. 299 in the name of another owner, Rajendra Nath Naskar as such both Owners become exclusive joint owners of total land measuring more or less .28 decimals hereinafter called and referred to as the SAID LAND.

AND WHEREAS out of said Land a portion of land measuring 2 (Two) Cottahs 12 (Twelve) Chittaks i.e. the portion of land purchased from satyabala Dasi @ Satya Bala Naskar by and under Deed No. I/04091/15 keeping aside rest part of the land measuring more or less 14 (Fourteen) Cottahs 0 (Zero) Chittak 0 (Zero) Square Feet both the owners decided to develop by constructing Building / Buildings consisting of Flats, Car Parking and other spaces with usual facilities and amenities as per Building Plan to be sanctioned by the Rajpur Sonarpur Municipality as the said land fall under the ward No. 08 of the Rajpur Sonarpur Municipality which is free from all encumbrances and the owners having a very good marketable title over the said land details whereof morefully described and mentioned in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the **SAID PREMISES** specifically known as Holding No. 92, Tegharia, Tegharia Station Road, Kolkata - 700 150.

AND WHEREAS as the Owners have no such funds or expertise to execute such construction or to exploit the same commercially as such in order to put their dream into reality

engaged SRI AMITAVA BISWAS, son of Late Anit Biswas sole Proprietor of ROYAL GROUP, a Proprietorship Firm, residing and its office at 22B, Ajanta Road, Kolkata – 700075, P.S.- Survey Park, P.O.- Santoshpur, as their DEVELOPER and decided to transfer the said premises with all original documents to start all necessary steps to sanction the Building Plan and after getting the same execute the project on Ownership basis in the ratio of 62:38 i.e. to say 38% of the FAR to be allotted to OWNERS and 62% of the F.A.R. shall treated as Developer's Allocation.

AND WHEREAS the Developer herein, the Party of the OTHER PART has agreed to make the construction of the proposed flat system new building for residential and other purposes in exchange of getting its cost of construction and its remuneration for supervision of such construction in kind of flats etc. after giving the OWNERS herein the 38% saleable space in kind of flats etc. of Contractor as the OWNERS' ALLOCATION as more fully described and mentioned in the SECOND SCHEDULE hereunder written and the DEVELOPER shall develop the entire land at it's own cost, experience and efforts and shall enjoy, entire construction of

the building except the Owners' Allocation and also except the common areas and facilities as per sanctioned building plan and accordingly both the parties mutually have agreed upon to enter into this Agreement for Development on the following terms and conditions :-

DEFINATION & INTERPRETATIONS

**NOW THIS AGREEMENT WITNESSETH IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO**

as follows :-

1. **OWNERS** shall mean the Owners abovenamed and include their respective successors-in-office, successors-in-interest, administrators, legal representatives and assigns.
2. **DEVELOPER** shall mean the Developer named above and include it's successors, successors-in-interest, successors-in-office, administrators, legal representatives.
3. **THE LAND** shall mean **ALL THAT** the piece and parcel of land measuring an area of 14 Cottahs more or less, being lying and situate at Holding No. 92, Tegharia

Station Road, Kolkata - 700 150, Ward No. 08 of Rajpur Sonarpur Municipality comprised in L.R. Khatian No. 4273 and 4274 appertaining to L.R. Dag No. 299, J.L. No. 52, Police Station - Sonarpur, A.D.S.R. Office at Garia, District of 24 Parganas South in Mouza - Tegharia.

4. **SALEABLE SPACE** : shall mean the space and / or spaces in the building to be constructed which is available for independent use and occupation after making due provisions of the Owners' Allocation and for common facilities and the space and/or spaces required therefor.
5. **OWNERS' ALLOCATION** : shall mean the 38% built up area of the said G+4 storied building to be constructed as per the sanctioned plan of the Rajpur Sonarpur Municipality along with undivided proportionate share of land, common areas, facilities attached thereto in the said premises more fully described in the SECOND SCHEDULE mentioned hereunder and ~~advance~~ advance of Rs. **40,00,000/-** (Rupees **Forty Lakh**) only

Amitava Das

Mamabanta Nath

Rasendra Nath Nayak

out of which Rs. **30,00,000/-** (Rupees **Thirty Lakh**) only to be paid on the date of execution and registration of this Agreement and Rs. **10,00,000/-** (Rupees **Ten Lakh**) only after 1st Floor Roof Casting, which shall be adjusted against owners' share in the manner following:-

Total Flat area as per F.A.R. expected to be sanctioned by the Municipality 4274X4 = 17096 Sq.ft. Owners' Share 38% of 17096 Sq.ft. = 6496 Sq.ft. ~~Adjustable~~ Amount = Rs. 40,00,000/-. Agreed rate per Sq.ft. is Rs. 2150/- as such total Owners' share to be ~~adjusted to~~ pay the advance paid by Developer is Rs. **40,00,000/- ÷ 2150/- = 1860 Sq.ft.**

That is to say the Developer shall deliver constructed area to the owners to tune of area (6496 - 1860) Sq.ft. i.e. 4636 Sq.ft. only subject to variation, if any after Building Plan Sanction by the Municipality.

Owners further agreed that Developer shall acquire following Flats in the proposed Building of the expected area as follows by way aforesaid adjustment :-

Anil Kumar Sharma

✓ Marubendra Nath
Rasendra Nath Nayak

<u>1st Floor</u>	<u>Flat No.</u>	<u>Area</u>
	1G	877
	1E	684
	1F	515
<u>2nd Floor</u>	2C	480
	2B	532
	2D	495
<u>4th Floor</u>	4B	532
	4F	515
8 Flats		4630 Sq.ft.

6. **DEVELOPER'S ALLOCATION** : shall mean the 62% saleable space of the proposed building and constructed area as per the sanctioned plan of the Rajpur Sonarpur Municipality along with undivided proportionate share of land, common areas, facilities attached thereto in the said premises more fully described in the THIRD SCHEDULE mentioned hereunder.

7. **ARCHITECT** : shall mean any qualified licensed person or persons, firm and firms as approved by the Rajpur Sonarpur Municipality appointed or nominated by the Developer as Architect of the building to be constructed at the said premises.
8. In consideration of the Owners having agreed to entrust to the Developer for development of the said property described in the FIRST SCHEDULE hereunder written and to confirm upon the developer the rights, powers, privileges and benefits.
9. This Agreement will not be treated as a partnership between the Owners and the Developer and the Developer is engaged by the Owner to develop the said land as aforesaid.
10. That the Owners hereby indemnify that they are the full and absolute Owners of the said property and that the property is not subject matter to any mortgage, charge or any other encumbrance and free from all encumbrances, liens, charge and dependencies.

11. That the Developer shall complete and handover the Owners' Allocation within 34 months + 6 months (grace period six months) from the date of proposed building plan/s to be sanctioned by the Rajpur Sonarpur Municipality. The Developer submit plan for sanction within 30 days from the date of mutation.

12. a) **THE LAND** shall mean the land more fully described in the FIRST SCHEDULE hereunder written.

- b) **THE BUILDING** shall mean the G Plus 4 (Four) Storied Building comprising of various flats on each floor and other spaces with all common and easement right.

- c) **COMMON AREAS** all the common areas such as path and passages, stair case, landing, lift & lift room, open spaces, boundary wall, septic tank, water reservoir, underground and overhead water tank, Municipal water if provided by the Rajpur Sonarpur Municipality ultimate roof and rain and drain water pipe, sewer and sewerage and other common areas with

common lights and fittings with the proportionate expenses for the maintenance of the common areas. The land underneath the said property shall remain unpartiable all the time.

d) **ADVOCATE** : shall mean such advocate as may be appointed by the Developer only for this Project and all Deeds, Agreement for Sale and other documents shall be prepared by him and arrange for registration of all such documents and the Purchaser/s shall pay his remuneration.

13. **THE AGREEMENT** shall take effect from the date of execution of this Agreement.

14. **THE OWNERS' DECLARE** as follows :-

a) That the Owners are the absolute owners and seized and possessed of and / or well and sufficiently entitled to the said property as described in the **FIRST SCHEDULE** below.

- b) That the said property is free from all encumbrances charges attachments, trust, acquisition, requisitions.
- c) That the Owners hereinbefore had not entered into any agreement with any third party nor the property is a mortgage property with bank or any other institute.
- d) The Owners shall sign and execute all the relevant papers for construction work whenever asked for and shall not disturb the Developer to complete the project as per agreement shall not interfere with the work till the construction is over, by any means or manner subject to fulfillment of the terms and conditions and specifications as mentioned herein in default the owner shall have every right to interfere with the same and shall not interfere with the work till the construction is over but the owner shall have the full right and authority to interfere in the matter in case of any violation of the terms and conditions and specifications of this agreement.

15. **THE DEVELOPER DECLARES** as follows :-

- a) That its shall construct the ground plus four storied building on and over the FIRST SCHEDULE property at it's own cost and responsibility and the Owners shall not bear a single coin for this project.
- b) That the Developer shall handover the Owner's Allocation at first within 34 months + 6 months grace period from the date of sanctioned plan of the proposed building.
- c) That the Developer shall construct the building with first class materials and shall co-operate the Owners for their necessary enquiry.
- d) That the Developer shall be entitled exclusively to managed supervise, control all and every act for the purpose of developing the said property for construction of G + 4 storied building and having right to install hoarding in the site with right to invite prospective Purchasers for the sale of Developer's

Allocation and right to publish advertisement in Newspaper or through other media, agent etc.

16. That this agreement shall stand valid by the heirs and successors of the respective parties as per condition written hereinabove.
17. The Owners shall not cause interference or hindrance whatsoever in the construction of the said building at the said premises by the Developer and not to act or things whereby the Developer may be prevented from selling or assigning or disposing the Developer's Allocation and the common areas by any means and manner.
18. That all the original papers are lying in the Developer's Custody since before sanction of Building Plan and for the process work it will be required for the Developer the Owners shall not demand it back till sell of Developer's Allocation.

19. That the Owners and the Developer henceforth in the proposed multistoried building shall enjoy their respective portion without any objection or obligation.
20. That the 38% side of the roof are exclusively for the use of Owners and rest portion of the roof is commonly enjoy by the Flat Owners of the said building.
21. The GST will be borne by the Land Owners themselves for their Own Allocation as per applicable of the concerned authority after getting possession from the Developer and also getting Completion Certificate from Municipality.
22. That if the Developer needs a 6 months grace period over the stipulated time i.e. after 34 months on proper reason the owners shall allow such extended period.
23. That if the Developer unable to complete and handover the Owner's Allocation within stipulated period of 34 + 6 months in that event on an after the stipulated period the Developer shall pay Rs. 1,000/- per cottah per

month as compensation charges till the Developer handed over the Owner's Allocation in satisfaction.

24. That if any existing structure on and over the Schedule property shall be taken away by the Developers at its cost and responsibility.
25. That the instant agreement with development power to be registered in the concerned registration office.
26. That during construction period if any unnatural event happen in the Schedule premises than Developer will take the entire responsibility to solve the matter without the help of the owners.
27. That the owners allocation will be serve by the developer at first being fully habitable and fit for occupancy along with necessary connection of domestic water, sewerage and electric connection and common enjoyment right over the common area of schedule premises and thereafter to deliver possession to the intending Purchaser/s.

28. The Owners herein shall not be answerable or liable for any mode, part or nature of construction for any materials in course of or relating to erection, construction and completion of the building or any part thereof.

29. The Owners herein shall be entitled to deal, sell, transfer, grant, lease and or any manner dispose of the owners allocation for which no further consent of the developer shall be required and the Owners herein will be entitled to receive and or realize and collect any / all sale proceeds, issues, rents, license fee, occupational charges and profits arising there from.

30. The Developer herein shall be entitled to deal, sell, transfer, grant, lease and or any manner dispose of the developer allocation for which no further consent of the owner shall be required and the Developer herein will be entitled to receive and or realize and collect any / all sale proceeds, issues, rents, license fee, occupational charges, and profits arising there from.

31. It is specifically and understood that the Owners herein shall not be responsible and or liable for any cost mode and manner of construction, defects, deviations, damages or any proceedings, if initiated by any persons and or authority relating to and or arising out of erection, construction or completion of the said new building or any part thereof. All acts, proceeding and consequences arising thereof shall be attended to, defended, prosecuted and complied with by the Developer at it's own cost and expenses, and shall keep the Owner herein indemnified from all or any loss, damage, cost and consequences, suffered or incurred therefrom.

32. That Developer shall clear all taxes of Municipality and Khazna of BL & LRO, till the date of delivery of Owners' Share, if any. Further Developer shall pay upto date Electricity Charges before delivery of Owners' share.

COMMON RESTRICTION

The First Party's Allocation in the new building shall be subject to the terms restrictions on transfer and use as are

applicable to the Developer's Allocation in the new building intended for common benefit of all occupiers of the new building which shall include the following :-

- i. The Owners will not use or permit to use the First Party's Allocation the New Building any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazard to the First Party occupiers of the new building. The Developer and his nominee / nominees shall also not use or permit to use of the Developer's Allocation in the New Building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activities nor use thereof for any purpose which may cause any nuisance hazards to the First party of the New Building.
- ii. Both the parties shall abide by all laws, bye laws, rules and regulations of the Government and other authorities. Be it noted in case of any new law or rules and regulation be adopted during the tenure of

the construction and if the covered area and car parking space in that case be loss or enhanced in that case the Owners' Allocation also will determine on the basis of the ratio of 38%.

- iii. The respective Allottee shall keep their respective allocation in the new building in good working condition and repairs.
- iv. The Developer shall construct the building with standard materials and with good workmanship manner according to specification of constructions mentioned below.

OWNERS' OBLIGATION

- 1) The Owners hereby agree and covenants with the Developer not to cause any interference or hindrance in the construction of the building at the said property by the Developer.
- 2) The Owners hereby agree, covenant with the Developer not to do any act or deed or thing hereby the Developer

may be prevented from selling, assigning and / or disposing of any part or entire portion of the Developer's Allocated portion in the new building or of the said property.

- 3) The Owners hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and / or charges the allocated portion of the Developers in the construction but shall have all rights, to sell, gift, let out, grant, lease, mortgage and / or charges their allocated portion to any person / persons, company / companies save and except the Developer's Allocation. The Developer also shall not have any right to get, grant, lease, mortgage and/or charges the allocated area of the Owners.

DEVELOPER'S OBLIGATIONS

- A) The Developer shall complete the construction of the new building at First Schedule property within the time as mentioned above after obtaining the sanction plan to be sanctioned by the Rajpur Sonarpur Municipality.

The time of completion of the building shall be strictly observed and strictly shall be Essence of Contract, subject to force majeure and unavoidable circumstances.

- B) The Developer shall not be entitled to transfer alienate or assign this Agreement to any other person / persons for completion of the building by any manners.
- C) Not to violate or contravene any of the provisions of rules applicable for construction of the building.

OWNERS INDEMNIFY

The Owners hereby undertake that the Developer shall be entitled to the said constructions and shall enjoy their allocated space without any interference and/or disturbance provided the Developer performs and fulfill all the terms and conditions herein contained and / or their part to be observed and performed

DEVELOPER'S INDEMNIFY

- 1) The Owners hereby undertake that the developer shall be entitled to the said constructions and shall enjoy their allocated spaces without any interference and / or

disturbance provided the Developer performs and fulfill all the terms and conditions herein contained and / or their part to be observed and performed.

- 2) The Developer hereby undertakes to keep the Owners indemnified against all actions, suits, costs, proceedings and claims that any arise out of the Developer's Allocation with regard to the Development of the said premises and / or in the matter of construction of the said building and / or any defect therein.

MISCELLANEOUS

1. The Owners and the Developer shall enter into the Agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Developer and the Owners.
2. Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the Owners of the said property or any part thereof to the Developer or as creating any right, title and interest in respect thereof in the Developer other than an exclusive license to the Developer to "Commercially Exploit" the same in the terms thereof, provided, however, the

Developers shall be entitled to borrow money from any bank / banks without creating any Financial liability on the Owners of effecting and their estate shall not be encumbered and / or be liable for payment of any dues or such bank / banks and for that purpose the developer shall keep the owners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

FORCE MAJEURE

1. The parties hereto shall not in considered to be liable for any obligations hereunder to the extended that the performance of the relative obligations was prevented by any force majeure and this construct shall remain suspended during the duration of such majeure, if any.
2. Force Majeure shall mean floods, earth quake, riot, storm, tempest, civil commotion, strikes, lock out and / or any other act or commission beyond the control of the parties hereto.

JURISDICTION

All the Courts, within the limits of Baruipore and High Court at Calcutta notwithstanding for provisions, the right to sue for specific performance of contract by one part against

the other part as per the terms and conditions of this agreement shall remain unaffected.

FIRST SCHEDULE

(Description of Entire Land)

ALL THAT the piece and parcel of land measuring an area of Bastu 14 Cottahs more or less, along with a 200 Sq.ft. R.T. Shed Structure standing thereon lying and situate in Mouza - Teghari, comprised in L.R. Khatian No. 4273 and 4274 appertaining to L.R. Dag No. 299, J.L. No. 52, Police Station - Sonarpur, within the local limits of the Rajpur Sonarpur Municipality under Ward No. 08, being Holding No. 92, Tegharia, Tegharia Narendrapur Station Road, Kolkata - 700 150, in the District of South 24- Parganas, which is specifically shown in the annexed map marked with RED verge line, which is butted and bounded as follows :-

ON THE NORTH	::	Part of Land of R.S. Dag No. 282 ;
ON THE SOUTH	::	Part of Land of R.S. Dag No. 282 ;
ON THE WEST	::	Part of Land of R.S. Dag No. 282, 284 and 547;
ON THE EAST	::	17'ft wide Narendrapur Tegharia Station Road ;

SECOND SCHEDULE

OWNERS' ALLOCATION : shall mean the 38% built up area in the said G+4 storied building to be constructed as per the sanctioned plan of the Rajpur Sonarpur Municipality along with undivided proportionate share of land, common areas, facilities attached thereto in the said premises more fully described in the SECOND SCHEDULE mentioned hereunder and ~~adjustable~~ advance of Rs. 40,00,000/- (Rupees Forty Lakh) only out of which Rs. 30,00,000/- (Rupees Thirty Lakh) only to be paid on the date of execution and registration of this Agreement Rs. 10,00,000/- (Rupees Ten Lakh) only after 1st Floor Roof Casting which shall be adjusted against owners' share in the manner following :-

Total Flat area as per F.A.R. expected to be sanctioned by the Municipality 4274X4 = 17096 Sq.ft. Owners' Share 38% of 17096 Sq.ft. = 6496 Sq.ft. ~~Adjustable~~ Amount = Rs. 40,00,000/-. Agreed rate per Sq.ft. is Rs. 2150/- as such total Owners' share to be ~~adjusted to~~ pay the advance paid by Developer is Rs. 40,00,000/- ÷ 2150/- = 1860 Sq.ft.

Amritendra Nath

Amritendra Nath

Manabendra Nath

Rajendra Nath Nayak

Manabendra Nath

Rajendra Nath Nayak

That is to say the Developer shall deliver constructed area to the owners to tune of area (6496 – 1860) Sq.ft. oi.e. 4636 Sq.ft. only.

Owners' further agreed that Developer shall acquire following Flats in the proposed Building of the expected area as follows by way aforesaid adjustment :-

<u>1st Floor</u>	<u>Flat No.</u>	<u>Area</u>
	1G	877
	1E	684
	1F	515
<u>2nd Floor</u>	2C	480
	2B	532
	2D	495
<u>4th Floor</u>	4B	532
	4F	515
8 Flats		4630 Sq.ft

THIRD SCHEDULE

DEVELOPERS' ALLOCATION shall mean the 62% saleable space of the proposed building and constructed area as per the sanctioned plan of the Rajpur Sonarpur Municipality along with undivided proportionate share of

land, common areas, facilities attached thereto in the said premises.

FOURTH SCHEDULE

(Common Expenses)

1. All costs of maintenance, operations, repairs, replacements, services and white washing painting, rebuilding, re-constructing, decorating, redecorating of all other common areas / parts its fixtures, fittings, electrical wiring and equipments in under the building enjoyment or used common by the occupiers of the building.
2. The salaries and other expenses incurred for and payable to any person employed for common purposes including security, electrician, maintenance, plumber, administration of the building, accountant, clerks, gardeners, sweepers etc.
3. Insurance premium for insuring the building and installation and every part thereof against earthquake,

damages, fire lightening, mob violence, civil commotions etc. if incurred.

4. Expenses for supplied for common utilities, electricity, water charges etc. payable to any concerned authorities and / or organization and payment of all charges incidental thereto.
5. Municipal and other rates and taxes and levies and all others outgoings save those would be separately assessed and / or incurred in respect of any unit or portion of land.
6. Costs and establishment and operation charges of the Developer of the association of the co-operation society or private limited company relating to common purposes.
7. All such other expenses and outgoings as are deemed by the Developer and / or the association or co-operative society or private limited company to be necessary for or incidental thereto.

8. Electricity Expenses for lighting all the common parts outer walls of the building parking space and for operation of all the common areas.

FIFTH SCHEDULE
(SPECIFICATION)

The building shall be R.C.C. Framed structure. All other details are as follows :

- FLOORING : Entire Floor should be Vitrified Tiles (2'x2')
- TOILET : Floor- Tiles, 4' dado and motive Glazed Tiles walls up-to 7' ht. White Indian Pan / Commode, (Parry ware/ Hind ware) P.V.C. white cistern C.P. taps one no's wall mixture with hand shower (in one toilet) ,(Jaquar/ Parry ware) and one jigger point
- KITCHEN : Floor- Tiles and (Black stone/ green marble) cooking platform with standard shelf below, Steel sink, 2 taps(Parry ware /Jaquar) , motive glazed tile up to 3'ht. over cooking platform.
- W.C : Floor-Tiles, 4' dado and Glazed Tiles walls up to 7' ht. White Indian Pan / Commode, (Parry ware/ Hind ware) P.V.C. white cistern and one white basin, C.P. taps 2 no's(Jaquar), and loft .
- WINDOW : Aluminum sliding window with MS integrated grills with smoke glass.

DOOR : Main Door- Ornamental/Laminated Flash door, Wooden sal door frames and inside doors-Flash doors, Toilet-PVC Door palla.

ELECTIRCAL : All electrical lines shall be laid in concealed Havels / Finolex copper wire and piano type switches of standard quality of I.S.I. approved as per C.E.S.C., Regulations. Including calling bell.

<u>Sl. No.</u>	<u>Description</u>	<u>Light Point</u>	<u>Fan Point</u>	<u>Plug Point</u>	<u>Exhaust Point</u>
	<u>Living /Dining</u>	2	2	1	0
	<u>Kitchen</u>	1	0	1	1
	<u>Bed Rooms</u>	2,1 ft. Lamp	1		0
	<u>Toilets</u>	1	0	1	1
	<u>Balcony</u>	1	1	1	0

FINISHING : In sides walls & Ceiling Plaster of Paris over cement plaster.

WATER : C.M.C. water supply through S.U.G. Reservoir with pumping facility to O.H. Tank for distribution to individual flats through common surface pipelines (PVC). New B.E pump with Crompton Motor,

Cable TV line & Telephone line shall be concealed and included lift , power back up, interccm/cc.tv

IN WITNESS WHEREOF the parties hereto do hereby set and subscribed their respective hands and seals on these presents the day, month and year first above written.

SIGNED, SEALED & DELIVERED
at Kolkata in the presence of

WITNESSES :

1) Dibbas Naskar
Samar Pur Tegharia
Kol- 150

Ravendra Nath Naskar
Manabendra Naskar
Signature of the **OWNER**

2) Beppu B...
841 MAYABAD
Kol- 99

ROYAL GROUP

Proprietor

ROYAL GROUP
Signature of the **BUILDER**
Proprietor

Drafted by

Satyendra Debroy
Advocate
Alipore Criminal Court
Kolkata 700 027.
Er. No: WB/4391/1986

Computer Print by:

Ayan Chakraborty
AYAN COPIERS
Jadavpur C.I.T. Market
Kolkata - 700 032.

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. **30,00,000/-** (Rupees **Thirty Lakh**) only out of total consideration of Rs. **40,00,000/-** (Rupees **Forty Lakh**) only from the within named Developer in the manner following :-

Sl. No.	Date	Cheque No.	Bank & Branch Name	Amount
1.	31/08/2018	006784	HDFC Bank Ltd., Santoshpur	25,75,000=00
2.	11/09/2018	000093	HDFC Bank Ltd., Santoshpur	1,50,000=00
3.	11/09/2018	000094	HDFC Bank Ltd., Santoshpur	1,50,000=00
4.	18/09/2018	000095	HDFC Bank Ltd., Santoshpur	50,000=00
5.	18/09/2018	000096	HDFC Bank Ltd., Santoshpur	50,000=00
6.	By Cash			25,000=00
				<u>30,00,000=00</u>

(Rupees **Thirty Lakh**) only

WITNESSES:

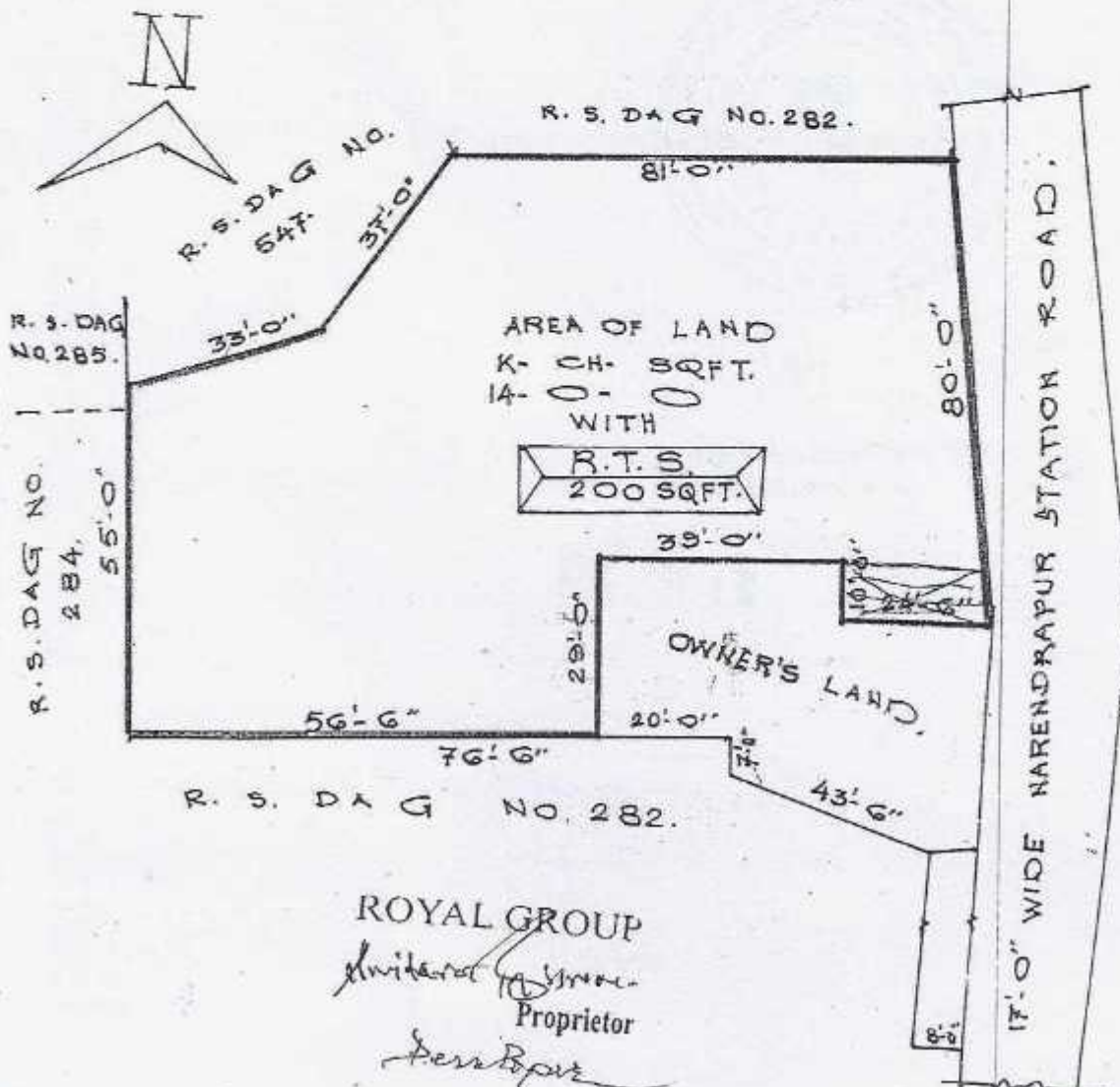
1) *Beppu Banerjee*
891 NAYABAD
Kof-99

Manabendra Narkar
Rajendra Nath Narkar

Signature of the **OWNER**

2) *Dinoban Narkar*
Samarpur Taghasia
Kof-150

ALL THAT PIECE AND PARCEL AREA OF
 LAND 146-000-00 SQFT. WITH 200 SQFT
 R.T.S. IN L.R. DAG NO. 299, L.R.-
 KHATIAN NOS. 4273, AND 4274, OF
 MOUZA-TEGHARIA, J.L. NO. 52,
 P.S. SONARPUR, UNDER THE RAJPUR-
 SONARPUR MUNICIPALITY, WARD NO. 8,
 DIST-SOUTH 24 PARGANAS, PURCHASED
 LAND SHOWN IN RED LINES.














ROYAL GROUP
 Switara
 Proprietor
 Anupam

ANUPAM DAS
 (Civil Engineer)
 KOL. MPL. CORPN.
 L. B. S. CLASS - 1
 No. - 1287

TRACED BY












Manabendra Nandan
 Rosender Nath Nandan
 SIG. OF THE OWNER/S.

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

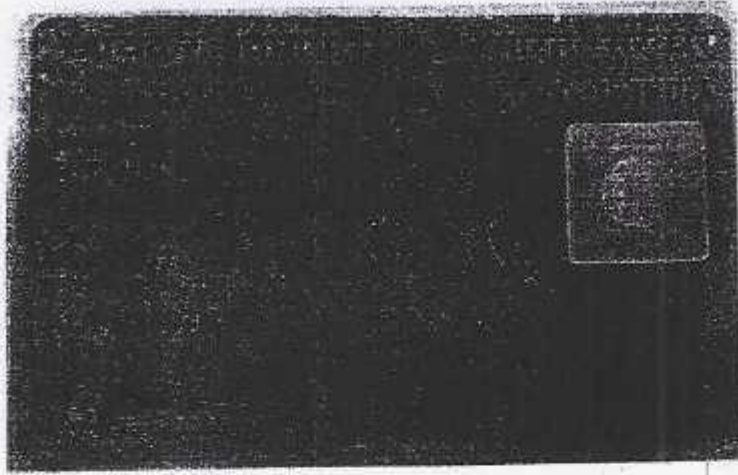
Name SRI MANABENDRA NASKAR
 Signature Manabendra Naskar

	Thumb	1st finger	middle finger	ring finger	small finger	
 Sri Rajendra Nath Naskar	left hand					
	right hand					

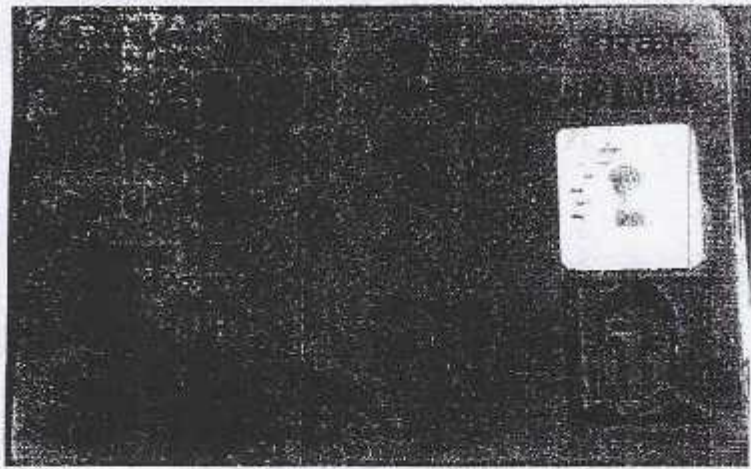
Name SRI RAJENDRA NATH NASKAR
 Signature Rajendra Nath Naskar

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

Name SRI ANILAVA BISMAK
 Signature Anilava Bismak



MannSaba NoKa ~



Ravendra Nath Nayak

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AGHPB4051F



नाम / NAME
AMITAVA BISWAS

पिता का नाम / FATHER'S NAME
ANIL BISWAS

जन्म तिथि / DATE OF BIRTH
10-11-1975

हस्ताक्षर / SIGNATURE

आयकर अधिकारी (कंप्यूटर ऑपरेटर), ए.ए.ए.
Commissioner of Income-tax (Computer Operators)

ELECTION COMMISSION OF INDIA
 भारतीय निर्वाचन आयोग
 IDENTIFICATION CARD
 पहचान कार्ड

No. 108 JADAVPUR
 क्र. 108 जादवपुर



Elector's Name
 निर्वाचक का नाम
 Bawa Amalaha
 बवा अमलाहा

Father/Mother/
 Husband's Name
 पिता/माता/पति का नाम
 Anil
 अनिल

Date of Birth: 1905
 जन्म तिथि: 1905

District: Jadavpur
 जिला: जादवपुर

Constituency: 108 JADAVPUR
 निर्वाचन क्षेत्र: 108 जादवपुर

Facsimile Signature
 Electoral Registration Officer
 प्रत्याभूति अधिकारी

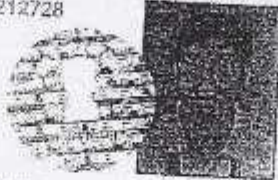
Date: 16.08.05
 तिथि: 16.08.05

Handwritten signature



ভারতের নির্বাচন কমিশন
পশ্চিম পূর্ব
ELECTION COMMISSION OF INDIA
IDENTITY CARD

LLH2212728



নির্বাচকের নাম : মানবেন্দ্র নস্কর
Electors Name : Manabendra Naskar
পিতার নাম : শ্যামল নস্কর
Father's Name : Shyamal Naskar
লিঙ্গ/সেক্স : পু/ M
জন্ম তারিখ/Date of Birth : XX/XX/1979

Manabendra Naskar

LLH2212728

ঠিকানা:
সুভদ্রা চায়নি প্যাডা, হাজপুর, সোনারপুর, পশ্চিম ২৪ পরগণা, ৭০০১০৯

Address:
TEGHARIYA CHHAYANI PADA, RAJPUR
SONARPUR, SONARPUR, SOUTH 24
PARGANAS, 700109

Date: 12/02/2011

151-সোনারপুর উত্তর বিধানসভা নির্বাচন
কেন্দ্রীয় নির্বাচন অফিস
Facsimile Signature of the Electoral
Registration Officer for
151-Sonarpur Uttar Constituency

বিদ্যমান ঠিকানা পরিবর্তন হলে নির্বাচন অফিসে এই কার্ড নং এবং
সংশ্লিষ্ট পত্রিকায় প্রকাশিত নির্দেশনা অনুযায়ী কার্ড নং
পরিবর্তন করে নিবন্ধন করা হবে।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

LLH4212486

পরিচয় পত্র



Elector's Name Rajendranath Naskar

নির্বাচকের নাম রাজেন্দ্রনাথ নস্কর

Father's Name Shyamal Naskar

পিতার নাম শ্যামল নস্কর

Sex	M
লিঙ্গ	পুরুষ
Age as on 1.1.2005	23
১.১.২০০৫-এ বয়স	২৩

Address:
Teghria Chhayani Para 7 Sonarpur South 24 - Parganas
743369

ঠিকানা :
তেঘরীয়া ছয়ানি পড়া-৭ সোনারপুর দক্ষিণ ২৪ পরগণা ৭৪৩৩৬৯

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অধিকারিক

Assembly Constituency: 109-Sonarpur (SC)

বিধানসভা নির্বাচন কেন্দ্র : ১০৯-সোনারপুর (সংশোধিত)

District: South 24 - Parganas জেলা: দক্ষিণ ২৪ পরগণা

Date: 15.03.2005 তারিখ: ১৫.০৩.২০০৫

1110/2005

Rajendra Nath Naskar

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

GRN: 19-201819-028443487-1

Payment Mode Online Payment

GRN Date: 09/09/2018 19:52:41

Bank : HDFC Bank

BRN : 601297210

BRN Date: 09/09/2018 00:00:00

DEPOSITOR'S DETAILS

Name : amitava biswas

Contact No. : 9432435779

Mobile No. : +91 9432485779

E-mail : bamitava17@yahoo.co.in

Address : 22b ajanta road new santoshpur kolkata 700075

Applicant Name : Mr Satyebdra Debray

Office Name :

Office Address :

Status of Depositor : Attorney of Executant

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

Id No. : 16291000249304/4/2018

[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16291000249304/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	16291000249304/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	30021
Total				49942

In Words : Rupees Forty Nine Thousand Nine Hundred Forty Two only

Major Information of the Deed

Deed No :	I-1629-04308/2018	Date of Registration	11/09/2018
Query No / Year	1629-1000249304/2018	Office where deed is registered	
Query Date	07/09/2018 4:02:55 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Satyebdra Debray Alipore Court, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8777401009, 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 : 30,00,000/-]		
Set Forth value	Market Value		
Rs. 20,20,000/-	Rs. 1,12,58,489/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 30,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urb area)		

Land Details :

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Narendrapur Station Road, Mouza: Teghari

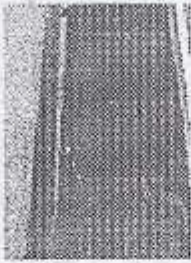


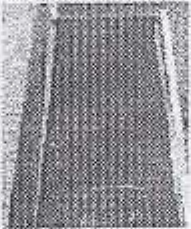

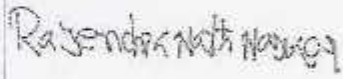
Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (in Rs.)	Market Value (in Rs.)	Other Details
			Proposed	ROR				
L1	LR-299	LR-4273	Bastu	Bastu	8 Katha 6 Chatak	10,00,000/-	66,99,993/-	Width of Approach Road: 17 Ft., Adjacent to Meta Road,
L2	LR-299	LR-4274	Bastu	Bastu	5 Katha 10 Chatak	10,00,000/-	44,99,996/-	Width of Approach Road: 17 Ft., Adjacent to Meta Road,
TOTAL :					23.1Dec	20,00,000 /-	111,99,989 /-	
Grand Total :					23.1Dec	20,00,000 /-	111,99,989 /-	

Structure Details :

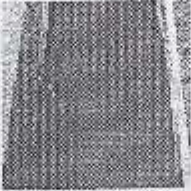

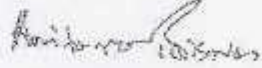
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	200 Sq Ft.	20,000/-	58,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	20,000 /-	58,500 /-	

Major Information of the Deed :- I-1629-04308/2018-11/09/2018

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Manabendra Naskar (Presentant) Son of Late Shyamal Naskar Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Office	 11/09/2018	 LTI 11/09/2018	 11/09/2018
Tegharia Narendrapur Station Road, P.O:- R K Pally, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIJPN8597N, Status :Individual, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Office				
2	Name	Photo	Fingerprint	Signature
	Mr Rajendra Nath Naskar Son of Late Shyamal Naskar Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Office	 11/09/2018	 LTI 11/09/2018	 11/09/2018
Tegharia Narendrapur Station Road, P.O:- R K Pally, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXNPN1701H, Status :Individual, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Amitava Biswas Son of Late Anil Biswas Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Office	 11/09/2018	 LTI 11/09/2018	 11/09/2018
Son of Late Anil Biswas Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGHPB4051F, Status :Individual, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Office				

Major Information of the Deed :- I-1629-04308/2018-11/09/2018

Identifier Details :

Name & address	
Mr Satyendra Debray Son of Late G N Debray Alipore Criminal Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India, Identifier Of Mr Manabendra Naskar, Mr Rajendra Nath Naskar, Mr Amitava Biswas	
11/09/2018	
<i>Satyendra Debray</i>	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Manabendra Naskar	Mr Amitava Biswas-6.90938 Dec
2	Mr Rajendra Nath Naskar	Mr Amitava Biswas-6.90938 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Manabendra Naskar	Mr Amitava Biswas-4.64063 Dec
2	Mr Rajendra Nath Naskar	Mr Amitava Biswas-4.64063 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Manabendra Naskar	Mr Amitava Biswas-100.00000000 Sq Ft
2	Mr Rajendra Nath Naskar	Mr Amitava Biswas-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Narendrapur Station Road, Mouza: Teghari

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 299(Corresponding RS Plot No:- 282), LR Khatian No:- 4273	Owner:মানবেন্দ্র নস্কর, Gurdian:শ্যামল, Address:ভৈরবীয়া স্টেশন রোড রামকৃষ্ণপল্লী কোল - 700150, Classification:বাস্ত, Area:0.14000000 Acre,
L2	LR Plot No:- 299(Corresponding RS Plot No:- 282), LR Khatian No:- 4274	Owner:রাজেন্দ্র নাথ নস্কর, Gurdian:শ্যামল, Address:ভৈরবীয়া স্টেশন রোড রামকৃষ্ণপল্লী কোল - 700150, Classification:বাস্ত, Area:0.14000000 Acre,

Endorsement For Deed Number : I - 162904308 / 2018

Major Information of the Deed :- I-1629-04308/2018-11/09/2018

On 07-09-2018

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 1,12,58,489/-

Abhijit Bera

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

On 11-09-2018

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:54 hrs on 11-09-2018, at the Office of the A.D.S.R. GARIA by Mr Manabendra N . one of the Executants.

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

Execution is admitted on 11/09/2018 by 1. Mr Manabendra Naskar, Son of Late Shyamal Naskar, Tegharia Narendrapur Station Road, P.O: R K Pally, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 2. Mr Rajendra Nath Naskar, Son of Late Shyamal Naskar, Tegharia Narendrapur Station Road, P.O: R K Pally, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 3. Mr Amitava Biswas, Son of Late Anil Biswas, 22B, Ajan Road, New Santoshpur, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, F 700075. by caste Hindu, by Profession Business

Identified by Mr Satyendra Debray, . . Son of Late G N Debray, Alipore Criminal Road, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,021/- (B = Rs 30,000/- , E = Rs 21/-) at Registration Fees paid by Cash Rs 0/-, by online = Rs 30,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal
Online on 09/09/2018 12:00AM with Govt. Ref. No: 192018190284434871 on 09-09-2018, Amount Rs: 30,021/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 601297210 on 09-09-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1629-04308/2018-11/09/2018

11/09/2018 Query No:-16291000249304 / 2018 Deed No :- 162904308 / 2018, Document is digitally signed.

Payment of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-
by online of Stamp
Description: Type: Impressed, Serial no 6061, Amount: Rs. 100/-, Date of Purchase: 10/09/2018, Vendor name:
1. Shankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/09/2018 12:00AM with Govt. Ref. No: 192018190284434871 on 09-09-2018, Amount Rs: 19,921/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 601297210 on 09-09-2018, Head of Account 0030-02-103-003-02



Abhijit Bera
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1629-04308/2018-11/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2018, Page from 131756 to 131809

being No 162904308 for the year 2018.



Digitally signed by ABHIJIT BERA
Date: 2018.09.11 14:37:52 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 11-Sep-18 2:34:37 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)