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Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Signature
Add. District Sub-Registrar
Bansipur, South 24 Parganas

02 DEC 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the
01st day of December, 2022 (Two Thousand Twenty Two)
BETWEEN

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1) SHRI DINABANDHU NASIKAR, PAN - AQZPN2264Q, Aadhaar - 7116 4174 8155, Mobile No. 9903079534, son of Purnendu Sekhar Naskar, by faith Hindu (Poundra), Nationality - Indian, by occupation - Business, residing at 15D, Sitanath Banerjee Road, Subuddhipur Padmapukur, P.O. & P.S. - Baruiipur, Dist - South 24 Parganas, Kolkata - 700144, 2) SHRI MANOJ KUMAR MONDAL, PAN - BSGPM8012F, Aadhaar - 6392 9056 4381, Mobile No. 9239203431, son of Arabinda Mondal, by faith Hindu (Poundra), Nationality - Indian, by occupation - Business, residing at 15D, Sitanath Banerjee Road, Subuddhipur Padmapukur, P.O. & P.S. - Baruiipur, Dist - South 24 Parganas, Kolkata - 700144, here-in-after referred to as the "OWNERS" (which expression shall unless and excluded by or repugnant to the context may deem to mean and include their heirs, executors, administrators, successors, legal representatives and assigns) of the ONE PART

AND

"BHARAT CONSTRUCTION AND DEVELOPER", PAN - AAYFB8519M, a Partnership Firm having its registered office at 236/Y Royal Apartment, Madarat Road, Near SDPO Office, Ward No. - 13, P.O. & P.S. - Baruiipur, District South 24 Parganas, Kolkata - 700144, represented by partners - (A) SMT. SADHANA DAS, PAN - ANWPD9004E, Aadhaar No. - 3555 2447 7229, Mobile No. - 9836511537, wife of Shri Sandip Das, by faith - Hindu, Nationality - Indian, Occupation - Business, residing at Vill. - Madarat Battala, P.O. - Madarat, P.S. - Baruiipur, Dist. - South 24 Parganas, Pin - 743610,

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Asst. District Sub-Registrar
Barupur, South 24 Parganas

01 DEC 2022

decimals of R.S. Dag No. 135 for valuable consideration by virtue of a sale deed dated on 02.12.1963 registered at Baruiipur Sub-Registry Office entered in Book No. I, Volume No. 145; Pages 76 to 81, Being No. 12015 for the year 1963 to Pranab Kumar Marick and delivered possession exclusively.

AND WHEREAS on the basis of said purchase the said Pranab Kumar Marick became absolute owner of land measuring 76 decimals comprised of R.S. & L.R. Dag No. 135, under R.S. Khatian No. 20, L.R. Khatian 357 of Mouza - Salepur, J.L. No. 33, within the limit of Hariharpur Gram Panchayet, P.S.- Baruiipur, Dist. South 24 Parganas, as 16 Annas share and his name was duly and correctly recorded in L.R.R.O.R. Khatian No. 357 of Mouza - Salepur, P.S. - Baruiipur, District - South 24 Parganas.

AND WHEREAS the said Pranab Kumar Marick being in urgent need of money sold and transferred the land measuring 02 cottah 01 chittaks 23 sqft. demarcatedly of R.S. & L.R. Dag No. 135 to Dinabandhu Naskar the Owner No. -1 herein by a registered sale deed executed on 19.01.2005, registered on 28.06.2005, at Baruiipur A.D.S.R. Office entered in Book No. I, Volume No. 70, Pages 211 to 219, Being No. 3265 for the year 2005.

AND WHEREAS on the basis of purchase Dinabandhu Naskar the Owner No. -1 of land measuring measuring 02 cottah 01 chittaks 23 sqft. of R.S. & L.R. Dag No. 135 mutated his name at B.L. & L.R.O. in L.R. Khatian No. 877/1 and paid rent and taxes to the concern Authority.

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AND WHEREAS after transferred the said Pranab Kumar Maick being in urgent need of money sold and transferred the land measuring 02 cottah 01 chittaks 23 sqft. demarcatedly of R.S. & L.R. Dag No. 135 to Manoj Kumar Mondal the Owner No. - 2 herein by a registered sale deed dated executed on 19.01.2005, registered on 18.10.2005, at Barupur A.D.S.R. Office entered in Book No. 1, Volume No. 103, Pages 111 to 119, Being No. 4778 for the year 2005.

AND WHEREAS on the basis of purchase Manoj Kumar Mondal the Owner No. - 2 of land measuring measuring 02 cottah 01 chittaks 23 sqft. of R.S. & L.R. Dag No. 135 mutated his name at B.L. & L.R.O. in L.R. Khatian No. 879 and paid rent and taxes to the concern Authority.

AND WHEREAS there was some mistake the recital of sale deed No. - 3265 of the year 2005; and 4778 of the year 2005.

AND WHEREAS to removal the said mistake the purchasers of the said deed themselves executed a self declaration registered at ADSR Barupur entered in Book IV Declaration No. - 00179 of the year 2022 and Declaration No. - 00178 of the year 2022.

AND WHEREAS the Owners here in are in exclusive possession of their purchased land measuring in total by the aforesaid two sale deeds (02 cottah 01 chittaks 23 sqft. + 02 cottah 01 chittaks 23 sqft.) = 04 cottah 03 chittaks 01 sqft. have decided to develop their property jointly through a suitable Developer for construction of a multi-storied building comprising of several flats, shop and car parking space.

AND WHEREAS the party of the Other Part i.e. the Developer is carrying on business of such promotion, development and construction of properties.

AND WHEREAS the owners offered to the Developer to promote and develop the said property prepare a building plan and sanction from concerned authority upon the land fully described in the Schedule hereto complying with all statutory norms for construction of building according to sanction plan sanctioned by the Hariharpur Gram Panchayet/Zila Parishad, the Developer shall bear all the cost for sanctioning the building plan in the name of Owners.

AND WHEREAS the Developer have agreed with the said proposal of the owners and develop the said property on certain terms and conditions as hereinafter appearing.

NOW THIS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

Unless in these presents it is repugnant to the subject or context:-

1. OWNERS shall mean 1) SHRI DINABANDHU NASKAR, PAN - AQZPN2264Q, Aadhaar - 7116 4174 8155, Mobile No. 9903079534, son of Purnendu Sekhar Naskar, by faith Hindu, (Poundra), Nationality - Indian, by occupation - Business, residing at 15D, Sitanath Banerjee Road, Subuddhipur Padmapukur, P.O. & P.S. - Baruilpur, Dist - South 24 Parganas, Kolkata - 700144,

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2) SHRI MANOJ KUMAR MONDAL, PAN - BSGPM8012P, Aadhaar - 6392 9056 4381, Mobile No. 9239203431, son of Arabinda Mondal, by faith Hindu (Poundra), Nationality - Indian, by occupation - Business, residing at 15D, Sitannth Banerjee Road, Subuddhipur Padmapukur, P.O. & P.S. - Baraipur, Dist - South 24 Parganas, Kolkata - 700144.

2. DEVELOPER shall mean "BHARAT CONSTRUCTION AND DEVELOPER", PAN - AAYFB8519M, a Partnership Firm having its registered office at 236/Y Royal Apartment, Madarat Road, Near SDPO Office, Ward No. - 13, P.O. & P.S. - Baraipur, District South 24 Parganas, Kolkata - 700144, represented by partners - (A) SMT SADHANA DAS, PAN - ANWPD9004E, Aadhaar No. - 3555 2447 7229, Mobile No. - 9836511537, wife of Shri Sandip Das, by faith - Hindu, Nationality - Indian, Occupation - Business, residing at Vill. - Madarat Battala, P.O. - Madarat, P.S. - Baraipur, Dist. - South 24 Parganas, Pin - 743610, (B) SHRI PARTHA SARATHI DAS, PAN - BBWPD6272K, Aadhaar No. - 3427 7789 6431, Mobile No. - 8334079333, son of Shri Ranerwar Das, by faith Hindu, Nationality - Indian, by occupation - Business, residing at Station Fidar Road, Kalifala, Ward No. - 17, P.O. & P.S. - Baraipur, Dist. - South 24 Parganas, Kolkata - 700144, (C) SHRI SUVAYAN DAS, PAN - GFDPD4828B, Aadhaar No. - 4385 5364 4772, Mobile No. - 8697341627, son of Shri Sudip Das, by faith Hindu, Nationality - Indian, by occupation - Business, residing at Vill. Madarat Battala, P.O. - Madarat, P.S. - Baraipur, Dist. - South 24 Parganas, Pin - 743610.

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3. **PROPERTY** shall mean entirely ALL 'THAT' piece and parcel of land measuring 04 catlak 03 chitlaka 01 sqft. comprised in R.S. & L.R. Dag No. 135, under R.S. Khatlan No. 20, L.R. Khatlan No. 357, present L.R. Khatlan No. 877/1 & 879, of Moulana - Salepur, within the limit of Hariharpur Grampanchayat, P.S. - Barulpur, Dist. South 24 Parganas,

Butted and bounded by :-

On the North: 11' ft. wide Common passage and Drain.

On the South: Part of R.S. Dag no. - 135.

On the East: 12' ft. wide Common passage and Drain.

On the West: 11' ft. wide Common passage and Drain.

More fully and particularly described in Schedule "A" written hereunder

4. **BUILDING** shall mean construction of building or super structure as per sanctioned plan of Hariharpur Gram Panchayat/Zila Parishad intended to be constructed on the property described in schedule 'A' hereunder and shall include meter space, pump space, underground & overhead reservoirs, drainage & sewerage system, open/covered spaces intended for the enjoyment of the occupants of the said building including all its easements, appurtenances and appendages.

5. **BUILDING PLAN** shall mean the proposed (G+IV) storied building prepared by a qualified Engineer and after signing the owners submitted by the Developer to Gram Panchayat/Zila Parishad for its approval.

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6. **COMMON FACILITIES** shall include all passage, ways, stairways, lift, corridors, lobbies, gates, rainwater pipes, sewerage and drainage, pipelines, underground sewer fittings, fixtures, manhole, pits, terrace, water connection and pipe lines, overhead and underground reservoir, pipelines, motor pumps, generator, fences and boundary wall, courtyard, WBSEB supply, electric connection and electrical supply to common areas and fittings, fixtures, entire exterior walls, boundary walls, garbage vat, common driveways and other facilities whatsoever required for the establishment of location, enjoyment, provisions, maintenance and management of the affairs of the said building in the said premises.

7. **AREA** shall mean and include the built-up constructed area in the said property but shall not include the terrace above the top floor, overhead tank, and sunshade.

8. **THE SUPER BUILT-UP AREA** of a unit shall mean built-up area of the unit together with its proportionate share of the staircases, lift, corridors landings and passages with proportionate share in the common facilities and advantages.

9. **FLAT** shall mean separate and self-contained set of premises forming part of Building, having provisions for sanitary, washing, bathing, cooking and other conveniences, having direct exit to a common area leading to public road/street.

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10. **LAND OWNER'S ALLOCATION** shall mean 35% of total covered area of building on the said Land as per sanctioned building plan by the concerned authority. Owners shall have all privileges of easement rights and all other common facilities, advantages including proportionate undivided impartibly share or interest upon the said land underneath the structure together with all interest. The owners allocation shall be constructed and completed as per specification. If there be any excess area from any parts allocation the said excess area shall be adjusted at the prevailing market price.

11. **DEVELOPER'S ALLOCATION** shall mean rest portion of the building i.e. 65% of the total covered area on the said land with all other facilities, advantages including proportionate right upon the land underneath the structure when completed together with absolute right on the part of the Developer to enter into an Agreement for sale and or transfer, assign, lease with the Developer's allocated portion as the absolute owners thereof and in the same time developer shall deliver the possession on the owners allocation.

12. **ARCHITECT** shall mean such professionally competent person or persons well conversant with all concerned statutory provisions, rules & regulations of building, building engineering standard and other statutory and safety provisions who shall be appointed by the developer or through checking the design of the building structure and planning of the building also through supervision during construction of the building.

13. Words importing singular shall include plural and vice versa. Words importing masculine gender shall include feminine and neuter gender like wise

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words imparting feminine gender shall include masculine and neuter gender and similarly words imparting neuter gender shall include masculine and feminine genders.

14. **DEPOSIT MONEY:-** The developer has paid a sum of Rs. 10,00,000/- (Rupees Ten Lacs) only to the owner's as Security deposit and it must refund without interest to the owner within 02 (Two) years from the date of execution of this agreement.

ARTICLE-1: TITLE AND DECLARATIONS

1. The owners hereby declare that they have good and absolute right, title and interest to the said property without any claim of any right, title or interest of any other person or persons claiming through or under them and/or to any claim or demand nor is subject matter of any mortgage, guarantee or lien.
2. The owners had not previously entered into any agreement for sale or development agreement to any party or parties in any manner whatsoever.
3. The Owners hereby undertakes and assures that the Developer shall be entitled to construct and complete the entire building with all responsibilities and obligations as agreed between the parties and to retain and deal as per this agreement with the Developer's Allocation lawfully therein without any interference from the Owner or any other persons claiming through and under them or in trust for them, provided the developer proceeds with the construction and complete of the building within period 30 months from the date of sanction of the building plan.

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4. The owners shall execute a Development power of Attorney in favour of the Developer for sale, agreement, for sale right of construction, any type of Approval etc of the developer's allocation and the same shall register in favour of developer.
5. Subject to the Owners performing their part or obligation herein contained and performing and observing all other terms and conditions herein and complete the entire portion of the building within 30 months from the date of sanction of proposed building plan from Hoshiarpur Gram Panchayat/Zila Parishad and with a grace period of 6 months will be extended from stipulated period. This completion time is firm and the essence of the contract unless prevented by any force majeure.

ARTICLE - II. ALLOCATION OF OWNERS IN THE
CONSTRUCTED BUILDING

The Owners hereby declares that owner's allocations in the proposed building plan will be consideration for transfer of his proportionate share of the land attributable to the Developer's allocation.

ARTICLE - III EXPLORATION & DEVELOPMENT RIGHTS

The Owner hereby grant exclusive and transferable right to the developer and to construct, building and take certain charge of the said properties for the purpose of construction of the building and the Developer shall complete the construction according to sanctioned plan.

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ARTICLE - VI PROCEDURE

1. The Owners shall grant to the Developer or its Proprietor or its nominee or a Development power of attorney as may be required for the purpose of obtaining all necessary permissions and approvals from different authorities in connection with constructions of the building, electricity, water supply and following up the matter with the Hariharpur Gram Panchayet/Zila Parishad and other authorities for the purpose of day to day requirements for construction and completion of the building within the agreed time.
2. The after sanction of building plan from the concerned authority the owners will execute Development power of Attorney in favour of the Developer for transfer, sale, Agreement for sale in respect of Developer's Allocation. By the said power the Developer can collect money from the intending purchaser/purchasers and make agreement for sale with the intending purchaser/purchasers and sell the proposed flat from the Developer's Allocation. But the owner shall in no way be responsible /liable for entering into such agreement by the Developer with prospective purchasers/Buyers.
3. The Owners on the day of sanction of building plan shall make over and deliver khas possession of the vacant land for commencing the construction of the proposed building in favour of the Developer.
4. The Developer shall be entitled to commence construction of the part of the building intended to be constructed as per the sanction plan immediately on the sanction of the plan.

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5. Subject to the Owners performing their part or obligation herein contained and performing and observing all other terms and conditioned herein and or the part of Owners to be observed and performed; the developer shall complete the entire portion of the building within 30 months from the time date of sanction of proposed building plan from Hariharpur Gram Panchayet/Zila Parishad. This completion time is firm and the essence of the contract unless prevented by any force measure.

ARTICLE VII: BUILDING

The Developer shall apply for and obtain temporary and permanent connections of water, electricity, power, drainage, sewerage of the building and other in puts and facilities required for the construction or enjoyment of building for which purpose, the Owners shall execute and register in favour of the Developer a Development power of attorney empowering the developer to do all act or acts relating to the construction of building according to sanction pain.

ARTICLE VIII: DEVELOPER'S ALLOCATION

After the completion of the building or during the construction of the building the developer shall be exclusively deal with in any manner whatsoever of Developer's Allocation as per ratio of Developer's allocation.

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ARTICLE - IX : COMMON FACILITIES

That after completion of the building and delivery of possession the Owners and the Developer or person claiming through them shall punctually and regularly pay maintenance cost for their respective allocations to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the Developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings.

ARTICLE - X : COMMON RESTRICTIONS

The Owner's Allocation in the entire completed building shall be subject to the same restrictions on transfer and use as are applicable to the developer's Allocation in the building intended for the common benefit of all occupiers of the entire completed building which shall include the followings:-

1. The Owners and the Developer or its nominees shall not use or permit to use their respective allocations in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity not to use thereof for any purpose which may be any nuisance, hazardness to the other occupiers of the building.
2. Neither party shall demolish or permit to demolish of any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration therein without the previous consent Act and approval of either parties or concerned authority.

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3. Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government, local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws, rules and regulations.
4. The respective allottees shall keep the interior and exterior walls, swears, drains pipes and other fittings and fixtures appearances and floor and ceiling etc. in each of their respective allocations of the building in good working condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequence of any breach.
5. No goods or other articles shall be kept by the parties herein and their nominee's and no hindrance shall be caused in any manner in the free movement in the stairways, driveways and other places of common use in building.
6. No party shall throw, accumulate any dirty rubbish, waster or refuse or permit the same to be thrown or accumulated in or around the building or outside of boundary or in the compounds, corridors or any other portion of the buildings.
7. The Owners and the Developer or their nominees shall be entitled to use their respective allocations.

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ARTICLE: XI OWNER'S OBLIGATIONS

1. The Owners hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the said building provided the Developer rightly performs its obligations and covenants stipulated hereunder as per sanctioned plan of the Hariharpur Gram Panchayet/Zila Parishad.
2. The Owners agrees and covenants with the Developer not to do any act or deed or thing whereby the Developer may be prevented from sale, assigning and/or disposing of any of the Developer's allocated portion in the building.
3. The Owners hereby agrees and covenants with the Developer not to let out, grant, lease, mortgage and/or charge the Developer's Allocation in the building.

ARTICLE- XII: DEVELOPER'S OBLIGATIONS

1. The Developer hereby agrees and covenants with the Owners to start the construction of the building in accordance with the sanction plan and shall complete the entire construction within 36 months from the date of sanction of proposed building plan from Hariharpur Gram Panchayet/Zila Parishad and 6 months will be extended period if the building is not completed within the stipulation period.
2. The Developer hereby agrees and covenants with the owner not to violate or contravene any of the statutory provisions or rules or regulations or notification applicable for construction of the said building and hereby agree and undertake to hold the owner Indemnified against all acts, contravention and deviation of Developer.

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3. The Developer hereby agrees and covenants with Owners not do any act, deed or things where by the Owners is prevented from any act, deed or thing where by the Owners is prevented from enjoying selling, assigning and/or disposing of any owner's Allocation in the building at the said premises.
4. Construction of the building shall be completed strictly within the specified period as stated above. However on enforcement of new legislation or introduction of new circular for which if the day to day construction work is affected or substantial cause if any such as force measure, a reasonable time extension may be granted in writing after having fully satisfied the reasons for delay.

ARTICLE XIII: DEVELOPER'S INDEMNITY

The Developer hereby undertakes to bear all losses, claim, demand that may arise in future in respect of nature of construction, use of quality of building materials, concrete layer etc. and keep indemnified the owners for the same.

ARTICLE XIV: OWNER'S INDEMNITY

The Owners hereby undertakes that the Developer shall be entitled to the said construction and on the completion shall enjoy its allotted space without any interference and/or disturbances provided the Developer perform and fulfill all the terms, conditions and obligations herein contained and/or their part to be observed and performed.

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ARTICLE-XV: MISCELANEOUS

1. The Owners and the Developer have entered into this Agreement for Development purely as contract and nothing contained herein shall be deemed to construe as partnership between the Developer and the Owners and the Parties hereto shall not constitute as an association of persons.

2. The Developer and the Owners shall mutually frame schedule under the existing statutory rules regulations and customs for the management and administration of the said building or buildings and/or common parts thereof. The Owners and the Developer hereby agrees to abide by all the rules and regulations of such management / society / association / holding organization and hereby give their consent to abide by the same.

ARTICLE-XVI: JURISDICTION

The Learned Baruiipur Court/courts having territorial jurisdiction over the said property shall have the jurisdiction to entertain and determine all actions, suits, proceedings arising out of these presents between the parties hereto.

SCHEDULE "A" ABOVE REFERRED TO:

(Premises)

PROPERTY: ALL THAT piece and parcel of Shall land measuring (02 cottah 01 chittaks 23 sqft. + 02 cottah 01 chittaks 23 sqft.) = 04 cottah 03 chittaks 01 sqft. out of 76 decimals comprised in R.S. & L.R. Dag No. 135, under R.S. Khatian No. 20, L.R. Khatian No. 357, present L.R. Khatian No. - 877/1 & 879, of Mouza - Salepur, J.L. No: - 33, Ro. Sa. No. 76, Touzi No. 266, within the limit of Harhatpur Gram Panchayet, P.S.- Baruiipur, Dist. South 24 Parganas. The land is vacant land.

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- Butted and bounded by :-
- On the North: 11' ft. wide Common passage and Drain.
 - On the South: Part of R.S. Dag no. - 135.
 - On the East: 12' ft. wide Common passage and Drain.
 - On the West: 11' ft. wide Common passage and Drain.

SCHEDULE "B" ABOVE-REFERRED TO:
(Rules and Regulations)

1. The Developer and owners and/or its men and agents and/or any intending purchaser will not be entitled to claim partition of the undivided proportionate share in the land and/or the common parts of the building and/or in respect of the common services and utilities therein.
2. Until separate assessment of the unit the Developer shall bear and pay proportionate rates and taxes for the Developer's allotted units proportionately respect of the common portions.
3. All taxes, impositions and outgoings including all penalties, costs, charges and expenses in respect of the land and the building accruing till the date of this agreement shall be paid, borne and discharged by the Owners exclusively and those according for the periods thereafter shall be paid; borne and discharged by the Developer wholly in case the same relates to the units hereby allotted to Developer proportionately in case the same relates to common area of the building. The terms "Taxes" and "Impositions" referred to above shall include the land revenue Panchayet

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rates and Taxes, Panchayat Surcharge, Multi-storied Building Tax, betterment fees, water tax etc. and/or taxes of similar nature and/or any other taxes as may be imposed from time to time and the term "Penalties" shall mean and include all or any penalties or penalty arising out of non-payment of the above taxes and impositions or any of them.

4. The Developer fulfilling their obligations and covenants hereunder the Owners and upon its formation and taking over the charge, the Association, shall manage, maintain and control the common portions and pay all common expenses and do all acts, deeds and things as would be necessary or expedient for the common purpose.

5. Upon the formation of the above association, the Association should assure all its rights and obligations towards the common purposes and in the common portions to the association and thereafter the association shall exclusively be entitled to and responsible for the same.

6. The Developer herein shall keep the title deeds in respect of the land as is in their possession or custody. After completion of the Project the developer has handed over the documents of title to the Flat owners Association.

7. After taking possession of the respective units in the building Developer and/or its men and/or any intending the purchasers at their own cost and expenses shall do the following:

a) They will keep the flat and every part thereof and all fixtures and fittings therein which are exclusive parts of the flat properly maintained and in good repairs and in a neat and clean condition and decent and respectable place to reside.

- b) Both parties and their nominee or nominees will use their respective units of the building and all common portions quietly peacefully and carefully.
- c) Flat owners will co-operate with the association and/or other owner of units in the building for up keep and proper maintenance and protection of the common portions and the common utilities.
- 8. The Developer and/or its men and agents and/or any intending purchaser shall not to do any of the following acts deeds or things:
 - a) Violate any of the rules and/or Regulations laid down for the common purposes and for user of the common portions.
 - b) Injure, harm or damage the common portions of any other flat/unit in the building by making any alterations or withdrawing any support or otherwise.
 - c) Demolish the unit or any part thereof and/or do any constructional addition or alteration in the unit or any parts of its which may affect the vertical and lateral support provided by the various parts of the unit to the remaining parts of the building.
 - d) Alter any portion, elevation or colour scheme of the exterior of the building.
 - e) Throw or accumulate or cause to be thrown or accumulated any dust, filth, rubbish or confuse of any Mud in the common portions save at the place thereof indicated.
 - f) Place or cause to be placed any article or object in the common portions.
 - g) Use the common portions for purposes other than the purpose for which they are meant.

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- h) Use or allow to be used the unit or any part thereof for any club, public meeting or conference hall, nursing home, hospital, boarding house, public eating house, restaurant or other public purpose without the specific consent in writing first had from the Owner/ and after its formation of the Association.
- i) Put up or affix any signboard, nameplate or other thing or other similar articles in the common portions or unit unless approved in writing by the Owner/ and upon its formation by the Association. The Owners of the respective units will however be entitled to fix a decent nameplate on the main door of their flat.
- j) Obstruct or object to the Developer using or allowing owners to use, transferring or making further construction on the roof of the building taking due sanction of the plan from appropriate authority.
- k) Obstruct or object to the Owner and developer selling granting rights to any person on any part of the Owners and developer's allotted or units in the building without effecting the rights of the holder of other units in respect of the common portions of the building and the land.
- l) Keep or store any offensive combustible obnoxious dangerous or hazardous article in the flat.
- m) Keep any heavy article on the floor or operate any machine other than the usual home appliances.
- n) Change the colour Scheme of the windows' grill and the main door of the unit other than according to the specification and instruction of the Owner/ or upon formation of the Association in writing.

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9. All the holders/occupants of the respective units shall regularly and punctually pay the proportionate share of the COMMON EXPENSES as per schedule "D" and or the debts and in manner provided for elsewhere herein and in case of default in making payment by the respective holders of units, the Owner/ of the Association will have the additional right without prejudice in other rights to stop the electricity, water or other utilities/services to the unit to realize the due amounts from the Defaulters.
10. All amounts becoming due and payable hereunder and the ability for the same shall be and remain charge on the unit.

SCHEDULE-C ABOVE REFERRED TO
(SPECIFICATION)

Structure-R.C.C. column structure as per the structural plan sanctioned by the Hariharpur Gram Panchayet/Zila Parishad.

Wall- All out side brick work with 1:6 cement mortar with either 10 or 8 inches thick. Brickwork of outer wall in all sides to be 8" Thick outside walls, 5" thick partition wall flat to flat; 4" thick internal wall.
All 5 inches brick work will be with 1:4 cement mortar.

All 3 inches brick work will be with 1:3 cement mortar with wire reinforcement in every 3rd brick layer.

DOORS : All doors frame will be made of wood sections will be 4 inches X 2.5 inches for Main Door and bed rooms door and 3 inches X 2 inches other doors. All Door shutter should be flush door and all shutters will be made of both side commercial ply flush. There will be no door frame and shutter in kitchen only.

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Plaster : All wall shall be plastered with 1:6 cement mortar except ceiling with 1:4 cement mortar with required thickness and proportion.

FLOORING: ROOMS- All Floors will be made of Marbles/Vitrify tiles.

KITCHEN : Kitchen Slab is Black stone slab (6.5' X 2') , kitchen sink of steel, wall above kitchen slab up to 3' high with Glaze Tiles.

TOILET : vitrified tiles / Marble flooring and Dado with colour Glazed Tiles up to 5 ft. height from floor.

WINDOWS : Aluminum shutter window or steel window.

PAINTS : Plaster of paris will be provided to all internal surfaces of flats. External surface will be painted with cement based paint with colour.

DRAWING & DINNING ROOM: One Basin.

WATER SUPPLY : overhead reservoir of sufficient storage capacity.

ELECTRICAL : Concealed Wiring 4 points with 5 Amp plug points in each Bed room, 4 points in Living/Dining room, 1 Light point & one exhaust fan point In each toilet, one geyser point in one toilet, in kitchen one light point, one exhaust fan point, and one 15 Amp plug point, and one light point in verandah/Balcony.

Electrical fittings like bulb, holder, brackets, tube light brackets, Fan with regulator etc. will not be provided by the Developer which are to be arranged by the owner /purchaser at their costs, i.e. at extra costs).

Main meter will be installed in the premises by the costs of owner and purchaser Personal meter will be installed by the costs of the owner/purchaser.

Sanitary : One commode with cistern in attach Toilet and one commode with cistern in Common Toilet, 3' C/P, Water point in every toilet and one water point in sink at kitchen.

ROOF: Cement khon terracing or roof tiles over the R.C.C roof slab; 0.9 meter height parapet wall plastered on both sides shall be provided all round the roof slab as per requirement of the elevation.

COMPOUND: Compound will be paved wherever required and boundary wall will be provided with "wherever not existing. New boundary wall of adjoining plots exist. However, boundary wall will be repaired wherever required.

EXTRA WORK: in addition to the above items if the owners want any additional item, owners have to pay extra costs.

COMMON FACILITIES: The building will have over head water tank and pump of required capacity, common capacity, common stair-case with light point, light point around the building, septic tank, roof etc. but excluding garage space which is not common.

SCHEDULE "D" ABOVE REFERRED TO:

(Common Expenses)

1. All costs of maintenance, operating, replacing, repairing, white/colour washing, painting, decorating, rebuilding, reconstruction, re-decoration, lighting the common portions and common areas of the building including the other outer walls.
2. All charges and deposits for suppliers of common utilities to the owners in common.
3. Panchayat Tax, multistoried building tax, water tax other levies in respect of the land and the building save those separately assessed of the Purchasers unit from the date of possession.
4. Insurance Premium of Insuring the building.

5. Cost of formation and operation of the Association of the flat owners.
6. The office expense incurred for maintaining an office for common purposes.
7. All litigation expenses for the common purposes and relating to the common use and enjoyment of the common portions.
8. Electric charges for the electrical energy consumed for the operation of the common services.
9. Costs of maintenance, repairs and replacement of pumps and their common installations and equipments.
10. Salary of all persons employed for the common purposes including durwans, security personnel, sweepers, plumbers, electricians etc.
11. Fees and charges for all services and consultation and advice required to be had and obtained from time to time in respect of and/or in relation to the common purposes and common utilities.
12. All other expenses, taxes and other levies as may become necessary or incidental or liable to be paid by the co-owners in common including such amount as may be fixed for creating a fund for replacement, renovation, repairing and/or periodic repairing of the common portions.
13. All the flat owners/occupants bear the cost of common expenses proportionately.

U.A.W.

IN WITNESS WHEREOF THE PARTIES hereto have hereunto set and subscribed their respective hands in execution of the presents on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

By the PARTIES in the presence of:

1. *Sujit Kumar Das*
vill + P.O. - Madarlat,
P.S. - Barulpur

1. *Dinabandhu Nayak*

2. *Tamal Ray*
vill + P.O. - Madarlat
P.S. - Barulpur

2. *Kanji K Mondal*

SIGNATURE OF THE OWNERS

BHARAT CONSTRUCTION & DEVELOPER
Sadhana Das

BHARAT CONSTRUCTION & DEVELOPER PARTNER
Partha Sarathi Das
PARTNER

BHARAT CONSTRUCTION & DEVELOPE
Soumya Das
PARTNER

SIGNATURE OF THE DEVELOPER

Drafted by

[Signature]

Enrolled as a Civil Engineer
Name of Enrolment
Comd

Argha Sen Chowdhury

ARGHA SEN CHOWDHURY, Barulpur

(29)

Memo of Receipt :

Received a sum of Rs. 10,00,000/- (Rupees Ten Lacs) only from BHARAT CONSTRUCTION AND DEVELOPER, The Developer herein as under -

Bank/Branch/Cheque/DD no.	Date	Amount
1. By Cheque No. 022671 drawn on UNION BANK OF INDIA, Barulpur Branch.	01.12.2022	5,00,000/- (Rupees Five Lakhs) only.
2. By Cheque No. 022672 drawn on UNION BANK OF INDIA, Barulpur Branch.	01.12.2022	5,00,000/- (Rupees Five Lakhs) only.

1. S. S. 1/4 - Kumbhar Doss
Vill Ho - Mondagol,
P. S. - Barulpur

2. Tunde Nay
Vill Ho - Mondagol
P. S. - Barulpur

1. Dimaibon and Neokor

2. Dimaibon and Neokor

SIGNATURE OF THE OWNERS

Executant / Presentant

Left Hand



Dinabondhu Mondal

Right Hand

Signature: *Dinabondhu Mondal*

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Claimant / Executant

Left Hand



Manoj K Mondal

Right Hand

Signature: *Manoj K Mondal*

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Claimant / Executant

Left Hand



Sadhana Dora

Right Hand

Signature: *Sadhana Dora*

BHARAT CONSTRUCTION & DEVELOPMENT
PARTNER

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Executant / Presentant



Partha Sarathi Das

BHARAT CONSTRUCTION & DEVELOPMENT

Signature: Partha Sarathi Das

Left Hand

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Right Hand



Claimant / Executant

PARTNER



S6

BHARAT CONSTRUCTION & DEVELOPMENT

Signature: Sankar Das

Left Hand

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Right Hand

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger



Claimant / Executant

Left Hand

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Right Hand

Thumb

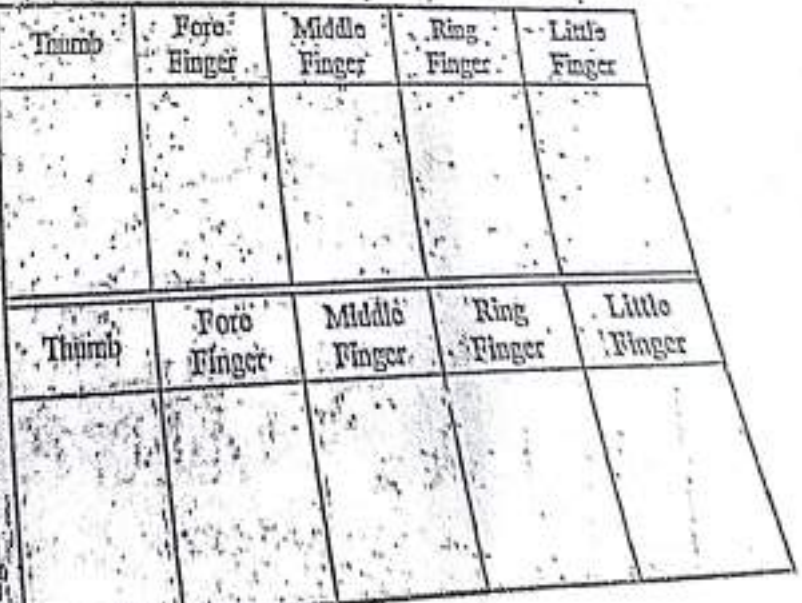
Fore Finger

Middle Finger

Ring Finger

Little Finger

Signature







Government of West Bengal

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







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



Signature / LTI Sheet of Query No/Year 101/13003385371/2022

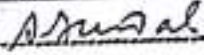
I, Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Dinabandhu Naskar 15D Sitanath Banerjee Road Subuddhipur Padmapukur, City:- P.O:- Baruiপুর, P.S:- Baruiপুর, District:-South 24-Parganas, West Bengal, India, PIN:- 700144	Land Lord			Dinabandhu Naskar 02.10.2022
2	Manoj Kumar Mondal 15D Sitanath Banerjee Road Subuddhipur Padmapukur, City:- P.O:- Baruiপুর, P.S:- Baruiপুর, District:-South 24-Parganas, West Bengal, India, PIN:- 700144	Land Lord			Manoj Kumar Mondal 01.10.2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
	Sadhana Das Madarat Battala. City:- , P.O:- Madarat, P.S:-Baruipur, District:-South 24- Parganas, West Bengal, India, PIN:- 743610	Represent ative of Developer [Bharat Constructi on And Developer			Sadhana Das 01-12-2022
4	Partha Sarathi Das Station Fidar Road Kalitala Ward-17. City:-, P.O:- Baruipr, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144	Represent ative of Developer [Bharat Constructi on And Developer			Partha Sarathi Das 01-12-2022
5	Suvayan Das Madarat Battala. City:- , P.O:- Madarat, P.S:-Baruipur, District:-South 24- Parganas, West Bengal, India, PIN:- 743610	Represent ative of Developer [Bharat Constructi on And Developer			Suvayan Das 01-12-2022

Name and Address of Identiflor	Identiflor of	Photo	Finger Print	Signature date
Sujit Kumar Das Son of Late Sunil Kumar Das Madarat, City:- P.O:- Madarat, P.S:- Barulpur, District:- South 24-Parganas, West Bengal, India, PIN:- 743610	Mr Dinabandhu Naskar, Manoj Kumar Mondal, Sadhana Das, Partha Sarathi Das, Suvayan Das			Sujit Kumar Das 01-12-2002.


 (Subhrangshu Shokhar
 Mandal)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 BARUIPUR
 South 24-Parganas, West
 Bengal

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



011220222019834400

GRIPS Payment Details

GRIPS Payment ID:	011220222019834400	Payment Init. Date:	01/12/2022 16:05:09
Total Amount:	10099	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0BZNHOD6	BRN Date:	01/12/2022 16:07:15
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: BHARAT CONSTRUCTION AND DEVELOPER
Mobile: 8910425662

Payment (GRN) Details

Sl. No.	GRN	Amount
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1	192022230198344011	Directorate of Registration & Stamp Revenue	10099
Total			10099

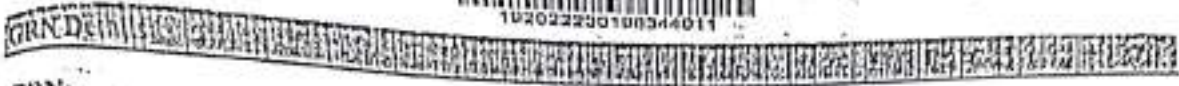
IN WORDS: TEN THOUSAND NINETY NINE ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



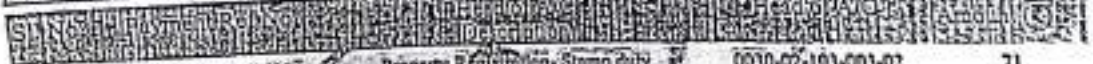
192022230198344011



GRN: 192022230198344011 Payment Mode: Online Payment
 GRN Date: 01/12/2022 16:05:09 Bank/Gateway: State Bank of India
 BRN: IK0BZNHODG BRN Date: 01/12/2022 16:07:15
 GRIPS Payment ID: 011220222019834400 Payment Int. Date: 01/12/2022 16:05:09
 Payment Status: Successful Payment Ref. No: 3003385371/7/2022
 (Query No./Query Year)

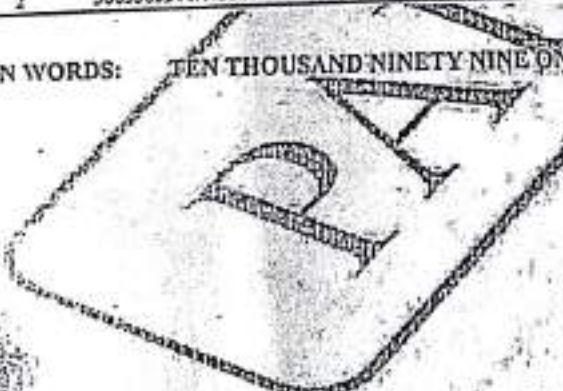


Depositor's Name: BHARAT CONSTRUCTION AND DEVELOPER
 Address: ROYAL APARTMENT, MADARAT ROAD, P.S. BARUIPUR, West Bengal, 700144
 Mobile: 8910425662
 Contact No: 8334079333
 Depositor Status: Other
 Query No: 3003385371
 Applicant's Name: Mr Md Hanif
 Address: A.D.S.R. BARUIPUR
 Office Name: A.D.S.R. BARUIPUR
 Identification No: 3003385371/7/2022
 Remarks: Sale, Development Agreement or Construction agreement Payment No 7
 Period From (dd/mm/yyyy): 01/12/2022
 Period To (dd/mm/yyyy): 01/12/2022



1	3003385371/7/2022	Property Registration-Stamp Duty	0030-02-103-003-02	71
2	3003385371/7/2022	Property Registration-Registration Fees	0050-03-104-001-16	10028
			Total	10099

IN WORDS: TEN THOUSAND NINETY NINE ONLY



Major Information of the Deed

Year	I-1611-11299/2022	Date of Registration	02/12/2022
Year	1611-3003385371/2022	Office where deed is registered	BARUIPUR
Date	30/11/2022 11:04:29 AM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Significant Name/ Address/ Other Details	Md Hanif Barulpur, Thana : Barulpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8910431316, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale/ Development Agreement or Construction Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4310] Other than Immovable Property, Security Bond [Rs : 10,00,000/-], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Setforth Value	Rs. 27,99,225/-		
Rs. 1,00,000/-	Registration Fee/Bald		
Stamp duty Paid (SD)	Rs. 10,028/- (Article: E, E, E, B)		
Rs. 5,071/- (Article: 4B(g))			
Remarks			

Land Details :

District: South 24-Parganas, P.S.- Barulpur, Gram Panchayat: HARIHARPUR, Mouza: Shalepur, JI No: 33, Pin Code : 700145

Sch. No.	Plot No.	Khatia Number	Land Use Proposed	Area of Land	Setforth Value (in Rs)	Market Value (in Rs)	Other Details
L1	RS-135	RS-20	Basta Shall	4 Katha 3 Chatak 1 Sq Ft	1,00,000/-	27,99,225/-	Width of Approach Road: 12 Ft. Adjacent to Metal Road.
Grand Total					1,00,000/-	27,99,225/-	

Land Lord Details :

Slr No.	Name	Address	Photo	Fingerprint and Signature
1	Mr Dinabandhu Naskar (Presentant)	Son of Purendu Sekhar Naskar 15D Pitanahi Banerjee Road Subuddhipur Padmapukur, City, P.O. Barulpur, P.S.-Barulpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. : xxxxxxxx, Aadhar No: 7xxxxxxx8155, Status : Individual, Executed by: Self, Date of Execution: 01/12/2022, Admitted by: Self, Date of Admissions: 01/12/2022, Place : Pvt. Residence; Executed by: Self, Date of Execution: 01/12/2022, Admitted by: Self, Date of Admissions: 01/12/2022, Place: Pvt. Residence		

Kumar Mondal

Baruipur, District: South 24-Parganas, West Bengal, India, PIN:- 700144 Box: Mala, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: baxxxxxx2f, Aadhaar No: 63xxxxxx1301, Status: Individual, Executed by: Self, Date of Execution: 01/12/2022
Admitted by: Self, Date of Admission: 01/12/2022, Place: Pvt. Residence, Executed by: Self, Date of Execution: 01/12/2022
Admitted by: Self, Date of Admission: 01/12/2022, Place: Pvt. Residence

Developer Details :

Sl. No.	Name	Address	Photo	Finger print	Signature
1	Bharat Construction And Developer	236/Y Royal Apartment Madarat Road Near SDPO Office Ward-13, City:-, P.O:- Baruipur, P.S:-Baruipur, District: South 24-Parganas, West Bengal, India, PIN:- 700144, PAN No.: axxxxxxx9m, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl. No.	Name	Address	Photo	Finger print	Signature
1	Sadhana Das	Wife of Sandip Das Madarat Battala, City:-, P.O:- Madarat, P.S:-Baruipur, District:South 24-Parganas, West Bengal, India, PIN:- 743610, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ANxxxxxx4E, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Bharat Construction And Developer (as partner)			
2	Partha Sarathi Das	Son of Rameswar Das Station Fidar Road Kallitala Ward-17, City:-, P.O:- Baruipur, P.S:-Baruipur, District: South 24-Parganas, West Bengal, India, PIN:- 700144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BBxxxxxx2R, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Bharat Construction And Developer (as partner)			
3	Suvayan Das	Son of Sandip Das Madarat Battala, City:-, P.O:- Madarat, P.S:-Baruipur, District:South 24-Parganas, West Bengal, India, PIN:- 743610, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: GFxxxxxx8B, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Bharat Construction And Developer (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Styit Kumar Das Soy of Late Sunil Kumar Das Madarat, City:-, P.O:- Madarat, P.S:- Baruipur, District:South 24-Parganas, West Bengal, India, PIN:- 743610			

Identifier Of Mr Dinabandhu Naskar, Manoj Kumar Mondal, Sadhana Das, Partha Sarathi Das, Suvayan Das

Transfer of property for

Sl.No	From	To, with area (Name-Area)
1	Mr Dinabandhu Naskar	Bharat Construction And Developer-3.45503 Dec
2	Manoj Kumar Mondal	Bharat Construction And Developer-3.45503 Dec

2022
of Market Value (WB PUVI Rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs

Asinowal

Subhrangshu Bhaskar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

On 01-12-2022
Presentation (Under Section 52 & Rule 22A(3) & (4) WB Registration Rules 1962) by Mr. Dinabandhu Naskar, son of Mr. ...

Presented for registration at 19:45 hrs on 01-12-2022, at the Private residence of Mr. Dinabandhu Naskar, son of Mr. ...
Executants.

Admission of Execution (Under Section 58, WB Registration Rules, 1962)
Execution is admitted on 01/12/2022 by 1. Mr. Dinabandhu Naskar, Son of Punendu Sekhar Naskar, 150 Sitanath Banerjee Road Subudhipur Padmapukur, P.O: Baruiapur, Thana: Baruiapur, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business, 2. Manoj Kumar Mondal, Son of Arabinda Mondal, 150 Sitanath Banerjee Road Subudhipur Padmapukur, P.O: Baruiapur, Thana: Baruiapur, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business
Identified by Sujit Kumar Das, Son of Late Sunil Kumar Das, Madarat, P.O: Madarat, Thana: Baruiapur, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Business

Admission of Execution (Under Section 58, WB Registration Rules, 1962) (Representative)
Execution is admitted on 01-12-2022 by Sadhana Das, partner, Bharat Construction And Developer, 236Y Royal Apartment Madarat Road Near SDPO Office Ward-13, City:-, P.O:- Baruiapur, P.S:-Baruiapur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

Identified by Sujit Kumar Das, Son of Late Sunil Kumar Das, Madarat, P.O: Madarat, Thana: Baruiapur, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Business

Execution is admitted on 01-12-2022 by Partha Sarathi Das, partner, Bharat Construction And Developer, 236Y Royal Apartment Madarat Road Near SDPO Office Ward-13, City:-, P.O:- Baruiapur, P.S:-Baruiapur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

Identified by Sujit Kumar Das, Son of Late Sunil Kumar Das, Madarat, P.O: Madarat, Thana: Baruiapur, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Business

Execution is admitted on 01-12-2022 by Surayan Das, partner, Bharat Construction And Developer, 236Y Royal Apartment Madarat Road Near SDPO Office Ward-13, City:-, P.O:- Baruiapur, P.S:-Baruiapur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

Identified by Sujit Kumar Das, Son of Late Sunil Kumar Das, Madarat, P.O: Madarat, Thana: Baruiapur, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Business

Asinowal

Subhrangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

of Admissibility (Rule 43) WB Registration Rule 1982

is under rule 21 of West Bengal Registration Rule, 1982 duly stamped under schedule 1A, Article number : 48
Indian Stamp Act 1899.

Payment of Fees
Certified that required Registration Fees payable for this document is Rs 10,028.00/- (B = Rs 10,000.00/- , E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,028/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/12/2022 4:07PM with Govt. Ref. No: 192022230198344011 on 01-12-2022, Amount Rs: 10,028/-, Bank
State Bank of India (SBIN0000001), Ref. No. IKOBZNHOD6 on 01-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 5,071/- and Stamp Duty paid by Stamp Rs
5,000.00/-, by online = Rs 71/-
Description of Stamp

- 1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
 - 2. Stamp: Type: Impressed, Serial no 410, Amount: Rs.5,000.00/-, Date of Purchase: 01/12/2022, Vendor name: S
MONAL
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/12/2022 4:07PM with Govt. Ref. No: 192022230198344011 on 01-12-2022, Amount Rs: 71/-, Bank
State Bank of India (SBIN0000001), Ref. No. IKOBZNHOD6 on 01-12-2022, Head of Account 0030-02-103-003-02

Aswajal

Subhrangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2022, Page from 258641 to 258683

being No 16111299 for the year 2022.



Subhrangshu Shekhar Mandal

Digitally signed by SUBHRANGSHU
SHEKHAR MANDAL
Date: 2022.12.08 11:44:03 +05:00
Reason: Digital Signing of Deed.

(Subhrangshu Shekhar Mandal) 2022/12/08 11:44:03 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
West Bengal.

(This document is digitally signed.)