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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Q-2/242/971

H 556307

Handwritten signature and date: 12/12/22

Certified that Signature Sheet Attached herewith are part of the documents.

Handwritten signature: Bhattacharya
Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

7 DEC 2022



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DEVELOPMENT AGREEMENT
(WITH DEVELOPMENT POWER OF ATTORNEY)

THIS AGREEMENT FOR DEVELOPMENT WITH DEVELOPMENT
POWER OF ATTORNEY made this 7th day of December, 2022

AMONGST

"M/S. CROWN REALTY", PAN: AAIFC8169N, a Partnership Firm, having it's registered office at 506, Arabinda Pally, P.S Uttarpara, Dist. Hooghly, PIN - 712235, represented by its partners namely 1. **SMT. SARNALI BHOWMICK SAHA, (PAN No. AKDPB2156P)**, wife of Sri Prabir Saha, by faith Hindu, by occupation Business, residing at 506, Arabinda Pally, P.O. Konnagar, P.S. Uttarpara, Dist. Hooghly, West Bengal, Pin - 712235 2. **SRI BINOY BHUSHAN HALDAR, (PAN NO. ACSPH0342N)** Son of Late Nagendra Chandra Haldar, by faith Hindu, by occupation Business, residing at 101/E Rajib Gandhi Road (Near Bengal Fine More), P.O. Konnagar, P.S. Uttarpara, District- Hooghly, West Bengal Pin-712235, hereinafter called the **"OWNERS/VENDORS"**(which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors, administrators and/or assigns) of the **FIRST PART**.

AND

"M/S. SUMI INFRA", PAN: AEWFS1027D, a Partnership Firm, having it's registered office at 25/C/1, Bancharam Mitra Lane, Konnagar,, P.S Uttarpara, Dist. Hooghly, PIN - 712235, represented by its partners namely 1. **SRI DEEPAK KR.**

AGARWAL, (PAN No. BHCPA2931C), son of Sri Mahendra Kumar Agarwal, by faith Hindu, by occupation Business, residing at Flat No. 5A, Shyam Kunj, Naity Road, Barabahera, P.O. Barabahera, P.S. Uttarpara, Dist. Hooghly. PIN- 712246, 2. **SRI.KOUSIK DAS, (PAN No. AXJPD5597P)**, son of Sri Kartick Das, by faith Hindu, by occupation Business, residing at Bagan Para, Chhotobahera, Kanaipur, Barabahera P.O. Barabahera, P.S. Uttarpara, Dist. Hooghly, PIN -712246, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, successors - in- interest, executors, administrators and/or assigns) of the **SECOND PART**.

HISTORY OF THE SUBJECT PROPERTY:

WHEREAS all that piece and parcel of 'Viti' land measuring more or less 02 (Two) Katha 08 (Eight) Chattak 00 (Zero) sft. along with R.T. Shed measuring more or less 100 sft. standing thereon, comprised in R.S. Dag No. 1989/2513 under R.S. Khatian No. 3195 corresponding to L.R. Dag No. 2845 under L.R. Khatian No. 16851, lying within Mouza-Konnagar, J.L. No. 7, being Municipal holding no. 101/7, Rajib Gandhi Road, Konnagar within the ambit of Konnagar Municipality under Ward No. 18, P.S. & A.D.S.R. Office, Uttarpara, District-Hooghly, more fully and particularly mentioned in the Schedule written hereunder, free from all encumbrances was originally belonged to Sri Bablu Saha, son of Dibesh Chandra Saha of Konnagar, Hooghly which he purchased from Smt. Gita Rani Samanta, wife of Sri Binoy Kumar Samanta of Konnagar, Hooghly, by virtue of registered

Deed of Sale being no. 1819 doted 6 July, 1976 of Serampore Sub-Registry Office, Dist. Hooghly.

AND WHEREAS on 11.03.1985 said Bablu Saha transferred the said property as referred in the Schedule written hereunder unto and in favour of his elder sister Smt. Shova Saha herein, by the strength of registered Deed of Gift, duly registered at Sub-Registry Office, Serampore, recorded in Book No. 1, Volume No. 31, Pages from 259 to 263 bearing Deed No. 1463 for the year 1985, since Shova Saha has been possessing the schedule mentioned landed property by exercising her absolute right, title and interest thereon and her name duly recorded in the LR. Settlement Records of Right as well as in the Assessment Register of Konnagar Municipality by paying relevant rent and taxes to the competent authority in her own name.

AND WHEREAS on 15.12.2017 said Smt. Shova Saha transferred the said property in favour of M/S Crown Realty by virtue of registered Deed Of Conveyance, duly registered at Additional District Sub- Registrar Office of the A.D.S.R., Uttarpara recorded in Book No.-1, Volume No. 0621, Pages from 105604 to 105624 bearing Deed No. 062103904 for the year 2017. Since M/S Crown Realty has been possessing the schedule mentioned landed property by exercising its absolute right, title and interest thereon. The scheduled Property is free from encumbrances.

AND WHEREAS the Owners herein are desirous to develop their property and for the same, they had applied for sanction of

proposed building construction from the Konnagar Municipality and obtain sanctioned plan from the Municipality on 25.05.2018 being no. 17-5/18 and further renewal on 23.11.2022. But due to some unavoidable circumstances the Owners herein could not construct the said proposed building by themselves and the Developer knowing the intention of the Owner's and approached the said Owner to authorize him to develop the said property and to construct a multi storied building on the said property with the investment of the Developer to which the Owner agree.

AND WHEREAS the owner has expressed her intention to develop the "A" Schedule of Property by constructing multi-storied building according to building plan to be sanctioned by the Concerned Authority.

AND WHEREAS the developer herein has requested and approached the owners for construction of the proposed multi-storied building as per desire of owners according to building plan to be sanctioned by the concerned municipality and as per the terms and conditions contained hereunder.

AND WHEREAS the owners have agreed to authorize and appoint the developer herein for developing the "A" Schedule of Property and to construct multi-storied building thereon as per the terms and conditions mentioned hereunder.

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

ARTICLE - I DEFINITION

In these presents unless there is something in the context repugnant to or inconsistent with:-

1.1 **OWNERS** shall "**M/S. CROWN REALTY**", PAN: AAIFC8169N, a Partnership Firm, having it's registered office at 506, Arabinda Pally, P.S Uttarpara, Dist. Hooghly, PIN - 712235, represented by its partners 1. **SMT. SARNALI BHOWMICK SAHA**, PAN No. **AKDPB2156P**, wife of Sri Prabir Saha, by faith Hindu, by occupation Business, residing at 506, Arabinda Pally, P.O. Konnagar, P.S. Uttarpara, Dist. Hooghly, PIN - 712235, 2. **SRI BINOY BHUSHAN HALDAR, (PAN NO. ACSPH0342N)** Son of Late Nagendra Chandra Haldar, by faith Hindu, by occupation Business, residing at 101/E Rajib Gandhi Road (Near Bengal Fine More), P.O. Konnagar, P.S. Uttarpara, District- Hooghly, West Bengal Pin-712235, and/or their legal heirs and legal representatives.

1.2 **DEVELOPER** shall mean "**M/S. SUMI INFRA**", a Partnership Firm, having it's registered office at at 25/C/1, Bancharam Mitra Lane, Konnagar,, P.S Uttarpara, Dist. Hooghly, PIN - 712235 and it's Successors-in-office, heirs, heiress, and legal representatives.

1.3 **PREMISES** shall mean all that piece and parcel of 'Viti' land measuring more or less 02 (Two) Katha 08 (Eight) Chattak 00 (Zero) sft. along with R.T. Shed measuring more or less 100 sft. standing thereon, comprised in R.S. Dag No. 1989/2513 under R.S. Khatian No. 3195 corresponding to L.R. Dag No. 2845 under L.R. Khatian No. 16851, lying within Mouza- Konnagar, J.L. No. 7, being Municipal holding no. 101/7, Rajib Gandhi Road, Konnagar within the ambit of Konnagar Municipality under Ward No. 18, District- Hooghly-712235, which is morefully and particularly described in the "A" Schedule of property written hereunder.

1.4 **NEW BUILDING** shall mean and include the proposed multi-storied building (Ground + upper floors) to be constructed over the "A" Schedule of property upon obtaining the approval from the concerned authority.

1.5 **COMMON FACILITIES AND AMENITIES** shall include Corridors, Stair, landing of stair, lift, Lobby, Passage ways, Septic Tanks, Deep submersible Pump, Overhead Water Tank, Entrance & Exit, Rain water pipes and other facilities, which may be decided by the Developer and required for the establishment location enjoyment provisions maintenance and/or management of the new building and amenities like sanitary water connection, electric connection, which will be in common to the other Co-owners of flats of the said premises.

1.6 **SALEABLE SPACE** shall mean the space in the new building available for independent use and occupation with due provisions for common facilities and amenities and the space required therefore.

1.7. **OWNER'S ALLOCATION** shall mean only the consideration amount as mentioned herein below in the para no. 6.

1.8 **DEVELOPER'S ALLOCATION** shall mean total constructed area in the new building to be constructed over the "A" schedule of property along with undivided proportionate share of the land with all common areas and facilities excluding the owner's allocated area as mentioned in hereinabove along with the 100% right of the terrace of the building with the right to install Tower in the terrace, right use for commercial purpose with temporary construction and/or any other purpose as the Developer may desire to do/erect/construct in the terrace of the New building.

1.9 **THE ARCHITECT** shall mean such person as may be appointed by the Developer who shall be in charge of the proposed building to be constructed.

1.10 **BUILDING PLAN** shall mean such plan of construction of the proposed new building to be sanctioned by the Concerned Authority and or on site plan made by the Architect of the Developer in the name of the owner at the cost of the Developer. It is pertinent to mention that the Developer shall be entitle to obtain building sanction plan by their own and will reserve exclusive right to apply for sanction of the proposed new multi-storied building including the demarcated area of commercial space by Developer's own choice. No approval will be required from the Owners, the Owners are hereby giving all approval for building suction plan and amalgamation. The Owners shall also under the obligation to sign in the documents required for the purpose of obtaining sanction of proposed building plan.

1.12 **ADVOCATE** shall mean the Advocate who shall be entitled to do all legal works/agreement/Deed of Project herein to be appointed exclusively by the Owner.

ARTICLE- II: COMMENCEMENT

This agreement shall deem to have been commenced from this 7th day of December 2022.

ARTICLE-III: OWNER' S RIGHT AND REPRESENTATION

3.1 The owner is sized and possessed of or otherwise well and sufficiently entitled to all that the "A" schedule of property

hereunder and has agreed to make over and deliver to the Developer the said property for the purpose of construction.

3.2 That there is no suit or proceedings regarding title or affecting the Title Deed in respect of the property or any part thereof.

3.3 That the owner has not entered into any agreement for Sale, Development, Lease, Transfer or any arrangement with any other Person or Persons for the development of the said premises save and except these presents, in respect of the property described in the "A" schedule hereunder.

3.4 That the developer is entering into this agreement relying on the aforesaid representations and/or assurances made and/or contained on the part of the owner and acting on the good faith thereof.

3.5 That the Developer or their successors, nominees, permitted assigns shall not grant or not have any right to allot any part of this project to any political party and/or to any similar organization in nature.

ARTICLE-IV: DEVELOPER'S RIGHT

4.1 That the Owner hereby grant subject to what has been hereunder provided, exclusive right to the Developer to built upon and to develop commercially the said land and construct the new building thereon in accordance with the plan or plans to be sanctioned by the Concerned Authority with or without any amendment and/or modification thereto made or cause to be made by the Developer.

4.2 That all applications and other papers and plans and documents as may be required by the Developer for the purpose

of obtaining necessary sanction from the Municipal authorities concerned shall be prepared and submitted by the Developer with the approval of and/or on behalf of and in the name of owner at the costs and expenses of the Developer, who shall pay and bear all fees, penalties, charges and expenses including municipal tax, land tax, Architect's fees, charges and expenses to be paid or deposited for erection and construction of the new building over the "A" Schedule of Property PROVIDED HOWEVER that the Developer shall be exclusively entitled to all refunds of any or all payments and/or deposit made by the Developer. However if necessary, the owner shall sign and execute all necessary papers and documents required to obtain such sanction.

4.3. NOTHING in this presents shall be construed as a demise or assignment or conveyance in law by the owner of the premises or any part thereof to the Developer or as treating of any right, title or interest in respect thereof of the Developer other than an exclusive license to the Developer to commercially develop the same in terms hereof and to deal with the developer's allocation in the new building in the manner hereinafter contained.

4.4 That the Developer shall be entitled to and is hereby authorized by the owner to commercially develop the said premises thereof for the purpose of development by erecting the new building thereon.

ARTICLE-V: SPACE ALLOCATION

5.1 That the developer is entitled to dispose, sale, or otherwise deal with the developer's allocated area as mentioned in Clause 1.8 hereinbefore in the new building.

5.2. That the Developer shall be entitled to register or transfer or assign their allocated portion to any third party and the Developer is entitled to enter into agreement for sale in respect of his allocation and further shall be entitled to receive all advances and full consideration from the said Developer's allocated area by virtue of power of attorney given by a registered Power Of Attorney and or hereby granted or conferred by the owner in favour of the developer mentioned hereinafter.

5.3. It being however, that any sort of dealings shall not in any manner fastens or creates any financial liability upon the Owner or effect liability of the owner's or owner's consideration in this deal.

ARTICLE-VI: CONSIDERATION

6. As consideration, the Developer has been paid a sum of Rs. 8,00,000/- (Rupees Eight Lakh) dated: 23.12.2022 and Rs. 15,00,000/- (Rupees Fifteen lakh Only) dated: 15.11.2022 as described in the memo of consideration page respectively to the Owner against the Development of the 'A' schedule of property together with all common facilities and amenities in the new building to be constructed over the 'A' Schedule of property. It is pertinent to mention that the consideration amount is nonrefundable in any circumstances what so ever and the owner

would have no liability after execution of this Development Agreement in relation to development, cost, investment, compensation, claim etc. regarding the scheduled property.

ARTICLE-VII: GENERAL

7.1 The owners grants to the Developer a General Power of Attorney required for the purpose of obtaining of sanction of further building plan or revised plan and all necessary permission and sanction from different authorities, conversion application etc. including sale right of Developer allocation along with construction right and all other right to complete the entire project.

7.2 That the owners shall deliver vacant possession of the "A" schedule property to the developer and from the date of handover possession of the "A" schedule property to the developer. With the same act the Owner herein would be released from all sort of liability, obligation and responsibility and thereafter all liability, obligation and responsibility would be on the shoulder on the Developer only.

7.3. That after getting vacant possession of the 'A' Schedule of the Property from the owners, the Developer shall take care of all rubbish and old materials out of the said old building and the Land Owners shall have no rights and responsibilities for the same. Upon completion of the demolition of the old building the Developer shall construct, erect and complete the new multi-storied building over the "A" schedule of Property in accordance with the building plan with good and standard materials.

7.4 That the developer shall install, erect the said new multi-storied building at his own cost as per specification mentioned in the third schedule of property hereunder such as pump, deep submersible, overhead reservoir, electrification, permanent electric connection from C.E.S.E., staircase, lobbies, main entrance and exit, rain water pipes, septic tanks, outside plaster with colour.

7.5 The developer will pay all rates and taxes in respect of developers' allocation in the said new multi-storied building and the owner shall not be responsible or liable for the said taxes or rates in respect of the Developer's allocation.

7.6. That the original Title Deeds and other original papers in respect of the said premises shall be kept with the developer, who shall hold the same and shall produce the same for inspection to the owner or to the competent authority as and when required.

7.7 That the developer shall abide by all laws, by-laws, rules and regulations of the Govt., local body as the case may be.

7.8. No goods, things or articles shall be kept by any owner or occupier for display or otherwise in the corridor or other places of common use in the new multi-storied building and no hindrance shall be caused in any manner in the free movement in the corridor and other places of common use in the new building and in the case of any hindrance is caused the Developer shall be entitled to remove the same at the risk and cost of the said respective apartment owner.

7.9. That the owners hereby undertakes that the Developer shall be entitled to the Developer's allocation and shall enjoy the allocation space without any interference and/or disturbances

by the owner and other occupiers of the new multi-storied building.

7.10. That the Developer hereby undertakes to keep the owner indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relative to the construction of the said new building.

7.11. That the Developer, hereby undertakes to keep the Owner indemnified against all case, actions, suits, costs, accidents, proceedings and claims that may arise out of the Developer actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein. For any matter raised under this clause, only developer will be sole responsible to solve the matter. That the Developer shall be liable for all accidents, case arising out of or during construction work and the owner shall not be liable for that.

7.12. That, the parties hereto, shall not be liable form any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the force majeure and shall be suspended from the obligation during the continuation of the force majeure. That force majeure shall mean flood, earthquake, riot war, storm, tempest, civil commotion, strikes and/or any act or commission not within or by the reasonable control of the Developer.

7.13. That the Owner and the Developers have entered into this agreement purely on a contract and nothing contained herein shall be deemed to construe as partnership between the owner and the Developer. 2 0

7.14. That it is hereby settled and agreed that the intending purchaser as a nominee of Developer shall be entitled to take and/or receive house building loan from the financial institution of Government or bank or Private Sector or from any Private Limited Company for purchase of flat/shop in the proposed multi-storied building by keeping developer's allocation as mortgage without creating any financial or any liability to the owner to which the owner including their heirs and successors have full consent and shall not raise any objection thereto but the owner and their share/allocation in the said building shall remain indemnified and free and accordingly owner shall not be liable to this effect.

7.15. That during the period of construction and after completion of the construction work the Owner shall not be liable for any financial liability for the purpose of construction cost.

7.16. That the name of the building shall be the choice of the Developer.

GENERAL POWER OF ATTORNEY

That in continuation and also according to the terms of this Development agreement, We, **"M/S. CROWN REALTY"**, PAN: AAIFC8169N, a Partnership Firm, having its registered office at 506, Arabinda Pally, P.S Uttarpara, Dist. Hooghly, PIN - 712235, represented by its partners namely 1. **SMT. SARNALI BHOWMICK SAHA, (PAN No. AKDPB2156P)**, wife of Sri Prabir Saha, by faith Hindu, by occupation Business, residing at 506, Arabinda Pally, P.O. Konnagar, P.S. Uttarpara, Dist. Hooghly, West Bengal, Pin - 712235 2. **SRI BINOY BHUSHAN HALDAR, (PAN NO. ACSPH0342N)** Son of Late Nagendra Chandra Haldar,

by faith Hindu, by occupation Business, residing at 101/E Rajib Gandhi Road (Near Bengal Fine More), P.O. Konnagar, P.S. Uttarpara, District- Hooghly, West Bengal Pin-712235, being the owner as well as the executant herein, do hereby nominate, appoint and constitute the said **"M/S. SUMI INFRA", PAN: AEWFS1027D**, a Partnership Firm, having it's registered office at 25/C/1, Bancharam Mitra Lane, Konnagar,, P.S Uttarpara, Dist. Hooghly, PIN - 712235, represented by its partners namely 1. **SRI DEEPAK KR. AGARWAL, (PAN No. BHCPA2931C)**, son of Sri Mahendra Kumar Agarwal, by faith Hindu, by occupation Business, residing at Flat No. 5A, Shyam Kunj, Naity Road, Barabahera, P.O. Barabahera, P.S. Uttarpara, Dist. Hooghly. PIN- 712246, 2. **SRI.KOUSIK DAS, (PAN No. AXJPD5597P)**, son of Sri Kartick Das, by faith Hindu, by occupation Business, residing at Bagan Para, Chhotobahera, Kanaipur, Barabahera P.O. Barabahera, P.S. Uttarpara, Dist. Hooghly, PIN -712246, being the Developer herein, as my true and lawful attorney in my name and on my behalf for development and construction of the multistoried building over my "A" Schedule of property written hereunder and to do execute, all acts, deeds and things herein after mentioned i.e. to say: -

1. To represent appear, sign and act on our behalf in Supreme Court , High court , District Court , Sub divisional court and in all Courts, civil or criminal, including appellate Court, Revenue officer, settlement officer, B.L. & LR.O. Registration Office, Certificate Office, post office, and in office or Offices either Central Government or state Government / District Magistrate

Office / Sub Divisional Office / District Board/ Municipal Board or Notified area of any other local authority.

2. To sign plaint/written statement/written Objection petition, writ application, Objection appeals / Miss appeal, Cross Appeal, Revision etc./before any Court of Law and to file all application, petitions etc. to protect our interest.
3. To appoint any Advocate Barrister, Revenue Agent or any other legal practitioner or any person legally authorised to do any act.
4. To compromise, compound or withdraw cases to confess judgment to pray and relief and to refer cases to arbitration.
5. To file and receive back any documents to deposit money by Challan or receipt and to withdraw money from any suit, cases or from any office or offices and to grant proper acknowledgement receipt.
6. To accept service of any summons, notice, writ issued by any court and office against me.
7. To purchase, refund of stamp duty, court fees or repayment of stamp or court fees.
8. To sign in all forms, building plans, forms, affidavit, bond, deed of amalgamation and or any required papers for the

Concerned Authority and to submit the same in the said Municipality and to take delivery all plans, forms from the municipal office.

9. To execute any order or any decree and to take delivery of possession of property in execution of any to take payment in execution of money decree.

10. To apply to court and offices for copies of documents and papers and to withdraw deeds, documents papers from any court, Office either Government or self-local Government or Government undertaking.

11. To apply for the inspection of and to inspect judicial records and any records of any office of offices either Central or state or local Government.

12. To execute Agreement for Sale in respect of all flats/shop/garages/constructed spaces in respect of entire developer's allocation as mentioned in this Development agreement of the proposed multistoried building or buildings with any person or persons and to receive all advance money and full consideration from the intending purchaser and grant receipt against the same.

13. To present any Agreement for Sale, Conveyance or Conveyances or any kind of Deed in respect of entire developer's allocated flats/shop/garages/constructed spaces or areas in the proposed multistoried building for registration, to admit

execution and present the same before the Addl. Dist. Sub Registrar or District Registrar or Registrar having authority for and to have the said agreement for sale, conveyance or conveyances registered and to do all acts deeds and things, which our said Attorney shall consider necessary for conveying any Flat/s or other unit/s on or from Developer's own allocation to any Purchaser or purchasers as fully and effectually in all respects as we could do the same ourselves.

14. To give possession of developer's allocated flats/shop/garages/constructed spaces to the prospective purchasers in the proposed multistoried building or buildings.

15. To engage engineer, masons, suppliers, and to construct multistoried building or buildings by the fund of the developer at his discretion.

16. To give consent for mutation of names to the proposed purchaser in respective their flats/shop/garages/constructed spaces etc.

17. Generally to do all necessary act or acts our Attorneys or agent in relation to the matter aforesaid and all other matters in which we may be interested or concerned and on our behalf to execute and to do all deeds, acts or things as fully and effectually in all respect as ourself could do if we personally being present there.

18. We hereby agree that all acts, deeds and things lawfully done by our said attorney shall be construed as acts deeds and things done by me. We undertake to ratify and confirm all acts whatsoever that our said attorney shall lawfully do or cause to be done for me by virtue of the power hereby given.

"A" SCHEDULE OF PROPERTY

(The entire property)

ALL THAT piece and parcel of 'Viti' land measuring more or less 02 (Two) Katha 08 (Eight) Chattak 00 (Zero) sft. along with R.T. Shed measuring more or less 100 sft. standing thereon, comprised in R.S. Dag No. 1989/2513 under R.S. Khatian No. 3195 corresponding to LR Dag No. 2845 under L.R. Khatian No. 16851, lying within Mouza- Konnagar, J.L. No. 7, being Municipal holding no. 101/7, Rajib Gandhi Road, Konnagar within the ambit of Konnagar Municipality under Ward No. 18, P.S. & A.D.S.R. Office, Uttarpara, District-Hooghly, along with all right to use 8 feet wide Common Road lying towards Northern side of the said property, together with all rights of taking water connection, telephone connection, electric connection, sewerage lines and other connections and all right of ingress and egress annexed thereto. Zone Holding Located on bye Lane.

The said property is demarcated and delineated in the annexen plan herewith and marked by "RED" border lines which do form apart and parcel of this Deed.

The property is butted and bounded as follows:-

ON THE NORTH:- 10 feet wide Common Road

ON THE SOUTH:- Land of Mohini Rani Saha.

ON THE EAST:- Land of Avajit Biswas.

ON THE WEST:- Land of Gourang Mallick .

The annual rent of the said property is payable to the Collectrate of Hooghly which fixed by B.L. & L.R.O Serampore Uttarpara Circle.

IN WITNESS WHEREOF, the parties have here unto set and subscribe their hands and seals on the day month and year first above written.

SIGNED, & DELIVERED BY THE
within named owners & Developer

In the presence of -

WITNESSES:

CROWN REALTY

Sarmali B. Saha

Partner

CROWN REALTY

Binoy Bhushan Halder

Partner

SIGNATURE OF OWNER/EXECUTANT

SUMI INFRA

Deepak Kumar Agarwal

Koushik Sen

Partner

SIGNATURE OF DEVELOPER/ATTORNEY

1. 
84209.7611

2. Kartiek Sen
9231077568

Drafted by me as per the
communication with the Parties

Arindam Misra

Arindam Misra (Advocate)

F/1168/752/2017

MEMO OF CONSIDERATION

Received of and from within named Developer a sum of **Rs. 23,00,000/- (Rupees Twenty Three Lakh only)** as part Payment in following manner as mentioned below:-

No.	Cheque No.	Date	Drawn on	Amount (Rs.)
01.	000009	23/01/2022	HDFC Bank	8,00,000/-
02.	428609	15/11/2022	State Bank of India	5,00,000/-
03.	428608	15/11/2022	State Bank of India	10,00,000/-
04.				
05.				
06.				
07.				
TOTAL				Rs: 23,00,000/-

(Rupees Twenty Three Lakh only).

Witness:-

1. 
84209-7611

2. Kartick Das
9231077568

CROWN REALTY
Sarnali B. Sahar
Binoy Bhushan Halder
Partner

SIGNATURE OF
OWNER/EXECUTANT

SPECIMEN FORM FOR TEN FINGERPRINTS



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RIGHT HAND					

Signature Binoy Bhushan Halder



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RIGHT HAND					

Signature Sarnali B. Saha



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Soumik Das

Signature _____

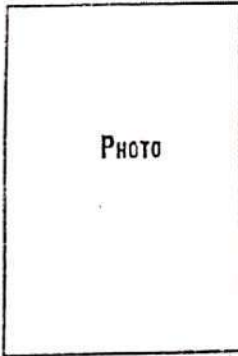
SPECIMEN FORM FOR TEN FINGERPRINTS



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RIGHT HAND					

Dipal Kumar Agarwal

Signature _____



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RIGHT HAND					

Signature _____



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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



CROWN REALTY

Sarnali B. Saha
Partner

CROWN REALTY

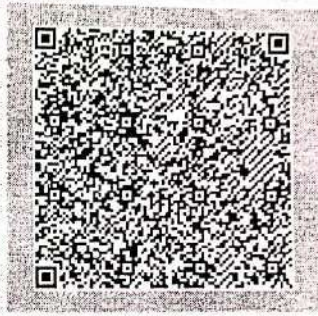
Binoy Bhushan Haldar
Partner



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AEWFS1027D

नाम / Name
SUMI INFRA

निगमन/गठन की तारीख
Date of Incorporation / Formation
11/11/2022



Signature Not Verified
Digitally signed by
Income Tax Deptt.
Date: 2022.11.22 05:49:29 IST

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स वकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEWFS1027D

नाम / Name
SUMI INFRA

निगमन/गठन की तारीख
Date of Incorporation / Formation
11/11/2022

इस कार्ड के खोने/पाने पर कृपया सचिव कर/लॉटरी:
आयकर पैन सेवा इकाई, एन एस डी
5 वीं मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721-8080, Fax: 91-20-2721-8081
e-mail: inimk@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)



Binoy Bhushan Haldar



ভারত সরকার
Government of India



বিনয় ভূষন হালদার
Binoy Bhushan Haldar
পিতা : নগেন্দ্র চন্দ্র হালদার
Father : NAGENDRA CH. HALDAR
জন্ম সাল / Year of Birth : 1974
পুরুষ / Male



4609 9330 2877

আধার - সাধারণ মানুষের অধিকার

Binoy Bhushan Haldar



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: 101- ই- ১, এইচ. সি. ব্যানার্জী লেন, কোন্নগর, কোন্নগর (মিউনিসিপ্যালিটি), কোন্নগর, হুগলী, পশ্চিমবঙ্গ, 712235
Address: 101/E/1, H.C. BANERJEE LANE, KONNAGAR; Konnagar (M), Konnagar, Hooghly, West Bengal, 712235

4609 9330 2877

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

ঠিকানা:
১৯/২ হারান বানার্জী লেন (গান্ধী গান্ধী রোড) ১৭ উত্তরপাড়া হুগলী
৭১২২৩৫

Address:
19/2 Haran Banerjee Lane (Gandhi Gandhi 17 Uttarpara
Hooghly 742235



নির্বাচক নিবন্ধন আধিকারিক
Facsimile Signature
Electoral Registration Officer

বঙ্গোত্তর নির্বাচন কেন্দ্র : ১৭২-উত্তরপাড়া
Assembly Constituency: 179-Uttarpara

জন্ম: হুগলী District: Hooghly
তারিখ: ২৯.১০.২০০৬ Date: 29.10.2006

1640374

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
WB/26/179/408365

পরিচয় পত্র
IDENTITY CARD



নির্বাচকের নাম বিনয়ভূষণ হালদার
Elector's Name Binaybhusan Halder
পিতার নাম নগেন্দ্র চন্দ্র হালদার
Father's Name Nagendra Chandra Halder

লিঙ্গ পুং
Sex M
১.১.২০০৬ এ বয়স ৩৫
Age as on 1.1.2006 35

Binoy Bhushan Halder

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

AKDPPB2156P

नाम / Name
SARNALI BHOWMICK SAHA

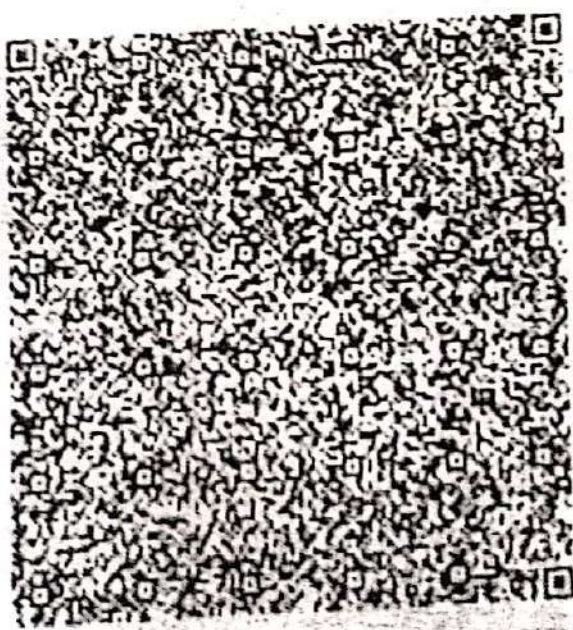
पिता का नाम / Father's Name
SWAPAN KUMAR BHAUMIK

जन्म की तारीख

Date of Birth
02-05-1980

Sarnali B. Saha

हस्ताक्षर Signature



22022020



02-05

Date


वर्ष

S.



पंजाब प्रान्त १९२२०२

10




ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD GVK1714435
 পরিচয় পত্র
Duplicate
 প্রতিক্রম





Elector's Name **Sarnali Bhowmick**
 নির্বাচকের নাম **সর্নালী ভৌমিক**
 Father's Name **Swapan Kúmar Bhowmick**
 পিতার নাম **স্বপন কুমার ভৌমিক**
 Sex **F**
 লিঙ্গ **স্ত্রী**
 Age as on 1.1.2006 **24**
 ১.১.২০০৬-এ বয়স **২৪**

Sarnali B-Saha

201 Makaltala Lane 10 Uttarpara Hooghly 712232

ঠিকানা :
 ২০১ মাকালতলা লেন ১০ উত্তরপাড়া হুগলী ৭১২২৩২



Facsimile Signature
Electoral Registration Office
 নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: **179-Uttarpara**
 বিধানসভা নির্বাচন ক্ষেত্র : **১৭৯-উত্তরপাড়া**
 District: **Hooghly** জেলা: হুগলী
 Date: **03.01.2006** তারিখ: ০৩.০১.২০০৬

1010830



भारत सरकार
GOVERNMENT OF INDIA



सर्नाली भोषमिक
Sarnali Bhowmik
जन्मदिनांक/DOB 02/05/1980
लिंग / FEMALE



3376 7443 4903

-Aam Admi ka Adhikar

Sarnali B. Saha



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
बिडि 37 न्याचराल ग्रीन, रवीन्द्र पल्लि,
राजेन्द्रपुर (एम), उत्तर
24 पार्गना,
पश्चिम बङ्ग - 700101

Address
BD 37 NATURAL GREEN,
RAJENDRA PALLY,
Rajendrat Gopalpur(M),
North 24 Parganas,
West Bengal - 700101



1947
1800 300 1947

help@uidai.gov.in



uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 091



भारत सरकार
Government of India



Jayanti Tiwari
DOB: 28/08/1995
Female

26/11/2013

9947 5607 3322

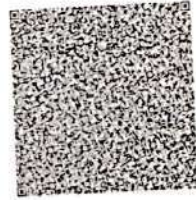
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address: C/O Devnandan Kumar Tiwari,
SHRADHANJALI APPARTMENT, 20 AD
NAGAR, HIND MOTOR HOOGLHY,
GOVERNMENT COLONY 1, Uttarpara
Kotrung(m), Hooghly, West Bengal, 712233



9947 5607 3322



1947



help@uidai.gov.in



www.uidai.gov.in

Jayanti Tiwari

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEEPAK KUMAR AGARWAL

MAHENDRA KUMAR AGARWAL

19/03/1996
Permanent Account Number

BHCPA2931C

Deepak Kumar Agarwal
Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४

 भारत सरकार
Government of India




DEEPAK KUMAR AGARWAL
Date of Birth/DOB: 19/03/1996
Male/ MALE

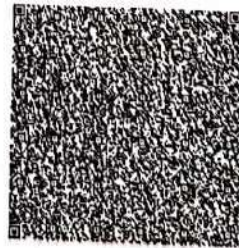


4466 6850 9563
VID : 9158 0670 4356 7862

मेरा आधार, मेरी पहचान



 भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
C/O Mahendra Kumar Agarwal, SHREE
SHYAM KUNJ, NAITY ROAD, FLAT NO 5A,
Konnagar (P), Hooghly,
West Bengal - 712246



QR Code with Photograph

4466 6850 9563
VID : 9158 0670 4356 7862

1047  help@uidai.gov.in  www.uidai.gov.in

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
নির্বাচকের দাখিল পরিচয় পত্র ELECTOR PHOTO IDENTITY CARD

SVG2367829



নাম : দীপক কুমার আগরওয়াল
Name : Deepak Kumar Agarwal
পিতার নাম : মহেন্দ্র কুমার আগরওয়াল
Father's Name : Mahendra Kumar Agarwal

লিঙ্গ/ Gender : পুরুষ / Male
জন্ম তারিখ / বয়স : 19-03-1996
Date of Birth/ Age :
বিক্রম : 5.4 , শ্রী শ্যাম কুঞ্জ নৈটী
Address : 5A , Shree Shyam Kunj, Naity
Road, Konnaagar,UTTARPARA,HOOGHLY,712235

তারিখ/ Date : 02-10-2020 নির্বাচক নিবন্ধন অধিকারিক
Electoral Registration Officer

বিধানসভা নির্বাচন কেন্দ্রের নং ও নাম : 185-উত্তরপাড়া (সাধারণ)
Assembly Constituency No. and Name : 185-Uttarpara
(GENERAL)
অংশ নং ও নাম : 280-মান্দানিক প্রাইমারী স্কুল - ক্রম নং-2
Part No. and Name : 280-Mandanik Primary School

বিঃ দ্র / Note

1. আপনার কাছে এই কার্ড থাকলে এমন কোন নিশ্চয়তা নেই যে বর্তমান ভোটার তালিকার আপনার নাম রয়েছে। প্রতিটি নির্বাচনের আগে অন্ততঃ করে ভোটার তালিকার নাম যাচাই করুন।
2. এই কার্ডে উল্লিখিত জন্ম তারিখ ভোটার তালিকার নাম নথিভুক্ত করা বাতিল অন্য কোন কাগজের জন্য মান্য হবে না।

Mere possession of this card is no guarantee that you are elector in the current electoral roll. Please check your name in the current electoral roll before every election.

Date of birth mentioned in this card shall not be treated as a proof of age / D. O. B. for any purpose other than registration in electoral roll.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KOUSIK DAS

KARTICK DAS

02/11/1989

Permanent Account Number

AXJPD5597P

Kousik Das

Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :

आयकर पैन सेवा यूनिट, यू टी आई टी एस एल,

प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,

नवी मुंबई-४०० ६१४.



ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

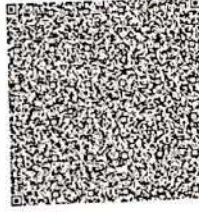
ডানিকাহুতির আই ডি / Enrollment No. : 2730/02431/01989

To
Kousik Das
কৌশিক দাস
BAGAN PARA,
CHHOTOBAHERA,
VTC: Kanaipur, PO: Barabahera,
District: Hooghly,
State: West Bengal, PIN Code: 712246

02426641



KC024266419FL



আপনার আধার সংখ্যা / Your Aadhaar No. :

5929 0725 9908

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Issue Date: 14/02/2013



কৌশিক দাস
Kousik Das
জন্মতারিখ / DOB: 02/11/1990
পুরুষ / Male

5929 0725 9908

আমার আধার, আমার পরিচয়



ভারতের নির্বাচন কমিশন
পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

SVG0082776



নির্বাচকের নাম : কৌশিক দাস

Elector's Name : Koushik Das

পিতার নাম : কার্তিক দাস

Father's Name : Kartick Das

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 02/11/1989
Date of Birth

SVG0082776

ঠিকানা:

ছোট বহেরা, পূর্বপাড়া কানাইপুর বড়বহেরা উত্তরপাড়া
হুগলী 712246

Address:

CHOTA BAHERA,
PURBAPARAKANAIPUR BAROBAHERA
UTTARPARA HOOGHLY 712246

Date: 21/02/2009

185-উত্তরপাড়া নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for
185-Uttarpara Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নিম্নলিখিত ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

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.

0120119

Major Information of the Deed

Deed No :	I-0621-07240/2022	Date of Registration	07/12/2022
Query No / Year	0621-2003421971/2022	Office where deed is registered	
Query Date	04/12/2022 10:59:10 PM	A.D.S.R. UTTARPARA, District: Hooghly	
Applicant Name, Address & Other Details	Arindam Misra Thana : Salar, District : Murshidabad, WEST BENGAL, Mobile No. : 9046717322, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 23,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 24,97,498/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,071/- (Article:48(g))	Rs. 23,028/- (Article:E, E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Uttarpara, Municipality: KONNAGAR, Road: Rajib Gandhi Road/Sarani, Road Zone : (Holding Located on Main Road -- Holding Located on Main Road) , Mouza: Konnagar, Premises No: 101/7, JI No: 7, Pin Code : 712235

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2845 (RS :-2513)	LR-16851, (RS:-319510)	Bastu	Bastu	2 Katha 8 Chatak	1/-	24,29,998/-	Property is on Road
Grand Total :					4.125Dec	1 /-	24,29,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	67,500 /-	






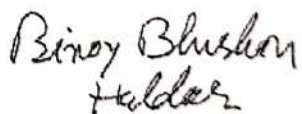
and Lord Details :






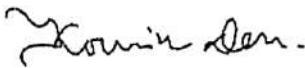
SI No	Name,Address,Photo,Finger print and Signature
1	CROWN REALTY City:- Konnagar, P.O:- KONNAGAR, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712235 , PAN No.:: AAxxxxxx9N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :



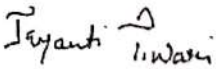
SI No	Name,Address,Photo,Finger print and Signature
1	SUMI INFRA City:- Konnagar, P.O:- KONNAGAR, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712235 , PAN No.:: AExxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs SARNALI BHOWMICK SAHA Wife of Mr Prabir Saha Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Dec 7 2022 12:41PM	LTI 07/12/2022	07/12/2022	506, Arabinda Pally, City:- Konnagar, P.O:- KONNAGAR, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712235, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx6P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CROWN REALTY (as PARTNER)
2	Name Mr BINOY BHUSHAN HALDAR (Presentant) Wife of Mr Nagendra Chandra Haldar Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Dec 7 2022 12:39PM	LTI 07/12/2022	07/12/2022	City:- Konnagar, P.O:- KONNAGAR, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712235, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx2N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CROWN REALTY (as PARTNER)

Name	Photo	Finger Print	Signature
Mr DEEPAK KUMAR AGARWAL Son of Mr Mahendra Kumar Agarwal Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office			
Dec 7 2022 12:42PM	LTI 07/12/2022	07/12/2022	
City:- Not Specified, P.O:- BARABAHER, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712246, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BHxxxxxx1C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SUMI INFRA (as PARTNER)			
Name	Photo	Finger Print	Signature
Mr KOUSIK DAS Son of Mr Kartick Das Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office			
Dec 7 2022 12:43PM	LTI 07/12/2022	07/12/2022	
City:- Not Specified, P.O:- Barabahera, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712246, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx7P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SUMI INFRA (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JAYANTI TIWARI Daughter of Mr SHAILENDRA KUMAR TIWARI City:- Uttarpara-kotrung, P.O:- KONNAGAR, P.S:-Uttarpara, District:- Hooghly, West Bengal, India, PIN:- 712235			
	07/12/2022	07/12/2022	07/12/2022
Identifier Of Mrs SARNALI BHOWMICK SAHA, Mr BINOY BHUSHAN HALDAR, Mr DEEPAK KUMAR AGARWAL, Mr KOUSIK DAS			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	CROWN REALTY	SUMI INFRA-4.125 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	CROWN REALTY	SUMI INFRA-100.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Uttarpara, Municipality: KONNAGAR, Road: Rajib Gandhi Road/Sarani, Road Zone : (Holding Located on Main Road -- Holding Located on Main Road) , Mouza: Konnagar, Premises No: 101/7, JI No: 7, Pin Code : 712235

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2845, LR Khatian No:- 16851		Seller is not the recorded Owner as per Applicant.

On 07-12-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:05 hrs on 07-12-2022, at the Office of the A.D.S.R. UTTARPARA by Mr BINOY BHUSHAN HALDAR ,

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 24,97,498/-

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

Execution is admitted on 07-12-2022 by Mrs SARNALI BHOWMICK SAHA, PARTNER, CROWN REALTY (Partnership Firm), City:- Konnagar, P.O:- KONNAGAR, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712235

Identified by Mr JAYANTI TIWARI, , , Daughter of Mr SHAILENDRA KUMAR TIWARI, P.O: KONNAGAR, Thana: Uttarpara, , City/Town: UTTARPARA-KOTRUNG, Hooghly, WEST BENGAL, India, PIN - 712235, by caste Hindu, by profession Advocate

Execution is admitted on 07-12-2022 by Mr BINOY BHUSHAN HALDAR, PARTNER, CROWN REALTY (Partnership Firm), City:- Konnagar, P.O:- KONNAGAR, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712235

Identified by Mr JAYANTI TIWARI, , , Daughter of Mr SHAILENDRA KUMAR TIWARI, P.O: KONNAGAR, Thana: Uttarpara, , City/Town: UTTARPARA-KOTRUNG, Hooghly, WEST BENGAL, India, PIN - 712235, by caste Hindu, by profession Advocate

Execution is admitted on 07-12-2022 by Mr DEEPAK KUMAR AGARWAL, PARTNER, SUMI INFRA (Partnership Firm), City:- Konnagar, P.O:- KONNAGAR, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712235

Identified by Mr JAYANTI TIWARI, , , Daughter of Mr SHAILENDRA KUMAR TIWARI, P.O: KONNAGAR, Thana: Uttarpara, , City/Town: UTTARPARA-KOTRUNG, Hooghly, WEST BENGAL, India, PIN - 712235, by caste Hindu, by profession Advocate

Execution is admitted on 07-12-2022 by Mr KOUSIK DAS, PARTNER, SUMI INFRA (Partnership Firm), City:- Konnagar, P.O:- KONNAGAR, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712235

Identified by Mr JAYANTI TIWARI, , , Daughter of Mr SHAILENDRA KUMAR TIWARI, P.O: KONNAGAR, Thana: Uttarpara, , City/Town: UTTARPARA-KOTRUNG, Hooghly, WEST BENGAL, India, PIN - 712235, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 23,028.00/- (B = Rs 23,000.00/- ,E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 23,028/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/12/2022 10:45PM with Govt. Ref. No: 192022230205352828 on 06-12-2022, Amount Rs: 23,028/-,
Bank: SBI EPay (SBlePay), Ref. No. 4563048326829 on 06-12-2022, Head of Account 0030-03-104-001-16

Statement 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 H556307, Amount: Rs.5,000.00/-, Date of Purchase: 07/11/2022, Vendor name: S Se

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2022 10:45PM with Govt. Ref. No: 192022230205352828 on 06-12-2022, Amount Rs: 71/-, Bank: SBI EPay (SBlePay), Ref. No. 4563048326829 on 06-12-2022, Head of Account 0030-02-103-003-02



Sravani Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. UTTARPARA
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0621-2022, Page from 274222 to 274255
being No 062107240 for the year 2022.



Digitally signed by Sraboni Bhattacharya
Date: 2022.12.08 12:30:48 +05:30
Reason: Digital Signing of Deed.

Bhattacharya

(Sravani Bhattacharya) 2022/12/08 12:30:48 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. UTTARPARA
West Bengal.

(This document is digitally signed.)