

X-13957 22

01/10/22

भारतीय गैर न्यायिक

पचास  
रुपये  
₹.50

FIFTY  
RUPEES  
₹.50

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 449902

KAMRIN

19/10/2022  
2002736205

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

Dr. H.C. Sub-Registrar  
Alipore, South 24 Parganas

16 NOV 2022

19-10-22  
16-11-22

**JOINT DEVELOPMENT AGREEMENT**  
**WITH POWER OF ATTORNEY**

**THIS JOINT DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY** made this 19<sup>th</sup> day of October, Two Thousand Twenty Two (2022);

Between

25 PM

9/10/22

16 SEP 2022

13311

No. .... Rs. 50/- Date .....

Name: P. R. Chatterjee Advocate

Address: Alipur Police Court  
Kolkata-27

Vendor: Alipur Collectorate, 24 Pgs. (B)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27


- ADD Chandra  
 7889

**NIRMAN**

- ADD Chandra  
**Partner**  
 7890  
Gopas Khan

 7891

Sampa Bansa

 7892

- Ravi Chandra



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipur, South 24 Parganas  
**19 OCT 2022**

Swapan Bansa  
3/0 Swapan Bansa  
Alipur Police Court  
P.O. P.S. Alipur  
Kolkata-27



(1) **SMT. DEVI CHOUDHURI** (PAN: A0ZPC2411A), Aadhaar No.4686 6287 2517, Ph. 9836621359 wife of Sri Alok Choudhuri, by Nationality - Indian, by occupation - Business of 42, Hospital Link Road, Eastern Park, Santoshpur, Police Station - Survey Park, Kolkata-700 075, (2) **SRI TAPAS KHAN** (PAN : AXIPKS356Q) Aadhaar No. 6373 0841 2794, Mob:9883174399, son of Late Sufal Chandra Khan, by Nationality - Indian, by occupation - Business, residing at 18/2 Kalikapur, Police Station - Survey Park, Kolkata-700099 and (3) **SMT. SAMPA BASU** (PAN: AZFPB9465L), Aadhaar No.7506 9778 8051, Ph. 9051720244, wife of Sri Debaprasun Basu, by Nationality - Indian, by occupation - Business of 15, Jadavpur East Road, Police Station - Jadavpur, Kolkata-700032, hereinafter called and referred to as the "**OWNERS**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators and legal representatives and assigns) of the **ONE PART**.

**AND**

"**NIRMAN**" (PAN: AATFN9789L) a Partnership Firm having its registered office at 72/1B Barakhola, Police Station - Survey Park, Kolkata - 700099 being represented by its Partners namely (1) **SRI ALOK CHOUDHURI** (PAN:ACMPC9288Q) Aadhaar No.6106 9084 0389, Mob:9836438087, son of Late Anil Kumar Chowdhury, by faith - Hindu, by occupation - Business, residing at 42, Hospital Link Road, Eastern Park, Santoshpur, Police Station - Survey Park, Kolkata - 700075 and (2) **SRI TAPAS KHAN** (PAN: AXIPKS356Q), Aadhaar No. 6373 0841 2794, Mob : 9239638528, son of Late Sufal Chandra Khan, by faith - Hindu, by occupation - Business, residing at 18/2 Kalikapur, Police Station - Survey Park, Kolkata - 700099, hereinafter jointly referred to as the "**DEVELOPERS**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, successors-in-interest and assigns) of the **OTHER PART**.

**WHEREAS** Sri Satyendra Mitra, since deceased and others, became the joint owners of some landed property total measuring about 60 Bigha more or less, lying and situated in Mouza - Kalikapur, J.L. No.20, Touzi No.3/4/5/12, Pargana - Khaspur, Police Station formerly Tollygunge now Purba Jadavpur, comprising Khatian No.356, and also other Dag and Khatian, Sub-Registry Office Alipore, within the limits of the Kolkata Municipal Corporation, District 24 Parganas and jointly seized and possessed of the same by paying rates and taxes regularly.

**AND WHEREAS** said Sri Satyendra Mitra, since deceased and others sold conveyed and transferred their eastern portion of land measuring about 10 Bigha more or less, lying and situated in Mouza - Kalikapur, J.L. No.20, Touzi No.3/4/5/12, Pargana - Khaspur, Police Station formerly Tollygunge now Purba Jadavpur, comprising Khatian No.356, under Dag No.436, Sub-Registry Office Alipore, within the limits of the Kolkata Municipal Corporation, District 24 Parganas to and in favour of Sri Kartick Chandra Paik, since deceased son of Sri Haran Chandra Paik, since deceased by virtue of a Deed of Conveyance registered in the office of District Registry Office at Alipore, District 24 Parganas, and recorded in Book No.1, Being No.1409 for the year 1970.



District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

19 OCT 1977



**AND WHEREAS** by virtue of the said Deed of Conveyance Sri Kartick Chandra Paik, since deceased became the sole owner of the said property and recorded his name in the records of the B.L. & L.R.O. and absolutely seized and possessed of the same.

**AND WHEREAS** to sell the said property Sri Kartick Chandra Paik, since deceased divided his entire property in separate scheme plots by showing common passage on his said plot of land.

**AND WHEREAS** by virtue of a Deed of Conveyance executed by Sri Kartick Chandra Paik, therein referred to as the Vendor of the One Part and Sri Sukhendu Bikash Dey son of Sri Barada Kumar Dey, therein referred to as the Purchaser of the Other Part whereby and where under the Vendor therein, sold, conveyed and transferred his Scheme Plot No.P-47, measuring about 5 Cottah 12 chittacks and 20 sq.ft. be the same a little more or less, lying and situated in Mouza - Kalikapur, J.L. No.20, Touzi No.3/4/5/12, Pargana - Khaspur, R.S. Dag No.356/406, Police Station formerly Tollygunge now Purba Jadavpur, comprising Khatian No.356, Sub-Registry Office Alipore, within the limits of the Kolkata Municipal Corporation, District 24 Parganas to and in favour of the said Sri Sukhendu Bikash Dey and the said Deed of Conveyance was registered in the office of District Registry Office Alipore, 24 Parganas and recorded in book No.1, Volume No.31, pages from 126 to 131, Being No.1191 for the year 1973.

**AND WHEREAS** by virtue of the said Deed Sri Sukhendu Bikash Dey, became the sole and absolute owner in respect of the said property measuring about 5 Cottah 12 chittacks and 20 sq.ft. be the same a little more or less, being Scheme Plot No.P-47, lying and situated in Mouza-Kalikapur, J.L. No.20, Touzi No.3/4/5/12, Pargana - Khaspur, R.S. Dag No.356/406, Police Station formerly Tollygunge now Purba Jadavpur, comprising Khatian No.356, Sub-Registry Office Alipore, within the limits of the Kolkata Municipal Corporation, District 24 Parganas now 24 Parganas (South), by mutating his name in the records of the B.L. & L.R.O. and absolutely seized and possessed of the same by paying rents regularly.

**AND WHEREAS** while seized and possessed of the said property said Sri Sukhendu Bikash Dey sold, conveyed and transferred his entire property measuring about 5 Cottah 12 chittacks and 20 sq.ft. be the same a little more or less, being Scheme Plot No.P-47, lying and situated in Mouza - Kalikapur, J.L. No.20, Touzi No.3/4/5/12, Pargana - Khaspur, R.S. Dag No.356/406, Police Station formerly Tollygunge now Purba Jadavpur, comprising Khatian No.356, Sub-Registry Office Alipore, within the limits of the Kolkata Municipal Corporation, District 24 Parganas (South), to and in favour of Dr. Juthika Ray alias Dr. Juthika Sarkar, by virtue of a Bengali Sale Deed registered in the office of District Registry Office Alipore, 24 Parganas and recorded in book No.1, Volume No.130, pages from 34 to 41, Being No.6859 for the year 1993.

**AND WHEREAS** for the development of the adjacent road said Dr. Juthika Ray alias Dr. Juthika Sarkar, the Vendor herein, gave up of a portion of land measuring about 1 cottah 7 chittacks 20.82 sq.ft. to the K.M.C. and the remaining land measuring about 04 Cottahs 04 chittacks 44.18 sq.ft. absolutely seized and possessed by constructing single storied kancha structure measuring about 100 sq.ft. more or less.



District Sub-Registrar IV  
Registrar O/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

19 OCT 2022



**AND WHEREAS** while seized and possessed of the said property, Dr. Juthika Ray Alias Dr. Juthika Sarkar, the Vendor therein, sold, conveyed, transferred ALL THAT piece and parcel of land measuring an area of 4 (four) Cottahs 4 (four) chittacks 44.18 (forty four point one eight) sq.ft. be the same a little more or less, together with kancha single storied structure measuring about 100 sq.ft. more or less, being Scheme Plot No.P-47, lying and situated in Mouza - Kalikapur, J.L. No.20, Touzi No.3/4/5/12, Pargana - Khaspur, Police Station formerly Tollygunge now Purba Jadavpur, comprised in R.S. Dag No.356/406, Khatian No.356, Sub-Registry Office Alipore, within the limits of the Kolkata Municipal Corporation, District 24 Parganas now 24 Parganas (South), together with right to pass and repass through over and under the common passage/road along with all rights, easements, appurtenances privileges and benefits attached to the said property, to and in favour of Smt. Devi Choudhuri, Sri Tapas Khan and Smt. Sampa Basu, the Purchasers therein by virtue of a Deed of Conveyance dated 11<sup>th</sup> December, 2019, registered in the office of A.D.S.R. Sealdah, 24 Parganas (South) and recorded in Book No.1, Volume No.1606-2019, page from 183050 to 183079, Being No.160604857 for the year 2019.

**AND WHEREAS** by virtue of aforesaid registered Deed of Conveyance said Smt. Devi Choudhuri, Sri Tapas Khan and Smt. Sampa Basu, the Owners herein, became the joint Owners of the said land measuring an area of 4 (four) Cottahs 4 (four) chittacks 44.18 (forty four point one eight) sq.ft. be the same a little more or less, together with kancha single storied structure measuring about 100 sq.ft. more or less, along with easement, right, title, interest, possession and profits thereon with all ingress and egress rights, being Scheme Plot No.P-47, lying and situated in Mouza - Kalikapur, J.L. No.20, Touzi No.3/4/5/12, Pargana - Khaspur, Police Station formerly Tollygunge now Purba Jadavpur, comprised in R.S. Dag No.356/406, Khatian No.356, Sub-Registry Office Alipore, within the limits of the Kolkata Municipal Corporation, District 24 Parganas now 24 Parganas (South), by mutuating their names in the records of the Kolkata Municipal Corporation, Ward No.109 and the said property known and numbered as Premises No.1509, Kalikapur, (Mailing Address P-47, Purbalok), Kolkata - 700099, under Assessee No.31-109-06-7010-8 and jointly seized, possessed, occupied of or otherwise well and sufficiently entitled to the such landed property free from all sorts of encumbrances, liens, lispedens, charges, mortgages, attachments, whatsoever, morefully described in the FIRST SCHEDULE hereunder written.

**AND WHEREAS** the said Smt. Devi Choudhuri, Sri Tapas Khan and Smt. Sampa Basu, the Owners herein, are desirous to construct a G+III storied building but due to shortage of fund and lack in experience to raise such building on the said plot of land measuring an area of 4 (four) Cottahs 4 (four) chittacks 44.18 (forty four point one eight) sq.ft. be the same a little more or less, together with kancha single storied structure measuring about 100 sq.ft. more or less, along with easement, right, title, interest, possession and profits thereon with all ingress and egress rights, being Scheme Plot No.P-47, lying and situated in Mouza - Kalikapur, J.L. No.20, Touzi No.3/4/5/12, Pargana - Khaspur, Police Station formerly Tollygunge now Purba Jadavpur, comprised in R.S. Dag No.356/406, Khatian No.356, Sub-Registry Office Alipore, within the limits of the Kolkata Municipal Corporation, being Premises No.1509, Kalikapur, (Mailing Address P-47, Purbalok), Kolkata - 700099, under K.M.C. Ward No. 109, District 24 Parganas (South), more-fully described in the FIRST SCHEDULE hereunder written and as such looking for Investor/ developer who would



District Sub-Registrar's  
Registrar U/S 7 (2) of  
Registration Act  
Alipore, South 24 Parganas  
19 OCT 2022



agree to construct building on the said land and invest funds for completion of the said building according to the building plan prepared by the registered architect and duly sanctioned from the Kolkata Municipal Corporation vide Building Permit No. 2022120007 dated 05-04-2022 on the terms and conditions to be negotiated and settled between the Owners and the developer.

**AND WHEREAS** the developer herein has come forward and agreed / affirmed to collaborate with the Owners in the matter of construction of the building on the said land measuring an area of 4 (four) Cottahs 4 (four) chittacks 44.18 (forty four point one eight) sq.ft. be the same a little more or less, together with kancha single storied structure measuring about 100 sq.ft. more or less, along with easement, right, title, interest, possession and profits thereon with all ingress and egress rights, being Scheme Plot No.P-47, lying and situated in Mouza - Kalikapur, J.L. No.20, Touzi No.3/4/5/12, Pargana - Khaspur, Police Station formerly Tollygunge now Purba Jadavpur, comprised in R.S. Dag No.356/406, Khatian No.356, Sub-Registry Office Alipore, within the limits of the Kolkata Municipal Corporation, being Premises No.1509, Kalikapur, (Mailing Address P-47, Purbalok), Kolkata - 700099, under K.M.C. Ward No.109, District 24 Parganas (South), more-fully described in the **FIRST SCHEDULE** hereunder written, by constructing G+III storied building thereon consisting of several independent flats, car parking spaces and other spaces thereon at the cost of the developer herein and after proactive discussions between the parties hereto, both the parties hereto have agreed to develop the said property in the terms and conditions are as follows:

**NOW THIS AGREEMENT WITNESSETH AND THE PARTIES BIND THEMSELVES ON THE FOLLOWING TERMS AND CONDITIONS:-**

1. **ARTICLE - 1 : DEFINITION IN THIS AGREEMENT UNLESS IT BE CONTRARY OR REPUGNANT TO THE CONTEXT.**
  - (1) **OWNERS** : Shall mean (1) **SMT. DEVI CHOUDHURI** wife of Sri Alok Choudhuri, by Nationality - Indian, by occupation - Business of 42, Hospital Link Road, Eastern Park, Santoshpur, Police Station - Survey Park, Kolkata-700 075. (2) **SRI TAPAS KHAN**, son of Late Sufal Chandra Khan, by Nationality - Indian, by occupation - Business, residing at 18/2 Kalikapur, Police Station - Survey Park, Kolkata-700099 and (3) **SMT. SAMPA BASU**, wife of Sri Debaprasun Basu, by Nationality - Indian, by occupation - Business of 15, Jadavpur East Road, Police Station - Jadavpur, Kolkata-700032 and their respective heirs, executors, administrators, legal representatives and assigns.
  - (2) **DEVELOPER** : Shall mean "**NIRMAN**" a Partnership Firm having its registered office at 72/1B Barakhola, Police Station -Survey Park, Kolkata - 700098 being represented by its Partners namely (1) **SRI ALOK CHOUDHURI**, son of Late Anil Kumar Chowdhury, by faith - Hindu, by occupation - Business, residing at 42, Hospital Link Road, Eastern Park, Santoshpur, Police Station - Survey Park, Kolkata - 700075 and (2) **SRI TAPAS KHAN**, son of Late Sufal Chandra Khan, by faith - Hindu, by occupation - Business, residing at 18/2 Kalikapur, Police Station - Survey Park, Kolkata - 700099, and its heirs, executors, successors-in-interest, administrators, legal representatives and assigns.



District Sub-Registrar IV  
Registrar (1/5 7 (2) of  
Registration Act  
Alipore, South 24 Parganas  
19 OCT 2022



- (3) **LAND** : Shall mean the land measuring an area of 4 (four) Cottahs 4 (four) chittacks 44.18 (forty four point one eight) sq.ft. be the same a little more or less, together with kancha single storied structure measuring about 100 sq.ft. more or less, along with easement, right, title, interest, possession and profits thereon with all ingress and egress rights, being Scheme Plot No.P-47, lying and situated in Mouza - Kalikapur, J.L. No.20, Touzi No.3/4/8/12, Pargana - Khaspur, Police Station formerly Tollygunge now Purba Jadavpur, comprised in R.S. Dag No.356/406, Khatian No.356, Sub-Registry Office Alipore, within the limits of the Kolkata Municipal Corporation, being Premises No.1509, Kalikapur, (Mailing Address P-47, Purbalok), Kolkata - 700099, under K.M.C. Ward No.109, District 24 Parganas (South).
- (4) **BUILDING** : Shall mean G+III storied building to be constructed on the said property being Premises No.1509, Kalikapur, (Mailing Address P-47, Purbalok), Kolkata - 700099, under K.M.C. Ward No.109, District 24 Parganas (South), by the developer at their costs and/or with the money of the intending purchasers.
- (5) **COMMON AREA AND FACILITIES** : Shall mean all the common areas including corridors, stair case, stair ways, passage ways, space of electric/ meters, overhead water reservoir and underground reservoir, water pump and motor and other facilities which are intended or expressed for common use and enjoyment of the apartment/ flat Owners of the building and required for the establishment, location, enjoyment, maintenance and/or management of the building.
- (6) **OWNERS' ALLOCATION** : shall mean entire Second Floor two nos flat, consisting of one flat in the North-West side measuring about 958 sq.ft built-up area, one flat in the South-West side measuring about 958 sq.ft built-up area, and one flat on the First Floor North-West side measuring about 958 sq.ft built-up area, and three nos car parking area at ground floor of the proposed G+III storied building as per building plan duly sanctioned from the Kolkata Municipal Corporation **TOGETHER WITH** undivided proportionate share of land more-fully described in the **FIRST SCHEDULE** above and user right of all common areas and facilities of the said Premises being No.1509, Kalikapur, (Mailing Address P-47, Purbalok), Police Station - formerly Tollygunge now Purba Jadavpur, Kolkata - 700099, under K.M.C. Ward No.109, District 24 Parganas (South), morefully described in the **SECOND SCHEDULE** hereunder written.
- (7) **DEVELOPER'S ALLOCATION**: shall mean remaining constructed area of the G+III storied building out of which entire Third Floor, one flat in the South-West side of the First Floor and remaining area of Ground Floor of the proposed G+III storied building as per building plan duly sanctioned from the Kolkata Municipal Corporation together with undivided proportionate share of land and user rights of all common areas and facilities of the said Premises being No.1509, Kalikapur, (Mailing Address P-47, Purbalok), Police Station - formerly Tollygunge now Purba Jadavpur, Kolkata - 700099, under K.M.C. Ward No.109, District 24 Parganas (South), more-fully described in the **THIRD SCHEDULE** hereunder written, save and except the Owners share/ allocation particularly mentioned



District Sub-Registrar-IV  
Registrar US 7 (2) of  
Registration 1910  
Algora, North 24 Parganas

19 OCT 2022



in the Second Schedule hereunder written. The developer will be entitled to transfer and sell its allocation to the intending purchaser/ purchasers.

- (8) **ARCHITECT** : Shall mean any qualified person or firm appointed by the developer for designing and planning of the said building and prepared the building plan.
- (9) **BUILDING PLAN**: Shall mean and include the plan sanctioned by the Kolkata Municipal Corporation vide Building Permit No. 2022120007 dated 05-04-2022 for construction of the G+III storied building on the land of the said Premises being No.1509, Kalikapur, (Mailing Address P-47, Purbalok), Police Station – formerly Tollygunge now Purba Jadavpur, Kolkata – 700099, under K.M.C. Ward No.109, District 24 Parganas (South).
- (10) **ROOF** : Shall mean the roof of the G+III storied building and to be constructed in the said land according to the building plan and the same shall be the Owners and developer allocation/rights only.
- (11) **TRANSFeree** : Shall mean the person, the firm, limited company association of persons who will acquire any self contained flat/ apartment/other portion / space of the said building to be constructed on the said premises as per building plan other than Owners' allocation mentioned in the **SECOND SCHEDULE** hereunder written.
- (12) **BUILT UP AREA** : Includes carpet area, walls, proportionate area of stair case, half of the area of the common wall between two adjoining flats/ built up area for passage for negotiating the building.

2. **ARTICLES – II : OWNERS' TITLE**

1. The Owners hereby declare that they are the absolute Owners for their land and seized and possessed of the said land free from all encumbrances, charges, liens, liabilities, mortgage etc. and have a good and marketable title to the said property and the Owners have no co-sharers in respect of the property and have absolute right to transfer the same.
2. The Owners have agreed to provide the Developer with title deeds in original and also relevant document in respect of the said property of the said Premises being No.1509, Kalikapur, (Mailing Address P-47, Purbalok), Police Station – formerly Tollygunge now Purba Jadavpur, Kolkata – 700099, under K.M.C. Ward No.109, District 24 Parganas (South).
3. The Owners declare and undertakes that they will not in any way encumber the said property or otherwise deal with or dispose of the said property or any portion thereof except in the manner as expressed herein provided.

1. **ARTICLE –III : DEVELOPER' RIGHT OBLIGATIONS AND DUTIES :**

1. After completion of the construction of the building in accordance with the approved building plan and after obtaining building Completion Certificate from the K.M.C. the



District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration Act  
Alipur, South 24 Parganas

19 OCT 2022



developer will issue notice to the Owners for taking possession of the Owners' allocation within 15 days on receipt of letter. If the Owners fails to take the possession of Owners' allocation within 15 days upon receipt of notice from the developer, the developer will hand over the possession of the Developer's allocation to the intending purchasers without any reference.

2. The Developer declare and undertake that they will construct one ground plus three storied building on the land mentioned in the First Schedule hereunder at its costs and inconformity with the sanctioned building plan.
3. The Owners shall grant subject to what has been provided herein the right to the Developer to build, construct, erect and complete G + III storied building as soon as the final Agreement is signed as per the sanctioned plan for such building already available from KMC on the said Premises being No.1509, Kalikapur, (Mailing Address P-47, Purbalok), Police Station - formerly Tollygunge now Purba Jadavpur, Kolkata - 700099, under K.M.C. Ward No.109, District 24 Parganas (South), in accordance with sanctioned building plan at their costs and expenses and to commercially exploit the same by entering into agreement for sale of the allocation save and except the Owners' Allocation hereunder written and also mentioned in clause 1.6 above and/or transfer the same and the Developer shall have the right to construct the building in accordance with the sanctioned plan by the Kolkata Municipal Corporation.
4. The Developer shall be entitled to enter into agreement for sale with the intending purchaser/purchasers of their choice or sale of the flats together with and the undivided proportionate share of the said land of their allocation of the said G + III storied building project in their own names and/or constructed portion of their allocation as agents/contractors of the intending purchasers at a consideration and costs to be settled between the Developer and the intending purchaser/purchasers and to receive and collect all money in respect thereof which money shall absolutely belong to the Developer. The Owners shall have no right to get any portion of the said costs and consideration and shall not claim any portion thereof and the Owners hereby consents to the Developer for entering into such agreements for sale of flats together with the proportionate undivided share of the said land mentioned in clause 1.7 above and in the Third Schedule with the intending purchaser/purchasers in respect of the Developer allocation. The Owners shall in no way be entitled to the money received by the Developer from the intending purchasers towards the value of the undivided proportionate share in the said land and costs of the flats/apartments. The Owners agrees and undertakes to convey undivided proportionate share in the said land to the intending purchasers as the nominee of the Developer and at their request. If the Owners fails to execute and register deeds of conveyance in respect of the Developer allocation to the intending purchasers who will and are nominees of the Developer in that event the Owners will be liable and bound to pay liquidated damages to the Developer / the intending purchasers as the case may be to the extent of the market value of the Developer allocation and loss of business of the Developer.



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1901  
Alipore, South 24 P. W. M. S.

19 OCT 2011



5. *The Developer shall on their own costs without creating any financial liability on the Owners construct and complete the building including the common areas, facilities and amenities on the said land in accordance with the building plan sanctioned by the Kolkata Municipal Corporation with standard materials and with good workmanship manner.*
6. *The Developer are authorised as constituted attorneys of the Owners in so far as it is necessary shall apply for and obtain quotas entitled and other materials such as cement, steel, brick and other building materials may be allocated to the Owners for the construction of the said building and similarly shall apply for and obtain permanent connection of water, electricity, drainage, connection, sewerage connection to the said building and facilities required for the construction and enjoyments of the said building.*
7. *All costs charges and expenses including architects fees for construction of the building and project shall be borne and discharged by the Developer.*
8. *The Developer shall enjoy all the profits of the projects / business for construction of the said building. The developer shall not be liable to pay any share of profits of the business /projects to the Owners and the Owners will not claim any share of profits from the Developer.*
9. *The Owners shall deliver possession of the First Schedule property to the Developer within one month from the date of signing the final registered agreement, the Developer shall complete the construction of the building within 24 (Twenty Four) months from the date of execution of this agreement which may be extended for a period of 6 (six) months for force major acts and acts of God happenings beyond the control of the Developer.*
4. **ARTICLE -IV: RIGHTS DUTIES AND OBLIGATION OF THE OWNERS**
1. *Owners shall make over vacant and peaceful possession of the said property described in the first schedule hereunder written to the Developer within one month of the receipts of the notice after date of registration of the final Joint Development Agreement.*
2. *The Owners will in no way interfere and obstruct in construction of the said building on the First Schedule property hereunder written by the Developer.*
3. *The Owners shall pay damages to the Developer for the loss if any suffered by the Developer due to interference and obstruction in the construction of the said building. The Owners will be responsible for defect in the title of the said property and any action if any is taken by the neighbours or any other persons due to defect in title of the first schedule property or any other reason.*
4. *The Developer will pay the taxes of the said premises during construction stage and after issuance of the possession letter by the developer the Owners will pay taxes on their respective possession of the constructed building.*
5. *The Owners shall execute General Power of Attorney in favour of the Developer appointing, nominating and authorising them to construct the said ground plus three storied building according to availability of the FAR as per sanctioned building plan and*



District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration Act, 1908  
Aligarh, U.P. 2022

19 OCT 2022



to sell the Developer 'allocation, to appoint architects, engineers contractors and to represent the Owners before the Calcutta Municipal Corporation, Calcutta Improvement Trust, Calcutta Metropolitan Development Authority, Police Authority, Fire Brigade or any other authority or authorities and to sign any application or other writings on their behalf and to appear before the authority or authorities and to undertake the construction of the building and the General Power of Attorney to be granted by the Owners shall remain operative till fulfillment of this agreement and the same shall be binding on the parties.

6. The Owners deliver the premises together with building as is where is basis and the developer herein shall be liable to demolish the existing old structure of the said premises at its own risks and responsibilities by engaging any labour or mistries and all the broken articles and debris shall be disposed of by the Developer at its responsibilities & the entire sale proceeds thereof shall be used by Developer.

5. **ARTICLE - V : CONSIDERATION AND SPACE FOR ALLOCATION**

1. In consideration for the land, particularly described in the FIRST SCHEDULE hereunder written the Developers shall upon completion of the said building shall handover the possession of entire Second Floor consisting of two flats, one flat in the North-West side of the First Floor and three nos car parking of the proposed G+III storied building as per building plan duly sanctioned from the Kolkata Municipal Corporation to the Owners TOGETHER WITH undivided proportionate share of land morefully described in the SECOND SCHEDULE hereunder written and user right of all common areas and facilities of the said Premises being No.1509, Kalikapur, (Mailing Address P-47, Purbalok), Police Station - formerly Tollygunge now Purba Jadavpur, Kolkata - 700099, under K.M.C. Ward No.109, District 24 Parganas (South).
2. The Developers will be entitled to get the remaining constructed areas of the proposed G+III storied building out of which entire Second Floor two nos flat consisting of one north-west side measuring about 958 sq.ft built-up area and other one south-west side measuring about 958 sq.ft built-up area and one Self contained flat in the North-West side measuring about 958 sq.ft built-up area of the First Floor and three nos car parking area on Ground Floor of the proposed G+III storied building as per building plan duly sanctioned from the Kolkata Municipal Corporation to the Owners TOGETHER WITH undivided proportionate share of land morefully described in the THIRD SCHEDULE hereunder written and user right of all common areas and facilities of the said Premises being No.1509, Kalikapur, (Mailing Address P-47, Purbalok), Police Station - formerly Tollygunge now Purba Jadavpur, Kolkata - 700099, under K.M.C. Ward No.109, District 24 Parganas (South), save and except the Owners 'allocation.
3. The roofs of the buildings shall be common between the Owners and occupiers of the said building.
4. The developers shall be entitled to enter into agreement for sale and transfer or in any way deal with the developers 'allocation with rights of user of the common areas and facilities of the said building and without any right claim demand interest whatsoever or



District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration 1908  
A.ore, South 24 Parganas  
19 OCT 2022



however of the Owners and any person or persons lawfully claiming through them shall not in any way interfere with or disturb the quiet and peaceful use enjoyment and possession of the developers 'allocation or any person or persons claiming through the developers or the nominee or nominees of the developers.

5. The Owners will be entitled to transfer or dispose of their respective area of allocation in the said building and developers also will give consent in case the Owners seek to enter into agreement with intended buyers of any portion from the allocation of the Owners and without in any way disturbing /effecting the common areas and facilities situate thereon and without any right, claim, damage, interference and whatsoever or howsoever of the developers. The developers will not interfere with and disturb the quiet and peaceful possession of the Owners allocation or any person or persons claiming through the Owners or the nominee or nominees of the Owners.

6. **ARTICLE -VI : COMMON FACILITIES**

1. During construction the Developer shall pay the tax and after delivery of possession of the Owners 'Allocation the Owners will bear and pay proportionate share of Municipal rates and taxes in respect of the second schedule property to the developers till it is separately assessed and apportioned in record of the K.M.C.
2. The service charges for common facilities charges, rates and taxes, lights for common areas, sanction, operation, repairs, renewals, salary of guards if any, management of the common facilities, renovating/ replacement, repairs and maintenance charge and expenses for the building and of all common writing, pipes. Electrical and mechanical equipments, switch gear, transformer, generator, if any, pumps, motors and other electrical and mechanical installations appliances and equipments stair -ways, corridors, passage ways and other common facilities whatsoever including creation of sinking fund since the date of delivery of possession of the Owners share and allocation after fully completion of construction of the said building the Owners and the developers or their transferee or transferees in respect of their respective allocation shall be responsible to pay and shall bear and pay the proportionate share of the same.

1. **ARTICLE -VII : MISCELLANEOUS**

It is hereby agreed and declared that the Owners of the building may form an association to administer the management and maintenance of the said building.

Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement / Final Document for Transfer of Property as per provisions laid down in the said documents as a Developer without getting any Ownership of any part of the property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement/ Final Document for Transfer of Property between the Owners and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.



District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act, 1908  
Bangalore South 24  
19 OCT 2022



THE FIRST SCHEDULE ABOVE REFERRED TO  
(DESCRIPTION OF THE ENTIRE PREMISES)

*ALL THAT* piece and parcel of a plot of bastu land measuring about 04 (four) Cottahs 04 (four) Chittacks 44.18 (forty four point one eight) sq.ft. be the same a little more or less, together with G+III storied pucca building which under construction, being Scheme Plot No.P-47, together with all rights, easements, appurtenances privileges and benefits attached to the said property, lying and situated in Mouza-Kalikapur, J.L. No.20, Touzi No.3/4/5/12, Pargana - Khaspur, comprising R.S. Dag No.356/406, Khatian No.356, Sub-Registry Office Alipore, being Premises No.1509, Kalikapur, (Mailing Address P-47, Purbalok), Police Station formerly Tollygunge now Purba Jadavpur, Kolkata- 700099, within the limits of the Kolkata Municipal Corporation, Ward No.109, under Assessee No.31-109-06-7010-8, District 24 Parganas (South) and the said property is butted and bounded as follows:-

- ON THE NORTH** : By 5150 m.m. and 5020 m.m. wide Road.
- ON THE SOUTH** : By Scheme Plot No.P-48 or G+III storied building
- ON THE EAST** : By partly G+III and partly G+IV storied building
- ON THE WEST** : By 5620 m.m. and 5850 m.m. wide Road.

THE SECOND SCHEDULE ABOVE REFERRED TO  
(OWNERS' ALLOCATION)

*ALL THAT* the Owners shall be entitled to get entire Second Floor two nos flat consisting of one north-west side measuring about 958 sq.ft built-up area and other one south-west side measuring about 958 sq.ft built-up area and one Self contained flat in the North-West side measuring about 958 sq.ft built-up area of the First Floor and three nos car parking area on Ground Floor of the proposed G+III storied building as per building plan duly sanctioned from the Kolkata Municipal Corporation **TOGETHERWITH** undivided impartible proportionate share or interest in the land underneath the building, morefully described in the **FIRST SCHEDULE** above and user right of all common areas and facilities, staircase, landings, water reservoir on the ground floor and overhead tank, electric meter board K.M.C water pipe lines, sewerage line, septic tank in the ground floor, Main entrance of the building of the said Premises being No.1509, Kalikapur, (Mailing Address P-47, Purbalok), Police Station - formerly Tollygunge now Purba Jadavpur, Kolkata - 700099, within the limits of the Kolkata Municipal Corporation, under Ward No.109, District - 24 Parganas (South).



District Office of the Dist. Sub-Registrar IV  
Bangalore South (2) of  
Bangalore South  
19 OCT 2022



**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**( DEVELOPERS' ALLOCATION )**

*ALL THAT* the remaining constructed area of the proposed G+III storied building out of which entire Third Floor two nos flat measuring about each 956 sq.ft built-up area and one flat in the south-west side measuring about 958 sq.ft built-up area of the First Floor and remaining area of Ground Floor of the proposed G+III storied building as per building plan duly sanctioned from the Kolkata Municipal Corporation, **TOGETHERWITH** undivided impartible proportionate share or interest in the land underneath the building, morefully described in the **FIRST SCHEDULE** above and user right of all common areas and facilities including roof, staircase, landings, water reservoir on the ground floor and overhead tank, electric meter board K.M.C water pipe lines, sewerage line, septic tank, open space, passage in the ground floor, Main entrance of the building of the said Premises being No.1509, Kalikapur, (Mailing Address P-47, Furbalok), Police Station - formerly Tollygunge now Purba Jadavpur, Kolkata - 700099, within the limits of the Kolkata Municipal Corporation, under Ward No.109, District - 24 Parganas (South), save and except the Owners' allocation mentioned in clause 1.6 above.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(Specification of Construction)**

1. **NUMBERS OF FLOORS** : Ground Plus three storied building having Car Parking Spaces at Ground floor.
2. **GENERAL** : The Building shall be R.C.C. framed structures design of architect and according to sanctioned building plan.
3. **BRICK WORK** : 200 mm thickness brickwork shall be done one outside walls with first class bricks in cement and mortar (1:6) 75/125mm thick inside partition walls between the flats with first class brick walls be done in cement mortar (1:4) as necessary.
4. **FLOORING & SKIRTING** : All room, verandah, kitchen and toilet will be laid by tiles and skirting of 4" height, Granite kitchen slab in kitchen and upto 3ft. height glazed tiles over kitchen slab, and in toilets upto 6'ft height glazed tiles Ground floor will be laid by R.C.C casting with net cementing.
5. **PLASTERING** : The outer side, inner side and the ceiling plaster of the building will be of standard thickness and plaster of paris to be provided in bed rooms, living room, toilets, kitchen and verandah and stair case.



District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration Act  
Appt. South 21<sup>st</sup> Divn  
**19 OCT 2022**



6. **DOOR AND WINDOWS** : All internal doors of the flat would be commercial ply door in both side enamel paint with necessary standard fittings, aluminium windows with glass panel and main door made by Commercial ply door.
7. (i) European commode with cistern and one shower one twin one wall mixtures and one wash basin with pillar cock and one head shower. (ii) Provision of exhaust fan and Geyser.
8. **KITCHEN** : One sink, one tap and provision of aqua-guard & exhaust fan
9. **STAIRCASE ROOM RAILING** : Staircase room will be provided M.S. Railings from Ground floor to top floor with Height 2¼.
10. **PAINTING** : Two coats of weather coat paint on outer walls two coats white wash in service area & plaster of paris in inside wall of each flat.
11. **ELECTRICAL INSTALLATIONS** : Separate Meter for each flat shall be installed at the cost and expenses of the individual flat Owners. But for common electric service a separate meter shall be provided at the cost of the developer.
12. **EXTRA WORK** : All extra works other than the standards specification shall be entertained by the builder and charged at a rate as would be decided by the builder before starting of the said extra work. No outside contractor will be allowed to execute the said extra work till the possession of the flat is obtained by the Purchasers on payment towards such extra work shall have to be made in full before proceeding with the said extra work and any cost of such extra work shall not be adjusted in the event the Purchasers change the specification as would be provided by the Builder.
13. **WATER SUPPLY** : (i) Overhead reservoir will be provided at the top floor of the building and underground water reservoir will be provided for storing water of K.M.C. supply, (ii) Connected internal lines as necessary in kitchen, toilet and suitable electrical pump with motor will be installed in the ground floor to deliver water to overhead reservoir from ground floor reservoir.
14. **ELECTRICITY** : Concealed wiring by
  - a) In each bed room 2 lights 1 fan 1 plug point in one board, 1 plug 1 light in one board and 1 A C point in another board.
  - b) In dining cum sitting room 3 lights 2 fans and 1 power plug point in one board and 2 plug points in one board and one plug point each in two boards.
  - c) In toilets 1 light, 1 exhaust, 1 geyser in one board.
  - d) In kitchen 1 light, 1 exhaust/chimney, 1 plug in one board and 1 plug in another board.
  - e) For calling bell 1 point with piano type switches.



District Sub-Registrar-IV  
Registrar (S) 7 (2) of  
Fapure, South 24 Parganas  
19 OCT 2022



//15//

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

In presence of:

1) *Rajendra Sanyal*  
*Alipore Court*  
*Kol - 700027*

*Sumi Choudhary*  
*Sampa Barua*  
*Jyoti Khan*

---

**SIGNATURE OF THE OWNERS**

2) *Tattagata Nag Choudhury*  
*1151/1 Kalikapur*  
*Kol - 700099*

**NIRMAN**  
*Atak Choudhary*  
Partner

**NIRMAN**  
*Jyoti Khan*  
Partner

---

**SIGNATURE OF THE DEVELOPER**

Drafted by:  
*P.V. Chatterjee*  
Advocate  
Alipore Court,  
Kolkata - 27  
*28/12/88*

NIRMAN



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

19 OCT 2022



TO COMPLY ALL THE ABOVE MENTIONED TERMS AND CONDITIONS OF THIS AGREEMENT in respect of the said property mentioned in the Schedule hereunder written the present Owners herein intend to nominate, appoint and constitutes **SRI ALOK CHOUDHURI (PAN:ACMPC9288Q)** Aadhaar No.610690840389, son of Late Anil Kumar Chowdhury, by faith - Hindu, by occupation - Business, residing at 42, Hospital Link Road, Eastern Park, Santoshpur, Police Station - Survey Park, Kolkata - 700075, one of the partner of "NIRMAN" (PAN: AATFN9789L) a Partnership Firm having its registered office at 72/1B Barakhola, Police Station - Survey Park, Kolkata - 700099, as their true and lawful Constituted Attorney to do any act solely for them and on their behalf such acts, deeds, matters and things and for the purpose as hereinafter expressed.

NOW KNOW YE BY THESE PRESENTS That we, (1) **SMT. DEVI CHOUDHURI (PAN: AOZPC2411A)**, Aadhaar No.4686 6287 2517, wife of Sri Alok Choudhuri, by Nationality - Indian, by occupation - Business of 42, Hospital Link Road, Eastern Park, Santoshpur, Police Station - Survey Park, Kolkata-700 075, (2) **SRI TAPAS KHAN (PAN : AXIPK5356Q)** Aadhaar No. 6373 0841 2794, son of Late Sufal Chandra Khan, by Nationality - Indian, by occupation - Business, residing at 18/2 Kalikapur, Police Station - Survey Park, Kolkata-700099 and (3) **SMT. SAMPA BASU (PAN: AZFPB9465L)**, Aadhaar No.750697788051, wife of Sri Debaprasun Basu, by Nationality - Indian, by occupation - Business of 15, Jadavpur East Road, Police Station - Jadavpur, Kolkata-700032, do hereby and hereunder nominate, constitute, authorize, empower and appoint **SRI ALOK CHOUDHURI (PAN:ACMPC9288Q)** Aadhaar No.6106 9084 0389, son of Late Anil Kumar Chowdhury, by faith - Hindu, by occupation - Business, residing at 42, Hospital Link Road, Eastern Park, Santoshpur, Police Station - Survey Park, Kolkata - 700075, one of the partner of "NIRMAN" (PAN: AATFN9789L) a Partnership Firm having its registered office at 72/1B Barakhola, Police Station - Survey Park, Kolkata - 700099, to execute all or any of the following acts, deeds, things and matter jointly or severally or any of the partner individually in respect of our said property, morefully mentioned in the Schedule hereunder written that is to say:

- 1) To appoint engage on our behalf Advocate, Solicitors, whenever our said attorney shall think fit and proper to do so for the purpose of management of the said property and to discharge and/or terminate his/their appointment.
- 2) To sign, execute, register, affirm and verify any petitions applications, affidavit, to K. M. C., Declarations to K. M. C. etc. and to sign on building Plan or Plans and other necessary documents of the K.M.C. and to obtain sanction building plan and water, drainage, sanctions and bonds, indemnities etc. and such other papers and documents as may be necessary or required in respect of the said premises as our Attorney shall think fit and proper.



District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act  
Bangalore, South 24 Bangalore  
19 OCT 2022



- 3) To settle, adjust, compound, compromise or submit to all complaint, actions, suits, accounts, Plaints and disputes between us and other person or persons to compound or compromise the same, if any arising out of the said property or any agreement or deed relating to the same.
- 4) To appear for and represent us before all statutory bodies in the office of the C.E.S.C. Ltd./K.M.C. Government authorities for permission to transfer and all other purposes relating to the said premises and before any Magistrate and in all other Department or offices in connection with the said land/premises.
- 5) To appoint appropriate persons sign plans and enter into any negotiations, contracts and/or agreement for sale, and/or leasing out portion or portions of the said premises to any person or persons.
- 6) To give valid and effective receipts and discharges for all payments as may be received and/or realised by our said Attorney from any person or persons.
- 7) To apply for and obtain telephone, electricity water sewerage, drainage Sanctioned Plan, completion Certificate of this property, gas and other public utility services in the said premises and for the said purpose to sign execute and submit all necessary applications papers and documents and to all acts, deeds, matters and thing as the said property shall think proper.
- 8) To enter into agreement for sale from Developer's Allocation and to receive from the intending Purchaser or Purchasers any earnest money and the balance of the consideration money for completion of such sale or sales and to give good valid receipts and discharges for the same which will protect the Purchaser or Purchasers and to sign, execute and register the deed of conveyance in favour of the Purchaser or purchasers in respect of Developer's Allocation mentioned in the Joint Development Agreement.

**AND GENERALLY** to do, execute and perform any other act or acts, deeds, matter or thing whatsoever which in the Opinion of our said Attorney ought to be done executed and performed in relation to our said property as fully and effectually as we could do the same as if personally present And we hereby agree and undertake to ratify and confirm all and whatsoever our said attorney under this Power on our behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the Power, authorities and hereby conferred them any by virtue of this Deed.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of a plot of bastu land measuring about 04 (four) Cottahs 04 (four) Chittacks 44.18 (forty four point one eight) sq.ft. be the same a little more or less, together with G+III storied pucca building which under construction, being Scheme Plot No.P-47, together with all rights, easements, appurtenances privileges and benefits attached to the said property, lying



District Sub-Registrar IV  
Registrar DS 712791  
Alipur, South 24 Parganas

19 OCT 2022



and situated in Mouza-Kalikapur, J.L. No.20, Touzi No.3/4/5/12, Pargana - Khaspur, comprising R.S. Dag No.356/406, Khatian No.356, Sub-Registry Office Alipore, being Premises No.1509, Kalikapur, (Mailing Address P-47, Purbalok), Police Station formerly Tollygunge now Purba Jadavpur, Kolkata- 700099, within the limits of the Kolkata Municipal Corporation, Ward No.109, under Assessee No.31-109-06-7010-8, District 24 Parganas (South) and the said property is butted and bounded as follows:-

- ON THE NORTH : By 5150 m.m. and 5020 m.m. wide Road.
- ON THE SOUTH : By Scheme Plot No.P-48 or G+III storied building.
- ON THE EAST : By partly G+III and partly G+IV storied building.
- ON THE WEST : By 5620 m.m. and 5830 m.m. wide Road.

IN WITNESSES WHEREOF we the above named have set and subscribed our hands on the 19<sup>th</sup> day of October, 2022.

**SIGNED, SEALED AND DELIVERED**

at Kolkata in the presence of

1. *Sujan Sanyal*  
*Alipore Court*  
*Kol-700027*

*Bisw Choudhury*  
*Sanku Bose*  
*Jyoti Ghosh*

**SIGNATURE OF OWNERS/  
EXECUTANTS**

2. *Tallagata Nag Choudhury*  
 1151/1 Kalikapur  
 Kol- 700099

*Ator Choudhury*  
**NIRMAN**  
 Partner

**SIGNATURE OF DEVELOPER/  
ATTORNEY**

Drafted by:  
*P. K. Chatterjee*  
 Advocate  
 (WB/48/88)  
 Alipore Court  
 Kolkata - 700027

Printed by  
*Sukhman*  
 Alipore Court,  
 Kol-700027.

NIRMAN

Partner



District Sub-Registrar-IV  
Registrar U.S. 70101  
Registration 15-13  
Alipore, South 24 Parganas

19 OCT 2022



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : .....

SIGNATURE : .....



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : .....

SIGNATURE : *Levi Chandhini*



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : .....

SIGNATURE : *Santa Basu*



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : .....

SIGNATURE : *Gopin Uban*





District Sub-Registrar IV  
Registrar (A) (2) of  
Registration Office  
Alipore, South 24 Parganas

19 OCT 2022



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : .....

SIGNATURE : .....



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : .....

SIGNATURE : *Abh Choudhri*



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : .....

SIGNATURE : .....



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : .....

SIGNATURE : .....



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration Act, 1908  
Allpore, South 24 Parganas

19 OCT 2022





Government of West Bengal



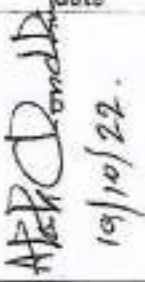

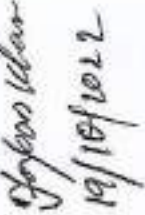


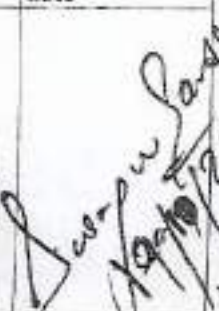
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16042002736205/2022

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	Smt Devi Choudhuri 42, Hospital Link Road, City - P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Land Lord			<i>Smt Choudhuri</i> 19/10/2022
2	Shri Tapas Khan 18/2, Kalikapur City - , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099	Land Lord			<i>Tapas Khan</i> 19/10/2022
3	Smt Sampa Basu 15, Jadavpur East Road, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Land Lord			<i>Sampa Basu</i> 19/10/2022



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
4	Shri Alok Choudhuri 42, Hospital Link Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Representative of Developer [Nirman ]			 19/10/22.
5	Shri Tapas Khan 18/2, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099	Representative of Developer [Nirman ]			 19/10/22
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, City:- , P.O:- Alipre, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Smt Devi Choudhuri, Shri Tapas Khan, Smt Sampa Basu, Shri Alok Choudhuri, Shri Tapas Khan			 19/10/22

(Anupam Halder)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal







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

GRN Details

GRN: 192022230126966838 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 22/09/2022 21:27:20 Bank/Gateway: SBIPay Payment Gateway  
BRN: 9869238350122 BRN Date: 22/09/2022 21:28:52  
Gateway Ref ID: 202226531166258 Method: State Bank of India New PG  
Payment Status: Successful Payment Ref. No: 2002736205/2/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: ALOK CHOUDHURI  
Address: 42, HOSPITAL LINK ROAD SANTOSH PUR KOLKATA 700075  
Mobile: 9836438087  
Depositor Status: Buyer/Claimants  
Query No: 2002736205  
Applicant's Name: Mr P R Roy  
Identification No: 2002736205/2/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002736205/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	20020
2	2002736205/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	28
			<b>Total</b>	<b>20048</b>

IN WORDS: TWENTY THOUSAND FORTY EIGHT ONLY.



**Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip**

Query No. / Year	2002736205/2022	Office where deed will be registered
Query Date	12/09/2022 6:19:40 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	P R Roy Alipore Police Court, Thana : Alipora, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status : Advocate	
Transaction	Additional Transaction	
[1110] Sale, Development Agreement or Construction Agreement	[4002] General Power of Attorney [Rs : 50/-], [4308] Agreement [No of Agreement : 2]	
Set forth value	Market Value	
	Rs. 1,35,34,787/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 50/-

**Land Details :**

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kulkarni (Purbalok), Premises No: 1509, Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	(1111)		Bastu	4 Katha 4 Chatak 44.18 Sq Ft		1,35,80,787/-	Property is on Road
<b>Grand Total :</b>				<b>7.1138Dec</b>	<b>0/-</b>	<b>135,80,787/-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
11	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure

(1r. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles shed, Extent of Completion: Complete

<b>Total :</b>	<b>200 sq ft</b>	<b>0/-</b>	<b>54,000/-</b>
----------------	------------------	------------	-----------------





**Land Lord Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	<p>Smt Devi Choudhuri Wife of Shri Alok Choudhuri,42, Hospital Link Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadaipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. axxxxxx1a, Aadhaar No.: 46xxxxxxx2517,Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
2	<p>Shri Tapas Khan Son of Late Sufal Chandra Khan,18/2, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. axxxxxx6q, Aadhaar No.: 63xxxxxxx2794,Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
3	<p>Smt Nampa Basu Wife of Shri Debaprasun Basu,15, Jadavpur East Road, City:- , P.O - Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. axxxxxx5i, Aadhaar No.: 75xxxxxxx8051,Status Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	<p>Nirman ( Partnership Firm ) 72/1B, Barakhola, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 PAN No: axxxxxx9f, Aadhaar No Not Provided by UIDAI,Status Organization, Executed by: Representative</p>	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	<p>Shri Alok Choudhuri Son of Late Anil Kumar Choudhuri,42, Hospital Link Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. axxxxxx8q, Aadhaar No.: 61xxxxxxx0389</p>	Nirman (as Partners)
2	<p>Shri Tapas Khan Son of Late Sufal Chandra Khan,18/2, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. axxxxxx6q, Aadhaar No.: 63xxxxxxx2794</p>	Nirman



**Identifier Details :**

Name & address
Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt Devi Choudhuri, Shri Tapas Khan, Smt Sampa Basu, Shri Alok Choudhuri, Shri Tapas Khan

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Devi Choudhuri	Nirman-2.37125 Dec
2	Shri Tapas Khan	Nirman-2.37125 Dec
3	Smt Sampa Basu	Nirman-2.37125 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Devi Choudhuri	Nirman-66.6667 Sq Ft
2	Shri Tapas Khan	Nirman-66.6667 Sq Ft
3	Smt Sampa Basu	Nirman-66.6667 Sq Ft

**Note**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 12-10-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 12-10-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
 D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





## Major Information of the Deed

Deed No :	I-1604-13252/2022	Date of Registration	16/11/2022
Query No / Year	1604-2002736205/2022	Office where deed is registered	
Query Date	12/09/2022 6:19:40 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	P R Roy Aliporer Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,36,34,787/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Ra. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalkapur (Purbalok), , Premises No: 1509, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		4 Katha 4 Chatak 44.18 Sq Ft	1,35,80,787/-	Property is on Road
<b>Grand Total :</b>					<b>7.1138Dec</b>	<b>0 /-</b>	<b>135,80,787 /-</b>

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq FL	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>0 /-</b>	<b>54,000 /-</b>	



**Deed Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Devi Choudhuri</b> Wife of Shri Alok Choudhuri 42, Hospital Link Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: a0xxxxxx1a, Aadhaar No: 46xxxxxxxx2517, Status :Individual, Executed by: Self, Date of Execution: 19/10/2022 , Admitted by: Self, Date of Admission: 19/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/10/2022 , Admitted by: Self, Date of Admission: 19/10/2022 ,Place : Pvt. Residence
2	<b>Shri Tapas Khan</b> Son of Late Sufal Chandra Khan 18/2, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: axxxxxx6q, Aadhaar No: 63xxxxxxxx2794, Status :Individual, Executed by: Self, Date of Execution: 19/10/2022 , Admitted by: Self, Date of Admission: 19/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/10/2022 , Admitted by: Self, Date of Admission: 19/10/2022 ,Place : Pvt. Residence
3	<b>Smt Sampa Basu</b> Wife of Shri Debaprasun Basu 15, Jadavpur East Road, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: azxxxxxx5l, Aadhaar No: 75xxxxxxxx8051, Status :Individual, Executed by: Self, Date of Execution: 19/10/2022 , Admitted by: Self, Date of Admission: 19/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/10/2022 , Admitted by: Self, Date of Admission: 19/10/2022 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Nirman</b> 72/B, Barakhola, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: aaxxxxx9l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Alok Choudhuri (Presentant )</b> Son of Late Anil Kumar Choudhuri 42, Hospital Link Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxxx8q, Aadhaar No: 61xxxxxxxx0389 Status : Representative, Representative of : Nirman (as Partners)
2	<b>Shri Tapas Khan</b> Son of Late Sufal Chandra Khan 18/2, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: axxxxxx6q, Aadhaar No: 63xxxxxxxx2794 Status : Representative, Representative of : Nirman

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Swapan Sardar</b> Son of Mr M Sardar Alipore Police Court; City:- , P.O:- Alipra, P S:-Alipore, District:-South 24-Pargenas, West Bengal, India, PIN:- 700027			
Identifier Of Smt Devi Choudhuri, Shri Tapas Khan, Smt Sampa Basu, Shri Alok Choudhuri, Shri Tapas Khan			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Devi Choudhuri	Nirman-2.37125 Dec
2	Shri Tapas Khan	Nirman-2.37125 Dec
3	Smt Sampa Basu	Nirman-2.37125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Devi Choudhuri	Nirman-66.66666700 Sq Ft
2	Shri Tapas Khan	Nirman-66.66666700 Sq Ft
3	Smt Sampa Basu	Nirman-66.66666700 Sq Ft



Endorsement For Deed Number : I - 160413252 / 2022

29-09-2022

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 36,34,787/-

*(Signature)*

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 19-10-2022

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

Presented for registration at 19:25 hrs on 19-10-2022, at the Private residence by Shri Alok Choudhuri .

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

Execution is admitted on 19/10/2022 by 1. Smt Devi Choudhuri, Wife of Shri Alok Choudhuri, 42, Hospital Link Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. Shri Tapas Khan, Son of Late Sufal Chandra Khan, 18/2, Kalikapur, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business, 3. Smt Sampa Basu, Wife of Shri Debaprasun Basu, 15, Jadavpur East Road, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Identified by Mr Swapan Sardar, , Son of Mr M Sardar, Alipore Police Court, P.O: Alipre, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 19-10-2022 by Shri Alok Choudhuri, Partners, Nirman (Partnership Firm), 72/1B, Barakhola, City:- , P.O:-Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Swapan Sardar, , Son of Mr M Sardar, Alipore Police Court, P.O: Alipre, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-10-2022 by Shri Tapas Khan,

Identified by Mr Swapan Sardar, , Son of Mr M Sardar, Alipore Police Court, P.O: Alipre, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

*(Signature)*

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 16-11-2022

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.



**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 60.00/- ( E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/09/2022 9:28PM with Govt. Ref. No: 192022230126966838 on 22-09-2022, Amount Rs: 28/-, Bank: SBI  
EPay ( SBlePay), Ref. No. 9869238350122 on 22-09-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 20,020/-

**Description of Stamp**

1. Stamp: Type: impressed, Serial no 13311, Amount: Rs.50.00/-, Date of Purchase: 16/09/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/09/2022 9:28PM with Govt. Ref. No: 192022230126966838 on 22-09-2022, Amount Rs: 20,020/-, Bank: SBI  
EPay ( SBlePay), Ref. No. 9869238350122 on 22-09-2022, Head of Account 0030-02-103-003-02

*(Collected)*

**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 393042 to 393072

being No 160413252 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.11.21 13:59:26 +05:30  
Reason: Digital Signing of Deed.

*(Anupam Halder)*  
(Anupam Halder) 2022/11/21 01:59:26 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)