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T-14268/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 3/2485171/22 AF 216314

17/8/22

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

[Handwritten Signature]

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

06 SEP 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 17th day of August Two thousand Twenty Two 2022 BETWEEN

Vinay Gupta

4688 27-7-22

PARAJ BARMAN
ADVOCATE
Enrollment No.-WB-1576/2003
Sealdah Court, Kolkata-14

তাঃ ... মূল্য ... 100/-
ক্রেতার নাম ও সাং ...
স্ট্যাম্প ভেঙার স্বাক্ষর ...
বিধান নং ... সলিসিটর জেনারেল ডি.এস.সি.আর.ও.
মোট স্ট্যাম্প ক্রয় তাঃ ...
চালান নং ... মোট কত টাকা বরিদ ...
টুকরী-বারাকপুর, ভেড়ার-মিতা দল

29 JUN 2022

998000

Vinay Gupta



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Vinay Gupta



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(AMAN AGARWAL)



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Rita Ghosh,



8445

Miller Ghosh,



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

17 AUG 2022

(1) SMT RITA GHOSH (Pan No. BOHPG1546R), Aadhar No.2550 1911 5062, Mob No. 9831013936, wife of Late Manick Ratan Ghosh, by occupation – Housewife, residing at Bishnupur, Majhar Para, P.O - Rajarhat Bishnupur, P.S – Rajarhat, North 24 Parganas, West Bengal, Pin – 700135, **(2) SMT RINKU BHADRA, (Pan No. BZSPB1788E), Aadhar No.4293 3483 0457, Mob No. 9831013936,** daughter of Late Manick Ratan Ghosh, by occupation – Service, residing at 41, Priyanath Midya Road, Kamarhati(m), P.O & P.S – Belgharia, North 24 Parganas, West Bengal, Kolkata – 700056, **(3) SMT MANJURI GHOSH, (Pan No. BOGPG0527R), Aadhar No.4293 2320 7996, Mob No. 9831013936,** daughter of Late Manick Ratan Ghosh, by occupation – Service, Residing at Bishnupur, Majhar Para, P.O - Rajarhat Bishnupur, P.S – Rajarhat, North 24 Parganas, West Bengal, Pin – 700135, **(4) SMT NIBEDITA GHOSH, (Pan No. BAWPG6615C), Aadhar No.3746 7055 1448, Mob No. 9831013936,** wife of Late Sambhu Ratan Ghosh, by occupation – Housewife, Bishnupur, Majhar Para, P.O - Rajarhat Bishnupur, P.S – Rajarhat, North 24 Parganas, West Bengal, Pin – 700135, **(5) SMT MILI BOSE GHOSH, (Pan No. AIZPG7608R), Aadhar No.4232 3106 8505, Mob No. 9831013936** daughter of Late Sambhu Ratan Ghosh, wife of Abhishek Bose, by occupation – Service, residing at Bishnupur, Majhar Para, P.O - Rajarhat Bishnupur, P.S – Rajarhat, North 24 Parganas, West Bengal, Pin – 700135, **(6) SMT MITHU GHOSH, (Pan No. ALXPG3793N), Aadhar No.8245 5702 9750, Mob No. 9831013936** daughter of Late Sambhu Ratan Ghosh, by occupation – Service, residing at Bishnupur, Majhar Para, P.O - Rajarhat Bishnupur, P.S – Rajarhat, North 24 Parganas, West Bengal, Pin – 700135, **(7) SMT SIKHA GHOSH, (Pan No. ASHPG2605A), Aadhar No. 4596 5229 3266, Mob No. 9831013936,** wife of Late Shib Krishna Ghosh, by occupation – Housewife, residing at Bishnupur, Majhar Para, P.O - Rajarhat Bishnupur, P.S – Rajarhat, North 24 Parganas, West Bengal, Pin – 700135, **(8) SRI SAKYA GHOSH, (Pan No. BMGPG1496R), Aadhar No. 8780 1872 4557, Mob No. 9831013936,** son of Late Shib Krishna Ghosh, by occupation- Service, residing at Bishnupur, Majhar Para, P.O- Rajarhat Bishnupur, P.S – Rajarhat, North 24 Parganas, West Bengal, Pin – 700135, **(9) SRI BISWANATH GHOSH, (Pan No. BUZPG2593J), Aadhar No. 4152 7660 9883, Mob No. 9831013936,** son of Late Umapada Ghosh, by Occupation – Business, residing at Bishnupur, Majhar Para, P.O - Rajarhat Bishnupur, P.S – Rajarhat, North 24 Parganas, West Bengal, Pin – 700135,



4846

Sanya Ghosh 8446



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Sukha Ghosh.



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Biswanath Ghosh



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Nibedita Ghosh



8450

Tarun Majumdar



Additional District Sub-Registrar,
Rajarhat

17 AUG 2022

(10) SRI TARUN MAJUMDAR, (Pan No. CDWPM5742E), Aadhaar No. 6363 5135 6013, Mob No. 9831013936, son of Gour Chandra Majumdar, by Occupation- Business, residing at Bishnupur, Majhar Para, P.O - Rajarhat Bishnupur, P.S – Rajarhat, North 24 Parganas, West Bengal, Pin – 700135, all are by faith – Hindu, by Nationality – Indian, hereinafter collectively and jointly called and referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, representatives, assigns, nominee or nominees) of thereof the **ONE PART**.

A N D

ASHTA VINAYAK INFRASTRUCTURE (Pan No.ABPFA9882L), a Partnership firm having its office at 191, Chittaranjan Avenue, 3rd Floor, Room No.- 4, P.O.- Bara Bazar & P.S – Jorasanko, Kolkata – 700 007, represented by its Partners namely (1) **MR AMAN AGARWAL** son of Suresh Kumar Agarwal, (Pan No. ALXPA9335Q), Aadhaar No.9112 2790 5507, Mob No.9131733638, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at CA - 13, Sector – 1, Salt Lake, P.O & P.S – Salt Lake, Kolkata – 700 064, (2) **MR. VINAY GUPTA** son of Baiju Gupta, (Pan No. AJTPG2891D), Aadhaar No.6616 5324 3089, Mob No.9836877004, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 160, Manick Talla Main Road, Purbasha Housing Estate, Block –D-22/8, P.O – Kankurgachi & P.S – Manick Talla, Kolkata – 700 054, hereinafter called and referred to as the **“DEVELOPER/ PROMOTER”** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives, assigns, nominee or nominees) of the **OTHER PART**.

1. **Recitals & Background of the Premises :**

- a. **Ownership of Umapada Ghosh :** one Umapada Ghosh was the recorded owner of ALL THAT piece and parcel of Bastu land measuring 16 decimals more or less out of total land 16 decimals comprised in Dag No.332, J.L No. 44, P.S – Rajarhat, and also Bastu land measuring 25 decimals more or less out of total land 25 decimals comprised in Dag No.333, J.L No.44,



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Mili Bose Ghosh



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Rinku Bhadra



8453

Manjuri Ghosh



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Paraj Barman
S/O Parikay Ko Barman
39, Chiner Park
Koz 152
(Ariocle)



Additional District Sub-Registrar,
North 24 Parganas

17 AUG 2022

lying and situated at Mouza – Bishnupur, under Rajarhat Bishnupur II Gram Panchyat, 24 Parganas North, P.S – Rajarhat, by way of inheritance.

- b. Demise of Umapada Ghosh :** said Umapada Ghosh died intestate on 11/04/1954 Leaving behind five sons namely Manik Ratan Ghosh, Shambhu Ratan Ghosh, Shibkrishna Ghosh, Biswanth Ghosh, Nil Ratan Ghosh and one married daughter named Ila Majumdar. The above named five sons inherited the aforesaid landed property by 1/5 share each i.e. in Dag No.332 five sons inherited Bastu land measuring 3.2 decimals more or less each and in Dag No.333 those five sons inherited Bastu land measuring 5 decimals each by way of inheritance.

Name	Dag No.332	Dag No.333
Manik Ratan Ghosh	3.2 Deci	5 Deci
Shambhu Ghosh	3.2 Deci	5 Deci
Shib krishna Ghosh	3.2 Deci	5 Deci
Biswanath Ghosh	3.2 Deci	5 Deci
Nil Ratan Ghosh	3.2 Deci	5 Deci

Total Bastu Land = 16 Decimals 25 Decimals

- c. Demise of Nil Ratan Ghosh :** said unmarried Nil Ratan Ghosh was died intestate on 24.08.1999 and leaving behind his four brothers namely Manik Ratan Ghosh, Shambhu Ratan Ghosh, Shibkrishna Ghosh, Biswanth Ghosh, and one married Sister named Ila Majumdar who all inherited the Nil Ratan Ghosh's share in Dag No, 332 & 333 by 1/5 share each i.e. in Dag No.332 four brothers and one sister inherited Bastu land measuring 0.64 decimals more or less each and in Dag No.333 four brothers and one sister inherited Bastu land measuring 1 decimal each by way of inheritance as per Hindu Succession Act 1956.

Name	Dag No.332	Total Land Area
Manik Ratan Ghosh	3.2 + 0.64 decimals	3.84 Decimals
Shambhu Ghosh	3.2 + 0.64 decimals	3.84 Decimals
Shib krishna Ghosh	3.2 + 0.64 decimals	3.84 Decimals
Biswanath Ghosh	3.2 + 0.64 decimals	3.84 Decimals
Ila Majumdar	0.64 Decimals	0.64 Decimals

Total Bastu Land = 16 Decimals

Name	Dag No.333	Total Land Area
Manik Ratan Ghosh	5 + 1 decimals	6 Decimals
Shambhu Ghosh	5 + 1 decimals	6 Decimals
Shib krishna Ghosh	5 + 1 decimals	6 Decimals
Biswanath Ghosh	5 + 1 decimals	6 Decimals
Ila Majumdar	1 Decimals	1 Decimals

Total Bastu Land =25 Decimals

- d. Ownership of Rita Ghosh, Rinku Bhadra & Manjuri Ghosh :** During the life time Manik Ratan Ghosh sold out 2.1348 decimals out of 3.84 decimals in Dag No. 332 and said Manik Ratan Ghosh died on 24/07/2004 and remaining balance Bastu land measuring 1.7052 in Dag No. 332 and Bastu land measuring 6 decimals in Dag No.333 has been inherited by his legal heirs wife Rita Ghosh, two daughters namely Rinku Bhadra & Manjuri Ghosh by 1/3 share each according to Hindu Succession Act 1956. After inheritance said Rita Ghosh, Rinku Bhadra & Manjuri Ghosh recorded the same at B.L and L.R.O. office under separate [L.R. Khatian No. 12649 in the name of Rita Ghosh], [L.R. Khatian No. 12650 in the name of Rinku Bhadra], [L.R. Khatian No. 12651 in the name of Manjuri Ghosh], and have been enjoying and possessing the same with good right and full and absolute power of ownership and has every right to transfer the same or any part to anybody by any way or to develop the same by herself or by entering into any Development agreement with others.

Name	Khatian No.	Dag No.332	Dag No.333
Rita Ghosh	Kh-12649	0.7322 decimal	2 decimals
Rinku Bhadra	Kh- 12650	0.7322 decimal	2 decimals
Manjuri Ghosh	Kh-12651	0.7322 decimal	2 decimals
Total Bastu Land =		1.7052 Decimals	6 decimals

- e. **Ownership of Nibedita Ghosh, Mili Bose Ghosh & Mithu Ghosh** : said Sambhu Ratan Ghosh was died intestate on 26.03.2011 and his Bastu land measuring 3.84 in Dag No.332 and Bastu land measuring 6 decimals in Dag No.333 has been inherited by his legal heirs wife Nibedita Ghosh, two daughters namely Mili Bose Ghosh & Mithu Ghosh by 1/3 share each according to Hindu Succession Act 1956. After inheritance said Nibedita Ghosh, Mili Bose Ghosh & Mithu Ghosh recorded the same at B.L and L.R.O office under separate [L.R. Khatian No. 12652 in the name of Nibedita Ghosh], [L.R. Khatian No. 12653 in the name of Mili Bose Ghosh], [L.R. Khatian No. 12654 in the name of Mithu Ghosh], and have been enjoying and possessing the same with good right and full and absolute power of ownership and has every right to transfer the same or any part to anybody by any way or to develop the same by herself or by entering into any Development agreement with others.

Name	Khatian No	Dag No.332	Dag No.333
Nibedita Ghosh,	Kh-12652	1.28 decimal	2 decimals
Mili Bose Ghosh	Kh-12653	1.28 decimal	2 decimals
Mithu Ghosh	Kh-12654	1.28 decimal	2 decimals
Total Bastu Land =		3.84 Decimals	6 decimals

- f. Ownership of Sikha Ghosh & Sakya Ghosh :** said Shib Krishna Ghosh was died intestate on 14.08.2012 and his Bastu land measuring 3.84 in Dag No.332 and Bastu land measuring 6 decimals in Dag No.333 has been inherited by his legal heirs wife Sikha Ghosh and son Sakya Ghosh, by 1/2 share each according to Hindu Succession Act 1956. After inheritance said **Sikha Ghosh & Sakya Ghosh** recorded the same at B.L and L.R.O office under separate [**L.R. Khatian No. 12655 in the name of Sikha Ghosh**], [**L.R. Khatian No. 12656 in the name of Sakya Ghosh**], and have been enjoying and possessing the same with good right and full and absolute power of ownership and has every right to transfer the same or any part to anybody by any way or to develop the same by themselves or by entering into any Development agreement with others.

Name	Khatian No	Dag No.332	Dag No.333
Sikha Ghosh,	Kh-12655	1.92 decimal	3 decimals
Sakya Ghosh	Kh-12656	1.92 decimal	3 decimals

Total Bastu Land = 3.84 Decimals 6 decimals

- g. Ownership of Biswanath Ghosh :** said Umapada Ghosh died intestate on 11.04.1954 Leaving behind five sons namely Manik Ratan Ghosh, Shambhu Ratan Ghosh, Shibkrishna Ghosh, Biswanath Ghosh, Nil Ratan Ghosh and one married daughter named Ila Majumdar. In which the five son inherited the aforesaid landed property by 1/5 share each i.e. in Dag No.332 Biswanath Ghosh inherited Bastu land measuring 3.2 decimals more or less and in Dag No.333 Biswanath Ghosh inherited Bastu land measuring 5 decimals by way of inheritance as per Hindu Succession Act 1956. After inheritance said Biswanath Ghosh recorded his name at B.L and L.R.O office under separate **L.R. Khatian No. 2013** and has been enjoying and possessing the same with good right and full and absolute power of ownership and has every right to transfer the same or any part to anybody by any way or to develop the same by himself or by entering into any Development agreement with others.

Name	Khatian No.	Dag No.332	Dag No.333
Biswanath Ghosh,	Kh-2013	3.84 decimal	6 decimals

Total Bastu Land = 3.84 Decimals 6 decimals

h. Ownership of Tarun Majumdar : said unmarried Nil Ratan Ghosh was died intestate on 24.08.1999 and leaving behind his four brothers namely Manik Ratan Ghosh, Shambhu Ratan Ghosh, Shibkrishna Ghosh, Biswanth Ghosh, and one married Sister named Ila Majumdar who all inherited the Nil Ratan Ghosh's share in Dag No, 332 & 333 by 1/5 share each i.e. in Dag No.332 Ila Majumdar inherited Bastu land measuring 0.64 decimals more or less and in Dag No.333 Ila Majumdar inherited Bastu land measuring 1 decimal by way of inheritance as per Hindu Succession Act 1956. After inheritance said Ila majumdar transferred and conveyed ALL THAT piece and parcel of Bastu Land measuring 0.64 decimal more or less comprised in Dag No. 332 and Bastu land measuring 1 decimals comprised in Dag No.333, lying and situated at Mouza – Bishnupur, P.S – Rajarhat, under Rajarhat Bishnupur II Gram Panchyat by way of Deed of Gift duly registered on 12/04/2022 at the office of the Rajarhat New town, recorded in Book No. I, Volume No. 1523-2022 pages from 287520 to 287541 Being No. 6635/2022 in favour of Tarun Majumdar owner herein and said Tarun Majumdar recorded the same at B.L and L.R.O office under separate **L.R. Khatian No. 4281** and has been enjoying and possessing the same with good right and full and absolute power of ownership and has every right to transfer the same or any part to anybody by any way or to develop the same by himself or by entering into any Development agreement with others.

Name	Khatian No.	Dag No.332	Dag No.333
Tarun Majumdar,	Kh-4281	0.64 decimal	1 decimal

Total Bastu Land = 0.64 Decimals 1 decimal

i. Joint ownership of Rita Ghosh, Rinku Bhadra, Manjuri Ghosh, Nibedita Ghosh, Mili Bose Ghosh, Mithu Ghosh, Sikha Ghosh, Sakya Ghosh, Biswanath Ghosh and Tarun Majumdar : after inheritance said Rita Ghosh, Rinku Bhadra, Manjuri Ghosh, Nibedita Ghosh, Mili Bose Ghosh, Mithu Ghosh, Sikha Ghosh, Sakya Ghosh, Biswanath Ghosh and Tarun Majumdar became the joint undivided owner of **ALL THAT piece and parcel of "Bastu" land measuring 13.8652 decimals** out of total land

measuring 16 decimals, comprised in R.S/L.R Dag No,332 and "Bastu" land measuring 25 decimals more or less out total land 25 decimals, comprised in R.S/L.R Dag No.333, J.L No. 44, lying and situate at Mouza – Bishnupur, L.R Khatian No. 2013, 4281, 12649, 12650, 12651, 12652, 12653, 12654, 12655 & 12656, P.S – Rajarhat, under Rajarhat Bishnupur II Gram Panchyat, Dist 24 Parganasnas North, Kolkata – 700135 and has been enjoying and possessing the same with good right and full and absolute power of ownership and has every right to transfer the same or any part to anybody by any way or to develop the same by themselves or by entering into any Development agreement with others.

Project property : ALL THAT piece and parcel of Vacant "Bastu" land measuring 13.8652 decimals out of total land measuring 16 decimals, comprised in R.S/L.R Dag No,332 and Vacant "Bastu" land measuring 23.64 decimals more or less out total land 25 decimals, comprised in R.S/L.R Dag No.333, i.e. in total in total Vacant Bastu Land measuring 37.5052 decimals more or less in two Dag Nos. 332 & 333 respectively, J.L No. 44, lying and situate at Mouza – Bishnupur, L.R Khatian No. 2013, 4281, 12649, 12650, 12651, 12652, 12653, 12654, 12655 & 12656, P.S – Rajarhat, under Rajarhat Bishnupur II Gram Panchyat, Dist 24 Parganasnas North, Kolkata – 700135.

1.1 Development Agreement by & between the parties herein: said Rita Ghosh, Rinku Bhadra, Manjuri Ghosh, Nibedita Ghosh, Mili Bose Ghosh, Mithu Ghosh, Sikha Ghosh, Sakya Ghosh, Biswanath Ghosh and Tarun Majumdar present owners herein due to their busy schedule and lack of time are not able to develop the above mentioned plot of land, hence they have decided to enter into the present Development Agreement together with the Developer herein with a proposal to take the consideration in cash as an advance money (Security Deposit) which is refundable after handing over the owner allocation portions i.e. a sum of Rs. 25,00,000/- (Rupees twenty five lakh) only of which Rs. 15,00,000/- (Rupees fifteen lakh) shall be paid at the time of execution of this agreement and Balance Rs. 10,00,000/- (Rupees ten Lakh) only shall be paid after plan Sanction and in kind 35 % of built up area of the total construction as per sanctioned plan of the proposed building in habitable condition and the developer herein agreed to the proposal and accept the same, and for the smooth running of the said project, owners have agreed to execute this Development Agreement, and a registered

Development Power of Attorney in favour of the said **ASHTA VINAYAK INFRASTRUCTURE** the Developer herein as their constituted Attorney and to avoid future contradiction and confrontation the owners have agreed to execute this preparatory agreement with proper notification of the allocation to be shared between the owners and Developer as mutually agreed upon and the owners herein agreed to develop the aforesaid plot of land on the following terms and conditions.

1.2 **Registered Development Power of Attorney:** For the smooth running of the said project, the said Rita Ghosh, Rinku Bhadra, Manjuri Ghosh, Nibedita Ghosh, Mili Bose Ghosh, Mithu Ghosh, Sikha Ghosh, Sakya Ghosh, Biswanath Ghosh and Tarun Majumdar agreed to execute a registered Development Power of Attorney, by which the Landowners herein shall appoint and nominate present Developer herein as their Constituted Attorney.

2. NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH as follows:-

ARTICLE - I, DEFINITION

2.1 BUILDING

Shall mean multi-storied building so to be constructed according to plan to be sanctioned by the Developer herein under Gram Panchayet / Zilla Parishad and so to be constructed on the plot of Vacant "Bastu" land measuring 13.8652 decimals out of total land measuring 16 decimals, comprised in R.S/L.R Dag No,332 and Vacant "Bastu" land measuring 23.64 decimals more or less out total land 25 decimals, comprised in R.S/L.R Dag No.333, i.e. in total in total Vacant Bastu Land measuring 37.5052 decimals more or less in two R.S/L.R Dag Nos. 332 & 333 respectively, J.L No. 44, lying and situate at Mouza – Bishnupur, L.R Khatian No. 2013, 4281, 12649, 12650, 12651, 12652, 12653, 12654, 12655 & 12656, P.S – Rajarhat, under Rajarhat Bishnupur II Gram Panchyat, Dist 24 Parganasnas North, Kolkata – 700135, more fully and particularly described in the First Schedule written hereunder and the said building hereinafter referred to as the "SAID BUILDING ".

2.2 COMMON FACILITIES AND AMINITIES :

Shall mean entrance of the building, staircase, overhead water tank, water pump, lift, and motor and other facilities which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

2.3 SALEBLE SPACE :

Shall mean the space within the building which is to be available as a unit / flat for independent use and occupation.

2.4 LANDOWNER'S ALLOCATION:

Shall mean and include 35 % of built up area of the total construction as per sanctioned plan of the proposed building along with common areas and facilities so to be constructed in accordance with the plan to be sanctioned by the Gram Panchayet/Zilla Parishad and to be delivered free of cost to the Land Owner by the Developer as consideration for permitting and /or allowing the developer to develop the said premises and more fully described in the Second Schedule written herein below.

2.5 DEVELOPER/PROMOTER'S ALLOCATION:

Shall mean and include 65 % of built up area of the total construction as per sanctioned plan of the proposed building i.e, **excluding Owner's allocation**, including the proportionate share of common facilities, common parts and common amenities of the building which is more fully described in Third Schedule written herein below.

2.6 ARCHITECT:

Shall mean such person or persons being appointed by the developer as Architect for the supervision of the construction of the said multi-storied brick built building.

2.7 BUILDING PLAN :

Shall mean such plan for the construction of the multi-storied building to be sanctioned by the Developer herein at their own cost under Gram Panchayet/Zilla Parishad in the name of the Land Owner hereof for construction of the building, including its modification and amenities and alteration if made at the cost and expenses of the developer and the developer shall bear and pay all such charges for the sanction of the building plan as shall be required by the competent authority.

2.8 COVERED AREA :

Here Covered area means constructed for the unit including fifty percent area covered by the common portion wall between two flats / unit and Cent percent area covered by the individual wall for the said flat / unit.

2.9 BUILT UP AREA :

Here built up area means total Covered area for any unit plus proportionate share of stairs, lobby, lift etc.

2.10 SUPER BUILT UP AREA :

Here super built up area means the total built up area plus 25 % of the service area. (i.e. vacant land area)

2.11 ADVOCATE FOR THE PROJECT:

Shall mean Paraj Barman (Advocate), 39, Chinar Park, Rajarhat Road,
P.O – Hatiara, Kolkata – 700 157.

ARTICLE - II, COMMENCEMENT

3.1 This Agreement shall be deemed to have been commenced on and with effect from 17th day of August, 2022.

Viraj Gupta

ARTICLE - III, LANDOWNER'S RIGHT & REPORESENTATION

4.1 **Rightful legal possession:** The Land Owner is now seized and possessed of and /or otherwise well and sufficiently entitled to the said premises and shall deliver physical as well as identical possession to the developer to develop the said premises.

4.2 **Free from Encumbrances:** The said land premise is free from all encumbrances and the Land Owner has marketable title in respect of the said premises.

ARTICLE - IV, DEVELOPER/PROMOTER'S RIGHTS

5.1 **Authority of Developer:** The Developers /Promoters shall have authority to deal with the property in terms the agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against his allocation or acquired right under these agreement.

5.2 **Legal right of Construction:** The Owner hereby grant permission, subject to what has been hereunder provided, exclusive right to the Promoters/Developers to build new building upon the said premises in accordance with the plan to be sanctioned by Gram Panchayet/Zilla Parishad in the name of the Owner with or without any amendment and /or modification thereto made or caused to be made by the parties thereto.

5.3 **Booking & Agreement for sale:** Booking from intending purchaser for Promoter/Developer's allocation will be taken by the Promoters/Developers and the agreement with the intending purchaser will be signed in his/her own name and Promoters/Developers will be signed on behalf of the Land owner as a Registered Power of Attorney Holder.

5.4 **Selling Rate:** The selling rate of the Developer/Promoter's allocation will be fixed by the Promoter/Developer without any permission or consultation with the Owner. The profit & loss, earned from the project(in respect of Developer's share) will be entirely received or borne by the Promoter/Developer.

5.5 Legal power of Developer: Promoter/Developer is empowered to collect consideration money from the sale of promoter's allocation from the intending purchaser and issue money receipt in his own name. And more over take advance and full and final consideration from the intending Purchasers for Developer's allocation only.

5.6 Delivery of Possession: That On completion of the proposed multi-storied building when the flats are ready for giving possession the Developer will put the land lord in their allocation first and the intending purchaser's possession will be delivered provided Developer can enter into agreement for sale with intending purchaser/s. The possession letter will be signed by the Developer /Promoter as the representatives and Power of Attorney holder of the owner. The Deed of Conveyance will be signed by the Developer /Promoter on behalf of and as representative and registered Power of Attorney Holder of the owner. The Developer agreed and confirmed land owner's allocation of 35% constructed area shall be handover to the landowner first after completion of the construction work in habitable condition and the landowner shall enjoy the same or sale at their own discretion.

5.7 Construction cost: All construction cost will be borne by the Promoter/Developer. No liability on account of construction cost will be charged from Owner's allocation.

5.8 Authority of signature : All applications, plans and other papers and documents that may be required by the Promoters/Developers for the purpose of obtaining necessary sanction from the Gram Panchayet/Zilla Parishad shall be prepared and submitted by the Promoters/Developers on behalf of the Owner and the Owner shall sign all such plans, application, other papers and documents as and when necessary and all costs expenses including plan sanctioning costs will be borne by the Developers/Promoters. The Developer will hand over a duplicate copy of the sanctioned building plan to the land owner herein.

5.9 Sale proceeds of Developer's allocation: That the Developers shall carry total construction work of the present building at his own costs and will take the sale proceeds of Developer's Allocation exclusively.

5.10 The Developer shall have no right to creating any title in respect of the said land or to nominate and assign the benefit of this agreement to any other person/s or entity / ties either in whole or in Part.

ARTICLE - V, CONSIDERATION

6.1 The Promoter have agreed to build the said proposed building at their own cost and expenses and Owners shall not be required to contribute any sums towards the construction of the said building or buildings on the said premises. In consideration of the Owner having agreed to grant exclusive right for developing the said premises as herein provided by the owner as mentioned herein.

6.2 Apart from the aforesaid consideration, which has already been made by the Developer/Promoters to the Owner, the promoter has agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of development of the said premises and / or this development agreement and such consideration for all practical purpose will be deemed to be apparent consideration which area as follows:-

- (a) Space allocation to the Owner.
- (b) Cost, charge and expenses incurred for construction erection and completion of the said new building at the said Premises.
- (c) Cost, charge and expenses incurred for appointment of Engineer, if any and also sewerage, drainage and other connection.
- (d) Fees payable to Architect and the Engineers as also fees payable to the Gram Panchayet/Zilla Parishad for the purpose of obtaining necessary permission of sanction for sewerage, drainage and water connections.
- (e) Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said permission of sanction for sewerage, drainage and water connection.

(f) Cost of supervision of construction of the Owner's allocation of the said premises.

6.4 The Owners having agreed to grant exclusive right for developing the said premises in term of these presents the Developer have agreed, undertaken to build the said building at their own cost and expenses and the Owners shall not be required to contribute any sum towards construction of the said building and or development of the land. It is hereby made clear that the developer shall after completion of the construction of the said building in all respect deliver the possession of the Owner's allocation first .

ARTICLE - VI, PROCEDURE

7.1 The Owner shall grant to the developer Registered Development Power of Attorney as may be required for the purpose of obtaining sanction of plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Gram Panchayet/Zilla Parishad and other authorities .

ARTICLE - VII, DEALING OF SPACE IN THE BUILDING

8.1 The Developer shall on completion of the new building put the Owner in undisputed possession of the Owner's allocation together with all right of the common facilities and amenities as mentioned earlier

8.2 The Owner shall be entitled to transfer or otherwise deal with Owner's allocation in the building and the Developer shall not any way interfere or disturb with peaceful possession of the Owner's Allocation.

8.3 The Developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Owner and the Owner shall not in any interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

date of execution of these presents. All such taxes outgoing and electricity charges in respect of the said properties would be borne by the promoter from the date of execution of these presents till the date of handing over landlord's allocation.

ARTICLE - XI, COMMON FACILITIES

12.1 The Promoter shall pay and bear all property, taxes and other dues and outgoing in respect of the said premises according to dues as and from the date of execution of this agreement.

12.2 The Owner and the Developer shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owner and Developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owner or the Developer in this behalf.

12.3 As and from the date of service of notice of possession, the owner shall also be responsible to pay and bear and shall pay to the Developer the service charges for the common facilities in the new building payable in respect of the Owner's Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways and other common facilities and other common facilities whatsoever as may be mutually agreed from time to time.

12.4 The Owner shall not do any act, deed or things whereby the Developer may be prevented from construction and completion of the said building. The time factor will be countable regarding any unforeseen reason beyond the control of the developer.

12.5 The land owner shall not pay the transformer charge to the Developer.

ARTICLE - XII, COMMON RESTRICTION

13.1 The Owner hereby agrees and covenant with the developer not to cause any interference in the construction of the propose building for the benefits of all occupiers of the building which shall include as following:

13.2 **No illegal & immoral act :** Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

13.3 **No demolishing work:** Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.

13.4 **No breach of Laws and byelaws:** Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviation violation and / or breach of any of the said laws byelaws and regulation.

13.5 **Maintain of self unit:** The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein.

13.6 **Maintain cleanness of building:** Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.

ARTICLE - VIII, SPACE ALLOCATION

9.1 On completion of the proposed building the Owner agree to sign, execute and register at the cost of the promoter or intending buyer all such agreements, documents, installments and writing as may be necessary and expedient for the purpose of transfer or sale of the Developer's Allocation.

ARTICLE - IX, POWER AND PROCEDURE

10. The Land Owners shall execute Registered Development Power of Attorney up to the period of completion of the project in writing in favour of the Developer/Promoter including power of preparing and executing and signing and also presenting for registration of deed of conveyance for Developer's Allocation.

ARTICLE - X, NEW BUILDING

11.1 Construction cost : The Promoter shall at their own costs construct, and complete the new building at the said premises in accordance with the sanctioned plan with good and standard material as may be specified by the Architect from time to time.

11.2 Installation of common amenities: The promoter shall install, erect in the building at promoter's own cost expenses electrification, permanent electric connection from the W.B.S.C and until permanent electric connection will be obtained temporary electric connection shall be provided in the entire residential building having self contained apartments and constructed for sale of flats therein Ownership basis and as mutually agreed upon.

11.3 Fees payable to Architect: All cost, charges and expenses including Architect's fees shall be discharged and paid by the promoter and the Owner shall bear no responsibility in this context.

11.4 Municipal and other Taxes: The Owners shall pay and clear up all the arrears on account of municipal taxes and outgoing of the said premises up to the date of this agreement. It is further agreed by and between the parties that the Owner shall not pay any taxes and municipal taxes and other taxes in respect of the said property from the

ARTICLE - XIII, OWNER'S OBLIGATION

14.1 No interference: The Owner hereby and covenant with Developer not to cause any interference or hindrance in the construction of the building at the said premises by the Developer.

14.2 Owner covenant with Developer: The Owner hereby agrees and covenant with Developer not to do any act, deed or thing whereby the Developer may be prevented from selling assigning and/ or disposing of any of the Developer's allocated in the building at the said premises.

14.3 Vesting of interest during Construction: The Owner hereby agree and covenants with the Developer not to let out, grant, lease, mortgage and / or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction.

14.4 Owner's Co-operation : The Owner shall permit the Developer and its servants and agent with or without workmen and others at all reasonable times to enter into and upon the Owner's Allocation and every part thereof for the purpose of repairing, maintaining building, cleaning, lighting and keeping in order and good condition any common facility and/ or for the purpose of putting down maintaining, repairing and testing drains, gas and water pipe and electric wire and for any similar purpose.

ARTICLE - XIV, DEVELOPER'S OBLIGATION

15.1 Time period of handing over the Possession: The Developer hereby agree and covenants with the Owner to complete the construction or the building **within 48 (forty eight)** months from the date of execution of Development Agreement and Development Power of Attorney. The Owner's Allocation to be delivered within the period of **within 48 (forty eight)** months from the date of Plan Sanction. If developer shall fail to complete the construction within the said period due to any unforeseen reason a further period of 6 (six) months shall be extended. Due to present pandemic situation caused by Covid-19, the lock down period of Govt. shall not be calculated for delivering the owner's allocation.

15.2 In Case of suit regarding title of land : That if any suit may arise in future about the title of land, in that case suit period will be excluded from the stipulated period of handing over the owner's allocation and also if any claim arise in future from legal heirs of Owners herein, shall be settled from the Owner's allocation only.

15.2 No violation of rules: The Developer hereby agrees and covenants with the Owner not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

15.3 Developer covenant with Owner : The Developer hereby agrees and covenants with the Owner not to do any act, deed or thing whereby the Owner is prevented from enjoying selling assigning and / or disposing of any Owner's Allocation in the building at the said premises *vice versa*.

15.5 Time schedule: The developer hereby declares that proposed building shall be completed **within 48 (forty eight)** months from the date of execution of Development Agreement and Development Power of Attorney.

15.6 Indemnify the owner : It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workman or there victimizing such workmen or any other person whatsoever or causing any harm to the property during the course of construction of multi storied building the Developer shall have all the responsibility and bear all liability and shall keep the land owner and their estate and effect safe and harmless and indemnify all claim, damages, rights and actions in respect of such eventualities.

15.7 Tax of developer's allocation: The owner shall not be responsible for any Income Tax and any other taxes in respect of the Developer's allocation in the proposed building.

15.8 Compensation : The Developer shall pay Rs.50,000/- per month to the land owners after expiry of fifty four months from the date of execution of Development Agreement and Development Power of Attorney.

15.9 in case of failure to commence the project by the developer, this agreement will automatically treated as null and void and the annuity deposit will be refunded by the land owners.

15.10 In case of failure to complete the Project, all the financial liability and advance of customer will be paid by the developer only. The land owners or their legal heirs are no where responsible for the refund of the said financial liability and advance amount of customers.

ARTICLE - XV, OWNER'S INDEMNITY

16.1 The Owner hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without interference or disturbances provided the Developer perform and fulfill the terms and conditions herein contained and / or its part to be observed and performed.

ARTICLE - XVI, DEVELOPER'S INDEMNITY

17.1 **Against third party claim:** The Developer hereby undertakes to keep the Owner indemnified against third party claiming and actions arising out of any sort of act or occupation commission of the Developer in relation to the construction of the said building.

17.2 **Against legal proceedings :** The Developer hereby undertake to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's action with regard to the development of the said premises and \ or for any defect therein.

ARTICLE - XVII, MISCELLANEOUS

18.1 **Fixing of Hording & banner:** Immediately upon the developer obtaining vacant possessions of the premises for the development shall fix its hoardings and banners and be entitled to start construction if law of the land so permit otherwise shall construct on obtaining sanction of the building plan from the competent authority.

18.2 **Supplementary deeds and documents:** It is understood that from time to time facilitate the construction of the building by the Developer various deeds matters and things not hereby specified may be required

to be done by the Developer and for which the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner related to which specific provisions may not have been mentioned herein. The Owner hereby undertake to do all such legal act, deed, matters and things as and when required.

18.3 Name of the Building: The name of the building shall be given by the Developer in due course.

18.4 Association of building: The Developer and the Owner shall mutually frame scheme for the management and the administration of the said building and/ or common parts thereof after the completion of the said building.

18.5 Amalgamation : If require Developer may amalgamate the said land with adjacent land, in that case Vendor herein shall sign all necessary documents for amalgamation.

18.6 Roof Right : Ultimate Roof shall be used by all flat owner of their respective Blocks.

ARTICLE - XVIII, FORCE MAJEURE

19.1 The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligation are prevented by the existence of the force majeure and shall be suspended from the obligations during the of the force majeure.

19.2 Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, Lockdown for Pandemic and / or any other act of commission beyond the reasonable control of the parties hereto.

ARTICLE - XIX, JURISDICTION

20.1 The Court of North 24 Parganas alone shall have the Jurisdiction to entertain and determine all action suits and proceeding arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Land)

ALL THAT piece and parcel of Vacant "Bastu" land measuring 13.8652 decimals out of total land measuring 16 decimals, comprised in R.S/L.R Dag No,332 and Vacant "Bastu" land measuring 23.64 decimals more or less out total land 25 decimals, comprised in R.S/L.R Dag No.333, i.e. in total in total Vacant Bastu Land measuring 37.5052 decimals more or less in two Dag Nos. 332 & 333 respectively, J.L No. 44, lying and situate at Mouza – Bishnupur, L.R Khatian No. 2013, 4281, 12649, 12650, 12651, 12652, 12653, 12654, 12655 & 12656, P.S – Rajarhat, under Rajarhat Bishnupur II Gram Panchyat, Dist 24 Parganas North, Kolkata – 700135. This is butted and bounded by:

ON THE NORTH : Block Panchyat Road
 ON THE SOUTH : S.R.C.M Road
 ON THE EAST : S.R.C.M Road
 ON THE WEST : Land of Dag No.330 & 331

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

As per Development Agreement Developer shall construct multi-storied building on the said land and Owners shall get the consideration in cash as an advance money which is refundable after handing over the owner allocation portions i.e. a sum of Rs. 25,00,000/- (Rupees twenty five lakh) only of which Rs. 15,00,000/- (Rupees fifteen lakh) shall be paid at the time of execution of this agreement and Balance Rs. 10,00,000/- (Rupees ten Lakh) only after plan Sanction and in kind 35 % of built up area of the total construction as per sanctioned plan of the proposed building in habitable condition. Owner shall refund the aforesaid amount at the time of handing over the owner's allocation.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

Shall mean and include 65 % of built up area of the total construction as per sanctioned plan of the proposed building i.e. **excluding Owner's allocation**, including the proportionate share of land, common facilities, common parts and common amenities of the building.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of the work)

FOUNDATION: R.C.C foundation and framed structure for each.

WALL: 8"/5" Thick main wall, 5"/3" thick wall for all floors of the building.

FLOOR: Vitrified tiles finish / Marble

INTERIOR WALLS: walls finished with plaster of paris

DOOR: Main Door shall be wooden and other shall be flash door.

WINDOWS: Aluminum sliding window with clear glass.

KITCHEN: Black Stone counter top and glazed tiles up to 2.5 ft. height over counter top.

TOILET: Glazed tiles up to lintel level, hot & cold water system in common toilet.

ELECTRICAL WARING: Concealed wiring with copper wire and switches of reputed company and one AC point in each flat.

WATER SUPPLY: 24 Hours water supply, Sub Marshall Pump. And also install Iron removal plant.

LIFT: Branded Lift.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hand seals on the day, month and year above written

SIGNED, SEALED AND DELIVERED

By the parties at Kolkata

In the presence of :-

1. Subhasjit Ghosh
Bishnupur Majhapara
KOL-700135

2. Tinku Bose Jay
s/o Ranajit Bose Jay
Rajarhat -700135

Rita Ghosh

Rinku Bhadra

Mansuri Ghosh

Nibeelita Ghosh

Mili Bose Ghosh

Milku Ghosh.

Sikha Ghosh

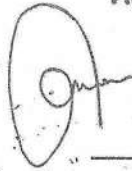
Sanya Ghosh

Biswa Nath Ghosh.

Tannu Majumdar

SIGNATURE OF THE OWNERS

ASHTA VINAYAK INFRASTRUCTURE

 Vinay Gupta
Partner

SIGNATURE OF THE DEVELOPER

Drafted & Prepared by :

PARAJ BARMAN



(Advocate)

39, Chinar park, Rajarhat Road

Kolkata - 700 157.

Enrollment No. WB 1576/2003,

Sealdah Court, Mob - 9831141856

MEMO OF CONSIDERATION

RECEIVED with thanks of and from the within named Developer a sum of Rs. 15,00,000/- (Rupees fifteen lakh) only as a refundable advance money with good health and sound mind and put my signature on this Development Agreement without any provocation of any person and/or without any pressure raised by any person.

<u>Dated</u>	<u>Name</u>	<u>Cheque/cash</u>	<u>Bank</u>	<u>Amount</u>
26/01/22	NIBEDITA GHOSH	440714	Axis	Rs. 24,000.00
17/08/22	NIBEDITA GHOSH	440734	Axis	Rs. 80,000.00
26/01/22	MILI BOSE GHOSH	440715	Axis	Rs. 23,000.00
29/01/22	MILI BOSE GHOSH	440724	Axis	Rs. 1,00,000.00
09/08/22	MILI BOSE GHOSH	440729	Axis	Rs. 2,00,000.00
17/08/22	MILI BOSE GHOSH	440735	Axis	Rs. 80,000.00
26/01/22	MITHU GHOSH	440716	Axis	Rs. 23,000.00
17/08/22	MITHU GHOSH	440736	Axis	Rs. 80,000.00
26/01/22	RITA GHOSH	440717	Axis	Rs. 20,000.00
17/08/22	RITA GHOSH	440731	Axis	Rs. 50,000.00
26/01/22	RINKUBHADRA	440725	Axis	Rs. 20,000.00
17/08/22	RINKUBHADRA	440732	Axis	Rs. 50,000.00
26/01/22	MANJURI GHOSH	440719	Axis	Rs. 20,000.00
17/08/22	MANJURI GHOSH	440733	Axis	Rs. 50,000.00
26/01/22	SIKHA GHOSH	440720	Axis	Rs. 35,000.00
17/08/22	SIKHA GHOSH	440737	Axis	Rs. 120,000.00
26/01/22	SAKYA GHOSH	440721	Axis	Rs. 35,000.00
17/08/22	SAKYA GHOSH	440738	Axis	Rs. 1,20,000.00
26/01/22	BISWANATH GHOSH	440722	Axis	Rs. 70,000.00
17/08/22	BISWANATH GHOSH	440739	Axis	Rs. 2,40,000.00
26/01/22	TARUN MAJUMDAR	440723	Axis	Rs. 30,000.00
17/08/22	TARUN MAJUMDAR	440740	Axis	Rs. 30,000.00

Total = Rs. 15,00,000.00

(Rupees fifteen lakh) only

SIGNED SEALED AND DELIVERED

By the Vendor at Kolkata

In the presence of:

1. Subhrajit Ghosh.
Bishtapur Majhapara.
KOL - 700135

2. Tishu Bose Roy
S/o Ranajit Bose Roy
Rajarhat - 700135

Rita Ghosh.

Milut Ghosh.

Rinku Bhadra

Srikha Ghosh.

Manjivi Ghosh

Sanya Ghosh

Nibeelita Ghosh

Biswa Nath Ghosh

Mili Bose Ghosh












Tarun Majumdar

Signature of the Owners












¹
SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

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









N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 Rita Ghosh	H					
	H.					

ATTESTED :- Rita Ghosh

 Rinaku Bhadra	LH					
	RH.					

ATTESTED :- Rinaku Bhadra












 Manjwari Ghosh	LH.					
	RH.					

ATTESTED :- Manjwari Ghosh












²
SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

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












N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 Nibedita Ghosh	LH					
	RH.					

ATTESTED :- Nibedita Ghosh

 Mili Bose Ghosh	LH					
	RH.					

ATTESTED :- Mili Bose Ghosh












 Milhu Ghosh	LH.					
	RH.					

ATTESTED :- Milhu Ghosh












SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

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












N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Sukha Ghosh</i>	LH					
	RH.					

ATTESTED :- *Sukha Ghosh*

 <i>Sanya Ahosh</i>	LH					
	RH.					

ATTESTED :- *Sanya Ahosh*

 <i>Biswa Nath Ghosh</i>	LH.					
	RH.					












ATTESTED :- *Biswa Nath Ghosh*

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

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












N.B. - 4

LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Tarun Majumdar</i>	LH					
	RH.					












ATTESTED :-

Tarun Majumdar

 <i>Aman</i>	LH					
	RH.					

ATTESTED :-

Aman
(AMAN AGARWAL)

 <i>Vinay Gupta</i>	LH.					
	RH.					

ATTESTED :-

Vinay Gupta












SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

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

N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

PHOTO	LH					
	RH.					

ATTESTED :-

 Parraj Barman	LH					
	RH.					

ATTESTED :- Parraj Barman

PHOTO	LH.					
	RH.					

ATTESTED :-



ভারত সরকার
 Unique Identification Authority of India
 Government of India

আনিকাঙ্কনের আই ডি / Enrollment No. : 1111/79720/01012

To
 PARAJ BARMAN
 পঞ্জক বর্মান
 ১৭/১২/২০১৩
 CHINAR PARK RAJARHAT ROAD
 Rajarhat Gopalpur(M)
 Kolkata Airport, North 24 Parganas
 West Bengal - 700052



KL670317304FT

67031730



আপনার আধার সংখ্যা / Your Aadhaar No. :

6662 4771 5830

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

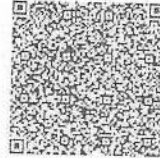
Government of India



পঞ্জক বর্মান
 PARAJ BARMAN
 পিতা : পঞ্জক কুমার বর্মান
 Father : Pankaj Kumar Barman

জন্ম তারিখ / DOB 11/07/1979
 পুরুষ / Male

6662 4771 5830



আধার - সাধারণ মানুষের অধিকার

Paraj Barman



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

GRN Details

GRN: 192022230099479361 Payment Mode: Online Payment
GRN Date: 17/08/2022 10:47:31 Bank/Gateway: State Bank of India
BRN : CKU4868658 BRN Date: 17/08/2022 10:55:12
Payment Status: Successful Payment Ref. No: 3002485171/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: ASHTA VINAYAK INFRASTRUCTURE
Address: 191 Chittaranjan Avenue, KOL-7
Mobile: 9831141856
Depositor Status: Others
Query No: 3002485171
Applicant's Name: Mr PARAJ BARMAN
Identification No: 3002485171/5/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3002485171/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	3002485171/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	15021
			Total	34942

IN WORDS: THIRTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1523-14268/2022	Date of Registration	06/09/2022
Query No / Year	1523-3002485171/2022	Office where deed is registered	
Query Date	16/08/2022 8:30:37 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	PARAJ BARMAN SEALDAH COURT,Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9831141856, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,43,33,444/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 15,021/- (Article:E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur, JI No: 44, Pin Code : 700135

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-332 (RS :-)	LR-2013	Bastu	Bastu	13.8652 Dec	1/-	52,98,894/-	Property is on Road Adjacent to Metal Road, ,Project : Not Specified
L2	LR-333 (RS :-)	LR-4281	Bastu	Bastu	23.64 Dec	1/-	90,34,550/-	Property is on Road Adjacent to Metal Road, ,Project : Not Specified
		TOTAL :			37.5052Dec	2 /-	143,33,444 /-	
		Grand Total :			37.5052Dec	2 /-	143,33,444 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt RITA GHOSH Wife of Late MANICK RATAN GHOSH , BISHNUPUR MAJHER PARA, City:- , P.O:- R BISHNUPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BOxxxxxx6R, Aadhaar No: 25xxxxxxxx5062, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence

2	<p>Smt RINKU BHADRA Daughter of Late MANICK RATAN GHOSH 41, PRIYANATGH MIDYA ROAD, KAMARHATI, City:- , P.O:- BELGHARIA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BZxxxxxx8E, Aadhaar No: 42xxxxxxxx0457, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence</p>
3	<p>Smt MANJURI GHOSH Daughter of Late MANICK RATAN GHOSH BISHNUPUR MAJHER PARA, City:- , P.O:- R BISHNUPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BOxxxxxx7R, Aadhaar No: 42xxxxxxxx7996, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence</p>
4	<p>Smt NIBEDITA GHOSH Wife of Late SAMBHU RATAN GHOSH BISHNUPUR, MAJHERPARA, City:- , P.O:- R BISHNUPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAxxxxxx5C, Aadhaar No: 37xxxxxxxx1448, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence</p>
5	<p>Smt MILI BOSE GHOSH Daughter of Late SAMBHU RATAN GHOSH BISHNUPUR MAJHERPARA, City:- , P.O:- R BISHNUPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: Alxxxxxx8R, Aadhaar No: 42xxxxxxxx8505, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence</p>
6	<p>Smt MITHU GHOSH Daughter of Late SAMBHU RATAN GHOSH BISHNUPUR MAJHERPARA, City:- , P.O:- R BISHNUPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxxx3N, Aadhaar No: 82xxxxxxxx9750, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence</p>
7	<p>Smt SIKHA GHOSH Wife of Late SHIB KRISHNA GHOSH BISHNUPUR MAJHERPARA, City:- , P.O:- R BISHNUPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASxxxxxx5A, Aadhaar No: 45xxxxxxxx3266, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence</p>
8	<p>Mr SAKYA GHOSH Son of Late SHIB KRISHNA GHOSH BISHNUPUR MAJHERPARA, City:- , P.O:- R BISHNUPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BMxxxxxx6R, Aadhaar No: 87xxxxxxxx4557, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence</p>

9	<p>Mr BISWANATH GHOSH Son of Late UMAPADA GHOSH BISHNUPUR MAJHERPARA, City:- , P.O:- R BISHNUPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BUxxxxxx3J, Aadhaar No: 41xxxxxxxx9883, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence</p>
10	<p>Mr TARUN MAJUMDAR Son of Mr GOUR CHANDRA MAJUMDAR BISHNUPUR MAJHERPARA, City:- , P.O:- R BISHNUPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CDxxxxxx2E, Aadhaar No: 63xxxxxxxx6013, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>ASHTA VINAYAK INFRASTRUCTURE 191, CHITTARANJAN AVENUE, 3RD FLOOR, City:- , P.O:- BARA BAZAR, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.:: ABxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr AMAN AGARWAL Son of Mr SURESH KUMAR AGARWAL CA-13, SEC-I, SALT LAKE, City:- , P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5Q, Aadhaar No: 91xxxxxxxx5507 Status : Representative, Representative of : ASHTA VINAYAK INFRASTRUCTURE (as PARTNER)</p>
2	<p>Mr VINAY GUPTA (Presentant) Son of Mr BAIJU GUPTA 160, MANICK TALLA MAIN ROAD,-BLOCK- D-22/8, City:- , P.O:- KANKURGACHI, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx1D, Aadhaar No: 66xxxxxxxx3089 Status : Representative, Representative of : ASHTA VINAYAK INFRASTRUCTURE (as PARTNER)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr PARAJ BARMAN Son of Mr PANKAJ KUMAR BARMAN SEALDAH COURT, City:- , P.O:- ENTALLY, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014</p>			

Identifier Of Smt RITA GHOSH, Smt RINKU BHADRA, Smt MANJURI GHOSH, Smt NIBEDITA GHOSH, Smt MILI BOSE GHOSH, Smt MITHU GHOSH, Smt SIKHA GHOSH, Mr SAKYA GHOSH, Mr BISWANATH GHOSH, Mr TARUN MAJUMDAR, Mr AMAN AGARWAL, Mr VINAY GUPTA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt RITA GHOSH	ASHTA VINAYAK INFRASTRUCTURE-1.38652 Dec
2	Smt RINKU BHADRA	ASHTA VINAYAK INFRASTRUCTURE-1.38652 Dec
3	Smt MANJURI GHOSH	ASHTA VINAYAK INFRASTRUCTURE-1.38652 Dec
4	Smt NIBEDITA GHOSH	ASHTA VINAYAK INFRASTRUCTURE-1.38652 Dec
5	Smt MILI BOSE GHOSH	ASHTA VINAYAK INFRASTRUCTURE-1.38652 Dec
6	Smt MITHU GHOSH	ASHTA VINAYAK INFRASTRUCTURE-1.38652 Dec
7	Smt SIKHA GHOSH	ASHTA VINAYAK INFRASTRUCTURE-1.38652 Dec
8	Mr SAKYA GHOSH	ASHTA VINAYAK INFRASTRUCTURE-1.38652 Dec
9	Mr BISWANATH GHOSH	ASHTA VINAYAK INFRASTRUCTURE-1.38652 Dec
10	Mr TARUN MAJUMDAR	ASHTA VINAYAK INFRASTRUCTURE-1.38652 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt RITA GHOSH	ASHTA VINAYAK INFRASTRUCTURE-2.364 Dec
2	Smt RINKU BHADRA	ASHTA VINAYAK INFRASTRUCTURE-2.364 Dec
3	Smt MANJURI GHOSH	ASHTA VINAYAK INFRASTRUCTURE-2.364 Dec
4	Smt NIBEDITA GHOSH	ASHTA VINAYAK INFRASTRUCTURE-2.364 Dec
5	Smt MILI BOSE GHOSH	ASHTA VINAYAK INFRASTRUCTURE-2.364 Dec
6	Smt MITHU GHOSH	ASHTA VINAYAK INFRASTRUCTURE-2.364 Dec
7	Smt SIKHA GHOSH	ASHTA VINAYAK INFRASTRUCTURE-2.364 Dec
8	Mr SAKYA GHOSH	ASHTA VINAYAK INFRASTRUCTURE-2.364 Dec
9	Mr BISWANATH GHOSH	ASHTA VINAYAK INFRASTRUCTURE-2.364 Dec
10	Mr TARUN MAJUMDAR	ASHTA VINAYAK INFRASTRUCTURE-2.364 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur, JI No: 44, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 332, LR Khatian No:- 2013	Owner:বিশ্বনাথ ঘোষ, Gurdian:উমাপদ ঘোষ, Address:নিজ , Classification:বালু, Area:0.05000000 Acre,	Mr BISWANATH GHOSH
L2	LR Plot No:- 333, LR Khatian No:- 4281	Owner:ভরুণ মজুমদার, Gurdian:গৌরচন্দ্র মজুমদার, Address:বিশ্বপুর মাঝেরগাড়া , Classification:বালু,	Mr TARUN MAJUMDAR

Endorsement For Deed Number : I - 152314268 / 2022

On 17-08-2022

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

Presented for registration at 22:40 hrs on 17-08-2022, at the Private residence by Mr VINAY GUPTA ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,43,33,444/-

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

Execution is admitted on 17/08/2022 by 1. Smt RITA GHOSH, Wife of Late MANICK RATAN GHOSH, , BISHNUPUR MAJHER PARA, P.O: R BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 2. Smt RINKU BHADRA, Daughter of Late MANICK RATAN GHOSH, 41, PRIYANATGH MIDYA ROAD, KAMARHATI, P.O: BELGHARIA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Service, 3. Smt MANJURI GHOSH, Daughter of Late MANICK RATAN GHOSH, BISHNUPUR MAJHER PARA, P.O: R BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Service, 4. Smt NIBEDITA GHOSH, Wife of Late SAMBHU RATAN GHOSH, BISHNUPUR, MAJHERPARA, P.O: R BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 5. Smt MILI BOSE GHOSH, Daughter of Late SAMBHU RATAN GHOSH, BISHNUPUR MAJHERPARA, P.O: R BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Service, 6. Smt MITHU GHOSH, Daughter of Late SAMBHU RATAN GHOSH, BISHNUPUR MAJHERPARA, P.O: R BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Service, 7. Smt SIKHA GHOSH, Wife of Late SHIB KRISHNA GHOSH, BISHNUPUR MAJHERPARA, P.O: R BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 8. Mr SAKYA GHOSH, Son of Late SHIB KRISHNA GHOSH, BISHNUPUR MAJHERPARA, P.O: R BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Service, 9. Mr BISWANATH GHOSH, Son of Late UMAPADA GHOSH, BISHNUPUR MAJHERPARA, P.O: R BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 10. Mr TARUN MAJUMDAR, Son of Mr GOUR CHANDRA MAJUMDAR, BISHNUPUR MAJHERPARA, P.O: R BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Mr PARAJ BARMAN, , , Son of Mr PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALLY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

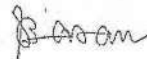
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 17-08-2022 by Mr AMAN AGARWAL, PARTNER, ASHTA VINAYAK INFRASTRUCTURE, 191, CHITTARANJAN AVENUE, 3RD FLOOR, City:- , P.O:- BARA BAZAR, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007

Indetified by Mr PARAJ BARMAN, , , Son of Mr PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALLY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 17-08-2022 by Mr VINAY GUPTA, PARTNER, ASHTA VINAYAK INFRASTRUCTURE, 191, CHITTARANJAN AVENUE, 3RD FLOOR, City:- , P.O:- BARA BAZAR, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007

Indetified by Mr PARAJ BARMAN, , , Son of Mr PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALLY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 05-09-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,021/- (B = Rs 15,000/- ,E = Rs 21/-) and Registration Fees paid by by online = Rs 15,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2022 10:55AM with Govt. Ref. No: 192022230099479361 on 17-08-2022, Amount Rs: 15,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU4868658 on 17-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by by online = Rs 19,921/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2022 10:55AM with Govt. Ref. No: 192022230099479361 on 17-08-2022, Amount Rs: 19,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU4868658 on 17-08-2022, Head of Account 0030-02-103-003-02

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 06-09-2022

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4688, Amount: Rs.100/-, Date of Purchase: 27/07/2022, Vendor name: M Dutta

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2022, Page from 568590 to 568633
being No 152314268 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.09.07 15:51:47 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2022/09/07 03:51:47 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)