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

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*N. S. S.*

District Sub-Registrar-III  
North 24 Parganas, Barasat  
15 DEC 2021

## DEVELOPMENT AGREEMENT

**THIS** AGREEMENT is made on this the 15<sup>th</sup> day of December, 2021

**BETWEEN**

**GOURI RANI KAR**, wife of Late Phanibhusan Kar (PAN: FTSPK9485B), (2) **ARUN KAR**, having (PAN: DZYPK1519Q), (3) **TARUN KAR**, having (PAN: EAMPK4940R), and (4) **GAUTAM KAR**, having (PAN: DIDPK1496L), all sons of Late Phanibhusan Kar and all residing at Premises no. 3/1, Chandigarh Main Road, Post Office and Police Station: Madhyamgram, District 24-Pargana (N), West Bengal, 700130 hereinafter collectively referred to as **OWNERS** (which expression unless repugnant to the context shall deemed to mean and include their respective heirs, successors, executors, nominees and assigns) of the **FIRST PART**

**AND**

**ARUP CREATIONS PRIVATE LIMITED**, (PAN: AAQCA6279A), a Private Limited Company incorporated under the Companies Act, 2013 (18 of 2013) having its registered office at 91/92A, Raja Rammohan Roy Sarani, PO: Mallickpara, PS: Serampore, Dist: Hooghly, Pin: 712203, represented by its Directors (1) **ARUP BANDYOPADHYAY**, (PAN: AEAPB5997B), son of late Benoy Kumar Bandyopadhyay and (2) **TITAS BANDYOPADHYAY THAKUR**, (PAN: AHQPB9796D) ,wife of: Arup Bandyopadhyay, both by faith: Hindu, by occupation: business, by Nationality: Indian, residing at 91/92A, Raja Rammohan Roy Sarani, PO: Mallickpara, PS: Serampore, Dist: Hooghly, Pin: 712203 hereinafter referred to as **DEVELOPER** (which expression unless excluded by or repugnant to the subject be deemed to mean and include its successors in office, nominee or nominees and/or assigns) of the **SECOND PART**.



**WHEREAS :**

- A.** The Parties of the First Part are the absolute Owners of piece and parcel of partly converted land in the nature of "Housing Complex" & "Danga/Bagan" measuring **11 Decimals** together with all structures standing thereon, lying and situated at Mouza: Chakraghata, J.L no. 26, Touzi No: 146, Re.Sa. 136, Pargana: Anwarpur, Comprised in Dag No. 72 & 116, and L.R. Dag No. 1593 corresponding to R.S. Khatian No. 121 and 126, being L.R. Khatian No. 955, 956, 957 & 958, (Total area of Land- 11 Decimal), within the local limits of Madhyamgram Municipality, Ward No. 13, previously 6, Holding No. 19 formerly 17, Chandigarh Main Road, A.D.S.R.O : Barasat, P.S: Madhyamgram, Block: Barasat-II, District: North 24 Parganas. which is morefully described in the **Schedule "A"** hereunder written.
- B.** The Manner in which the said property has devolved upon the Owners herein is stated in details in the Schedule "B" hereunder.
- C.** The said Owners herein had on 28th day of July, 2017 and subsequently again on 16<sup>th</sup> March, 2018 entered into a registered "Development Agreement" and "Supplementary Development Agreement" respectively with "RISHI DEVELOPERS", a partnership firm constituted by Mr. Sayantan Bhattacharyya, son of Samir Bhattacharyya and Mrs. Trishna Mukherjee Bhattacharyya, wife of Sayantan Bhattacharyya having its principal place of business at 13, Gobinda Pal Lane, P.S: Chitpur,

P.O: Tallah, Kolkata: 700002 on the terms and conditions as mentioned therein and also executed a registered Power of Attorney in favour of the said Mr. Sayantan Bhattacharyya.

- D.** However the said "RISHI DEVELOPERS" out of financial crunch in the long going pandemic crisis could not even raise the development project upto the first floor over the said schedule property and by a letter had expressed desire to the owners to lawfully opt out of the said Development agreement by way of cancellation of the existing Agreement in between the parties and in order to compensate the owners of their delay and incurred loss.
- E.** As such subject to the due prior cancellation of the registered Development Agreement and its associated registered Power of Attorney granted in favour of the previous Developer the Developer of the Second part herein approached the Owners and the Owners have agreed to enter into an Agreement with the Developer/Second Part to entrust the Developer the responsibility for development of the said Premises by construction of proposed building and/or buildings at the said Premises on the terms and conditions hereinafter referred to and on the basis of representations made by the Owners and based on their version the Developer of the second part herein has published a "NOTICE TO THE GENERAL PUBLIC" in the esteemed daily "**Anandabazar Patrika**", "**Bartaman**", and "**The Telegraph**" all dated 20<sup>th</sup> March, 2021 for getting acquaintance of any other claim or interest over the said

Schedule of property and without any such claim or interest as yet, the following instrument.

**F. THE OWNERS REPRESENT AS FOLLOWS:-**

- (a) That the facts mentioned in the recital are true and correct.
- (b) That the Owners are the absolute Owners and/or otherwise entitled to all that piece and parcel of schedule land free from all encumbrances, liens and lispendens of any nature whatsoever.
- (c) That there are no tenants or encroachers in the said schedule land.
- (d) That the share & of the Owners as set out herein save and except the Owners, no one has any right title or interest in the said Premises.
- (e) That no Notice of Attachment or Injunction has been received from any Competent Courts.
- (f) That no Notice under the provisions of Section 281 of the Income Tax Act has been received in respect of the said property.
- (g) That no Notice has been received by the Owner for acquisition and or requisition of the Property or any part thereof.
- (h) That the said Property or any part of the said Property is not hit by any scheme of alignment published by Madhyamgram Municipality or Government of West Bengal.



(i) That the Owners have not entered into Agreement for sale or Development Agreement with any persons save and except as being entered herein.

(j) That all original documents relating to the said Property shall be retained with the Owners subject to undertaking for their production before the Developer as and when required for the purpose of the project and the Owners shall not create any encumbrances and or third party interest during the subsistence of this Agreement.

(k) That the Owners have paid all land revenue, rates and taxes as are applicable and that they are lawfully entitled to enter into an Agreement with the Developer.

- G. That the Developer believing the aforesaid to be true and correct have agreed to enter into this Development Agreement on the terms and conditions mentioned hereinafter.

**NOW THIS AGREEMENT WITNESSES AND THE PARTIES AGREE AS FOLLOWS:**

1. Unless in these presents it is repugnant or inconsistent with.

1.1. OWNERS: shall mean the Owners first above mentioned and each of them and their respective heirs executors administrators assigns and nominees.

1.2. DEVELOPER: shall mean "Arup Creations Private Limited" a Private Limited Company incorporated under the Companies Act, 2013

(18 of 2013), represented by its Directors and having its registered office at 91/92A, Raja Rammohan Roy Sarani, PO: Mallickpara, PS: Serampore, Dist: Hooghly, Pin: 712203.

1.3. THE SAID PLOT: shall mean the of piece and parcel of partly converted land in the nature of "Housing Complex" & "Danga" measuring **11 Decimals** together with all structures standing thereon, lying and situated at Mouza: Chakraghata, J.L no. 26, Touzi No: 146, Re.Sa. 136, Pargana: Anwarpur, Comprised in Dag No. 72 & 116, and L.R. Dag No. 1593 corresponding to R.S. Khatian No. 121 and 126, being L.R. Khatian No. 955, 956, 957 & 958, (Total area of Land- 11 Decimal), within the local limits of Madhyamgram Municipality, Ward No. 13, previously 6, part of Holding No. 19 and formerly 17, Chandigarh Main Road, P.S: Madhyamgram, Block: Barasat-II, District: North 24 Parganas. which is morefully described in the Schedule "A" hereunder written.

1.4. OWNERS' SHARE: shall mean 35% of the proportionate constructed built up area (save and except the common areas which shall be held in common with other flat owners) to be built at the said plot in respect of the titled land share of the owners in terms of the plan to be sanctioned by "Madhyamgram Municipality" subject to the execution of a Separate Agreement of Notarized Certificate for specification of allotment for habitable purpose along with Car Parking only without any commercial space and finalization is subject to the sanctioned building plan.

Be it mentioned that the owners share or allocation shall include Garage Space in the Ground Floor proportionate to the ratio of their land share in the sanctioned plan but without any commercial space if

sanctioned by the concerned authority at the initiative of the Developer from the concerned authority at his own cost.

1.5. DEVELOPER'S SHARE: shall mean remaining portion of the building to be constructed on the said plot (save and except of the area which have been allotted to the Owners) as stated in Clause 1.4 above and save the common area facilities and Amenities.

1.6.COMMON AREAS FACILITIES AND AMENITIES: shall mean and include passages, corridors, staircase, Roof top, lobbies driveways, electric room, watchman booth, lights and electrical fixtures in common area, common lavatories, Community Hall, Gym, water bodies, pump room, tube well, overhead water tank, water pump and motor and other facilities which will be provided by the Developers full particulars of which have been set out in the Schedule hereunder written and required for establishment/enjoyment/provisions of maintenance and or management of the building.

1.7.SALEABLE SPACE: shall mean the Flats/shops, open car parking space, multi storied building to be built there at the Premises to be sold by the Owners/Developer. It is agreed and understood that the Owners and/or Developer shall be entitled to sale only the area which are allotted to them and not any other area.

1.8.COVERED AREA: shall mean measurement of the inside Flat or Unit together with thickness of the walls of all the sides and joints of the Flat or Unit.

1.9.SUPER BUILT UP AREA: shall mean and include covered area added with proportionate common areas, common spaces, open space, lobbies, reservoirs, septic tanks and water tanks and other areas of



common enjoyments in the said complete project and or proposed building or buildings which will be added 25% (Twenty Five Percent) with Covered Area to find the Super Built Up Area.

1.10.BUILDING: shall mean and include the multi storied building/s to be constructed by the Developer on the said plot strictly in conformity with the plan to be prepared by the Architect and to be sanctioned by the Madhyamgram Municipality at the cost of the Developer

1.11.BUILDING PLAN: shall mean such building plan sanctioned and or as may be revised by the Madhyamgram Municipality and all other relevant statutory authorities for construction of a multi storied building/s on the said Premises as amalgamated and mutated Holding over Chandigarh Main Road, P.O: and P.S: Madhyamgram, District 24-Paragana (N), West Bengal.

1.12.SERVICE ORGANISATION: shall mean a society, Body or Association formed by the Developer in consultation with the other flat/ Owners to take over the charges for management / administration and/or provisions of the common facilities in the buildings.

1.13.COST OF COMMON FACILITIES: shall mean and include the costs of operating and maintaining as and when required, the common facilities after completion of the building and shall include taxes, charges, salaries, premium and other expenses payable in respect thereof or incidental thereto to be shared proportionately by the flat owners of the building.

1.14.ARCHITECT: shall mean a qualified person or persons having experience in Civil constructions and duly registered with the Kolkata

Municipal Corporation and all other statutory authority required under the prevailing laws to be appointed by the Developer.

1.15.PROJECT ADVOCATE: shall mean the Advocate named *Sri Sonet Kundu, "District Judges Court", Barasat*, as mentioned above and shall be appointed by the Developer for all legal purpose in respect of the project.

## **ARTICLE - II- DEVELOPER'S OBLIGATIONS**

2.1.The Developer shall deposit a sum of Rs.1,00,000/-(One Hundred Thousand) only as interest free security deposit with the Owners in their respective ratio and The said deposit shall be refunded and/or adjusted against the Owners shares at the rate of Rs. 2000/- per square feet.

2.2.The Developer shall pay the aforesaid sum in the following manner:

(i) To Owner against serial no. (1) a sum of Rupees 70,000/- (Seventy Thousand) only.

(ii) To Owner against serial no.(2) a sum of Rupees 10,000/-(Ten Thousand) only.

(iii) To Owner against serial no.(3) a sum of Rupees 10,000/- (Ten Thousand) only.

(iv) To Owner against serial no.(4) a sum of Rupees 10,000/- (Ten Thousand) only.

2.2.The Developer shall not be entitled to mortgage or hypothecate the said plot for the purpose of development hereunder. However, this restriction will not bind the purchasers of any of the flats in the developed premises pursuant to any sale agreement with the Developer or the Owners.

2.3.That after signing this Joint Venture Agreement, the Developer, at it's own cost, will have to obtain the municipal sanction at the earliest and after completion of the Municipaity matter, the Developer will prepare the building plan with the consent of the Owners within 30 days and submit the building plan. The Developer will have to complete the multi storied building within 36 months from the date of handing over of physical possession of the said premises by the owners after obtaining sanction of building plan from the Building Department of "Madhyamgram Municipality". The Developer will handover the possession of the Owners' share of 35% of the multi storied building constructed in proportionate to the owners share of titled land in proportion to the PLAN sanctioned from the authority without fail within stipulated period of this contract. The time is the essence of this contract.

2.4.The Developer shall hold on with the possession of the Demised Premises during the period of the validity of the Development Agreement or shall erect new building/s after demolishing the existing structure at the said Premises in terms of the plan to be sanctioned by "Madhyamgram Municipality" and/or such other statutory bodies as may be required in accordance with law.

2.5.After the construction is complete, the Developer shall handover the Owners' allocation.



2.6. The Developer shall be at its own cost and without any obligations towards the Owners erect new building of the specifications as specified in Schedule "C" hereunder written as per municipal rules and the sanctioned building plan.

2.7. The Developer may amalgamate the said premises with any other contiguous premises if it is thought expedient.

2.8(a) The Developer shall be solely responsible for any damage or injury caused during the period of construction of the multi storied Building or there after during a defect liability period of 6 months from issuance of the Completion Certificate and/or the Occupancy Certificate and handing over of the Flats to the Owners' or purchasers of the Developer's allocation, whichever is later.

2.8(b) The Developer and the Owners have agreed that based upon the PLAN and its Architectural Drawings, a Separate Agreement for specification of Allotment of the respective share shall be executed by and between the parties after the instant Agreement and thereby after such execution the Owners as well as the Developer shall have every right to enter into Agreement for Sale of their respective allocations with the intending buyers or their Bank or financial Institutions for future equitable mortgage of the Flats upon completion of sale without creating any charge or liability upon the others.

### **ARTICLE- III - OWNERS OBLIGATION**

- 3.1. All original title deeds and documents shall be in custody of the Owners and shall be produced to the Developer as and when required by the Developer for the purpose of the Project.
- 3.2. Within 15 days from notice of sanction of building plan, the Owners shall handover to the Developer peaceful vacant possession of the Schedule "A" premises with the right to demolish the existing structure and to construct new building in terms of the sanctioned plan to be taken out from appropriate statutory authorities. All sale value of the debris and cost of construction of the new building shall be on account of the Developer only.
- 3.3. The Owners shall on execution and registration of these presents execute a registered, Power of Attorney in favour of the Developer for construction of the multi storied building/s at the cost of the developer over the said premises and for sale of the Developer's share and for and other ancillary purposes.
- 3.4. The Owners shall also be ready and willing to execute any deed of transfer/conveyance in favour of the nominees/transferees/assigns of the Developers allocation as required by the Developer after handing over the owner's allocation.
- 3.5. The Owners also agree that all deeds and agreements executed pertaining to sale of flats in the Developer's allocation shall be through the Developer's Lawyer only. The draft of the agreements and conveyance of the sale of flats with regard to the Owners' share/allocation, shall be prepared by the Developer's Lawyer in order to keep uniformity in all instruments and the Owners shall not be required to make any expense there for.

3.6. The Owners shall handover vacant possession of the said premises mentioned in schedule "A" within 15 days from notice of sanction of building plan.

3.7. The Owners shall pay all municipal rates and taxes in respect of the said plot till possession is handed over as per clause 3.2 above.

#### **ARTICLE- IV- OWNERS' RIGHTS AND REPRESENTATION**

4.1. The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said premises and the Developer accepts such title.

4.2. The Owners represent that none other than the Owners have any claim, right, title and/or demand over and in respect of the said premises and/or had any demand ever and in respect of the said premises and/or any portion thereof.

4.3. The said premises is free from all encumbrances, charges, liens, lis-pendences, trusts, attachments, acquisition/requisition of any nature whatsoever and however.

4.4. If any extra or additional work is to be done in the units comprised in the owners' allocation, cost thereof shall be borne by the owners in proportion to their respective individual units.

4.5. The said plot is not affected by provisions of the Urban Land (Ceiling & Regulation) Act, 1976.



4.6. That the Owners has paid all rates & taxes and that there is no attachment demands pending in, respect of the said premises and/or in respect of the Owner from any Statutory Authority including the I.T. Authorities

4.7. The Owners shall be entitled to transfer or otherwise deal with the Owners Allocation along with proportionate share of the land and common facilities.

#### **ARTICLE- V- DEVELOPER'S RIGHT**

5.1. The Developer will hold possession of the said premises and shall be entitled to create a charge in respect thereof and the Developer has got full authority to construct a multi-storied building/s on the said plot in accordance with the building plan. It being expressly agreed and understood that the Owners shall produce the original deeds before the Developer upon an accountable receipt being issued by him to deal with the said documents as and when required for and specified herein.

5.2. Any amendment or modification if required to be made in the said building plan and the same shall be done by the Developer, after discussion with the Owners, at its own costs and expenses on behalf of the Owners and the Developer will pay for and bear all fees including Architect's fees, all Municipal fees, charges and expenses required to be paid or deposited for the purpose.

5.3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said Plot or any

part thereof to the Developer is creating any right, title or interest in respect thereof of the Developer other than a right to the Developer to Commercially exploit the same in terms hereof by constructing a multi-storied building on the said plot and to deal with the Developer's allocation in the building in the manner hereinafter stated.

#### **ARTICLE- VI CONSIDERATION & SPACE ALLOCATION**

6.1 The Developer shall upon handing over of physical possession by the Owners shall start and complete the construction of multi-storied building within 36 months from the date of receiving/vacant possession of the said premises post sanction of building plan from "Madhyamgram Municipality" or authority and to start the construction in terms of building permit from all necessary Statutory Authority subject to force majeure from the date of the receipt of the physical vacant possession of the said premises. It may be agreed and understood that the Owners shall consider and extend the date of the completion of the said multi-storied building at the said premises at the request of the Developer upon payment of the compensation.

6.2. The Developer upon completion of the construction and on application for grant of the occupancy certificate, shall put Owners in possession of the Owners Share and/or allocation together with all rights, common areas and common portions. Owners shall however adjust against the interest free deposit before taking over the possession of the area of the Owners Share at the rate of Rs.2000/- per Sq.Ft. of built up area.

6.3. The Developer shall be exclusively entitled to the balance of the areas in the building upon completion of the project. However in the event of any possibility of getting sanction for any further construction of floor then it shall be shared between the Owners & Developer in the ratio hereinbefore stated, Otherwise the roof top shall be a portion of the common area.

6.4. The Developer shall be entitled to deal with /or dispose of the Developer's share absolutely and the Owners shall not in any way disturb the right of enjoyment of the Developer's share. For the purpose of dealing with and/or disposing of the said shares the Owners shall grant power of attorney to the Developer and such power of attorney shall not be revoked or cancelled for the first six months from the date of this agreement and thereafter once the construction starts no cancellation shall be done without prior notice giving the developer a reasonable time to rectify any grievance of the owners ,The revocation of the power of attorney only if the agreement is also cancelled.

6.5. It is understood that the Owners shall not be entitled to enter into any agreement with regard to transfer their interest in any space falling in Owners' Allocation until possession of the flats or space comprised in Owners' Allocation has been physically and actually demarcated to the Owners by way of the Separate Agreement and such is recorded in writing to be signed by both the parties. In the event the Owners want to sell or transfer their interest in the said Space or flat falling in Owners Allocation prior to possession being delivered as aforesaid, then the Developer shall have the first option to buy the interest of the Owners in the Owners' allocation or any portion thereof at or for a



consideration of Rs.2000/- per square feet of the area of the flats as may be indicated in the Supplementary Agreement.

6.6. On and from expiry of 30 days from the date on which possession of the said plot is handed over to the Developer by the Owners and till the Developer offers the Owners to take physical possession of the flats allotted to them, the Developer, towards relocation charges of the Owners, shall pay to the Owners a total sum of Rs. 8,000/- by way of 4 NEFT Transfer to nominees of the 4 Branches of the Owners or by 4 several Account Payee Cheques each for Rs.2000/- drawn in the name of such nominees, every month.

#### **ARTICLE - VII- BUILDING**

7.1. The Developer shall at their own costs and expenses construct erect and complete multi storied building/s on the said plot with the time specified above in accordance with the Building plan with good and standard materials as may be specified by the architect as, detailed herein from time to time and Owners contribution would be in form of land being the said plot only

7.2. The Building shall be built in accordance with the specification in Schedule "C" hereunder written. Subject as aforesaid the decision of the Architect regarding the quality of the materials shall be final. The Architect shall be entitled to change the specification on introduction of new material in the market.

7.3. The Developer shall install and erect in the said Ground plus such storied building/s at its own costs and expenses including all sanitary and plumbing installation with underground storage, pump with motor. Overhead reservoirs electrification and other facilities as are required to be provided in the said multi storied building/s having self contained apartments or units and constructed for sale of flats, shops and office and/or owner of unit as per specifications as set out in Schedule "C" hereunder written. The Owners shall also bear the cost and deposit in respect of their permanent electric meters. The Owners would also be required to deposit with Developer such other deposits or charges for maintenance of the building.

7.4. The Developer shall be authorised in the name of the Owners in so far as it is necessary to apply for such services, utilities or materials for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage and or gas to the said building and other inputs and facilities required for the construction or enjoyment of the building for which purpose the Owners shall execute in favour of the Developer, a power of attorney in such form as shall be required by the Developer.

7.5. The Developer shall at their own costs and expenses and without creating any financial or other liability on the Owners, construct and complete the said building including the Owners allocation in accordance with the building plan and/or revised building plan.

7.6. All costs, charges and expenses including municipal fees and Architect's fees shall be discharged by the Developer and the Owners shall bear no responsibility in this context.

## **ARTICLE - VIII - COMMON FACILITIES**

8.1. The Developer and/or nominees shall pay and bear all rates and taxes and other dues and outgoings in respect of Developer's share or allocation from the date of completion of the building at the said premises.

8.2. After construction is completed, the Developer shall give return notice to the Owners for taking possession of the Owners' allocation as may be mentioned in the supplementary agreement as aforesaid in the building. The Owners within 10 days from the receipt of such notice shall inspect the building and take over the possession of the said area of the Owners' allocation as stated herein before. It is agreed and understood that Owners shall not be entitled to delay the acceptance of the taking over of the possession on the grounds that the building has not been constructed in accordance with the specification and/or plan or seek certificate being produced by the Architect appointed by the Developer as stated herein before. Upon the acceptance of such notice the Owners shall be liable for payment of all rates and taxes and maintenance charges and all other outgoings in respect of those units allotted to them.

8.3. The Owners and the Developer shall punctually and regularly pay for their respective allocation of the said rates to the concerned authorities or otherwise as may be mutually agreed upon between Owners and the Developer and both the parties shall keep each other indemnified against all claims actions demand so costs charges and expenses and preceding 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 Owners or the Developer in this behalf.

8.4. Notwithstanding anything contained hereinbefore it is agreed that until individual assessment of the respective flat is being made by the authority Concerned the said rates will be borne by the individual flat Owners proportionately.

8.5. As and from the date of service of notice of possession to the Owners, the Owners shall be responsible to pay and bear and shall forth with pay on demand to the Developer service charges for the common facilities in the building in respect of the Owners allocation.

8.6. The Owners shall not do any act deed or thing whereby Developer shall be prevented from construction and/or completion of the said building.

8.7. It is agreed by both the parties i.e. Land Owners and the Developer that the Developer shall have right to Amalgamate with or De amalgamate with any adjacent Plot of land in consultation with the Land Owners for the proposed construction.

#### **ARTICLE - IX- OWNERS' FURTHER OBLIGATIONS**

9.1. The Owners hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the said building on the said plot by the Developer if anything is not going against the spirit of this agreement.

9.2. The Owners hereby agrees and covenants with the Developer not to do any act, deed or this whereby the Developer may be prevented from selling, assigning and/or disposing of any Developer's allocation after as stated in clause 1.4 hereinbefore.

9.3. The Owners hereby agrees and covenants with the Developer not to let out, grant lease, mortgage and/or create any charge on the said premises or any portion thereof for any reason whatsoever.

9.4. The Owners hereby agrees and covenants with the Developer to execute all papers including the deed of conveyance that may be necessary for transfer of the respective unit/flat in favour of the Purchaser or assignees or transferees nominated by the Developer in respect of Developers allocation.

#### **ARTICLE- X- DEVELOPER'S FURTHER OBLIGATIONS**

10.1. The Developer further agrees and covenants with the Owners to get the subject project cleared by all authorities that may be necessary for the purpose of constructions.

10.2. The Developer hereby agrees and covenants with the Owners to complete the construction of the proposed multi - storied building within 36 months from the date of handing over of the physical possession by the Owners after sanction of building plan from the Madhyamgram Municipality whichever is later.

10.3. The Developer hereby agrees and covenants with the Owners not to violate or Contravene any of the provisions or rules applicable for

construction of the building as a result of which the obligations and liabilities will accrue upon the Owners.

10.4. The Developer hereby agrees and covenants with the Owners not to do any act deed or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of any of the Owners allocation on the building.

10.5. The Developer shall comply with all provisions of the Real Estate (Regulation and Development) Act 2616, particularly its provisions of utilizing the required portion of sale proceeds of the spaces falling in Developer's allocation towards completion of the project.

#### **ARTICLE - XI- OWNERS' INDEMNITY**

11.1. The Owners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy their allocation without any interference or any third party claim or disturbance provided the Developer performs and observes and fulfils all the terms and conditions herein contained and/or their part to be observed, performed and or to be fulfilled.

#### **ARTICLE - XII - DEVELOPER'S INDEMNITY**

12.1. The Developer hereby undertakes to keep the Owners indemnified from and against any loss or injury caused due to deliberate delay on



part of the Developer and actions arising out of any act or commission of the Developer in or relating to the construction of the said building.

12.2. The Developer hereby indemnifies and keep the Owners indemnified from and against allocations, suits, costs, proceedings and claims and demands that may arise out of the Developer's allocation with regards to the Development of the said plot and/or in the matter of construction of the building and or for any defect therein.

#### **ARTICLE- XIII- MISCELLANEOUS**

13.1. The Owners and the Developer have entered into this present purely for construction and nothing contained herein will be deemed to construe as partnership between the Developer and the Owners or as joint venture between the parties hereto in any manner nor shall be parties hereto constitute as an association of persons.

13.2. The Owners and the Developer agree and confirm that upon request made by the Owners, the Developer may enter into Supplementary Agreement for such purposes as may be decided amongst themselves clarifying the issues that the Owners may have this present without making the Confirming Party a party to such Supplementary Agreement.

13.3. It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the

Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and the Owners shall execute additional Power of Attorney and or authorization as may be required by the Developer for the purpose and the Owners also undertakes to sign and execute all such acts deeds matters and things if the same do not in any way infringe and/or affect the rights of the Owners in respect of the said plot and/or go against the spirit of this Agreement.

13.4. Any Notice required to be given by the Developer shall be served on the Owners, if delivered by hand and duly acknowledged by the Owners or anyone of them, or if sent by prepaid registered post with acknowledgement due and on the Developer if delivered by hand and acknowledged by any Director or Principal Officer of the Developer or sent by prepaid registered post with acknowledgement due.

13.5. Until Owner's allocation is handed over and possession of all units falling in the developer's share are offered to purchaser(s) thereof, the Developer shall be entitled to frame scheme for the management and/or administrations of the said building and/or common parts and facilities thereof.

13.6 The Owners and the Developer hereby agree to abide by all the rules and regulations of such management/ society / association / organization and hereby give their consent to abide by the same.

**ARTICLE - XIV- DOCUMENTATION AND PROFESSIONAL CHARGES.**

14.1. That the Developer shall prepare, execute and register the Deed of Conveyance through the Advocate of the Developer and the Draft Deed of Conveyance shall be prepared by the Developer through his appointed Advocate, The registration Fee with Stamp Duties assessed for the purchasers allocation and the legal charges of the Advocate for the entire Registration work shall be borne by the intending purchasers.

**ARTICLE - XV - FORCE MAJEURE**

15.1. The parties hereto shall not to be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the durations of the force majeure.

15.2. Force majeure shall mean flood, earthquake, riot, war, strike, tempest, civil commotion, strike, lockout and/or any other act or commissions beyond the control of the parties hereto as also any defect in the title of the Owners being discovered later.

**ARTICLE -XVI -ARBITRATION**



16.1. In case of any dispute and/or differences arise between the parties in respect of this agreement or in respect of any matter in connection with the construction of the multi storied building at the said premises or in respect of interpretation or construction of any of the terms and conditions herein contained or any matter connected herein the same shall be referred to the Arbitration by a Sole Arbitrator to be appointed by the parties hereto on mutual consent. The arbitration proceeding shall be conducted by the said Arbitrator in Kolkata and the arbitrator shall be entitled to publish interim or summary award. The arbitration shall be conducted by the said arbitrator under the provisions of the Arbitration and Conciliation Act 1996 or any other enactment or modification thereof. The cost of the arbitration shall run with the award.

#### **SCHEDULE "A"**

ALL THAT piece and parcel of partly converted land in the nature of "Housing Complex" & "Danga" measuring more or less **11 Decimals** together with all structures standing thereon, lying and situated at Mouza: Chakraghata, J.L no. 26, Touzi No: 146, Re.Sa. 136, Pargana: Anwarpur, Comprised in **L.R. Dag No. 1593** corresponding to **L.R. Khatian No. 955** (7.88 Dec), **956** (1.04 Dec), **957** (1.04 Dec) & **958** (1.04 Dec), (Total area of Land- 11 Decimal), within the local limits of Madhyamgram Municipality, Ward No. 13, previously 6, formerly Holding No. 17, Chandigarh Main Road, A.D.S.R.O: Barasat, P.S: Madhyamgram, Block: Barasat-II, District: North 24 Parganas.

which is butted and bounded in the manner as follows:-

**On the North:** By Land of Banerjee Family.

**On the South:** By 15 Feet wide Passage.

**On the East:** By Land of Dharendra nath Sen.

**On the West:** By land of Bhupen Mitra.

#### **SCHEDULE "B"**

(Devolution of Title)

- A. WHEREAS One "Khirode Kumar Chakraborty" was seized and possessed of All that **37 Decimals** (Approximately) of Agricultural Land comprised in JL no. 26, Re. Sa. no. 138, within Touzi No. 146 under R.S. Dag No. 118 corresponding to R.S. Khatian No. 126, in Mouja: Chakraghata, Pargana: Anwarpur, Police Station and Sub Registry Barasat, in the State of West Bengal as absolute owner thereof.
- B. AND WHEREAS the said the said "Khirode Kumar Chakraborty" By a registered Bengali Kobala dated 24<sup>th</sup> May 1978, transferred from his holding an area of **2.27 Decimal** (more or less) of land to one "Phani Bhusan Kar" and the said Deed was registered in Office of the then Sub-Registrar: Barasat in its Book no. I volume

no. 57, Pages 157 to 160 being **Deed no. 3694 for the year 1978.**

- C. AND WHEREAS one "Profullya Kumar Sarkar" was seized and possessed of All that 14 Decimals of agricultural Land comprised in Touzi No. 146, Re. Sa. 164, Mouza: Chakraghata, comprised in R.S. Khatian No. 121, within Pargana: Anwarpur, District: 24 pargana, police Station and Sub Registry: Barasat, by way of a registered Bengali Kobala dated 8<sup>th</sup> May 1956, wherein described in details and and the said is being **Deed no. 4398 for the year 1956.**
- D. AND WHEREAS by a Registered Bengali Kobala dated 5<sup>th</sup> March 1974, out of the aforesaid area of land held by him, the said "Profullya Kumar Sarkar", since Deceased gifted an area of **7 decimal** of land to one "Gouri Rani Kar", wife of "Phani Bhusan Kar", since Deceased, the predecessors of the Owners herein and the said Deed was registered in Office of the then Sub-Registrar: Barasat in its Book no. I, volume no. 22, Pages 119 to 130, being **Deed no. 1913 for the year 1974.**
- E. AND WHEREAS after the Death of the said "Profullya Kumar Sarkar" the ownership of the remaining portion of the said land as stated in "Clause-C" above devolved upon his only legal heirs as "Niharkana Sarkar" and "Gouri Rani Kar" the two daughters and a Son.



F. AND WHEREAS By a Registered Bengali Kobola dated 10<sup>th</sup> December 1984, the said "Niharkana Sarkar", daughter of Profullya kumar Sarkar since deceased out of her inherited land stated in details in "Clause-C", sold an area of **2.33 Decimal** of land and the said "Gouri Rani Kar", daughter of Profullya kumar Sarkar since deceased out of her inherited land stated in details in "Clause-C", sold an area of **1.25 Decimal** of land totalling an area of **3.50 Decimal** (approximately) of land stated details in "Clause-C" in favour of the said "Phani Bhusan Kar" since deceased. And The said Deed was registered in the office of the then Sub Registrar: Barasat, in its Book no. I, Volume no. 66, pages 196 to 201, being **Deed no. 8266 for the year 1984**. Where in the rest of the inherited land was never in possession of the above mentioned "Gouri Rani Kar" and was relinquished in favour of her brother.

G. AND WHEREAS the said " Phani Bhusan Kar" thus became seized and possessed of an Area of **5.77 Decimal** (approximately) in Mouza: Chakraghata, and is morefully described in the Schedule "A" hereafter and after the Death of "Phani Bhusan Kar" the Owners herein namely "**Gouri Rani Kar**", "**Arun Kar**", "**Tarun Kar**" and "**Goutam Kar**" as his only legal heirs have jointly became the owners of 5.77 Decimals of Land described in details in the above mentioned Schedule along with an additional 7.00 Decimal of land transferred in the name of "Gouri Rani Kar" which is morefully stated in Clause-"D" above and thus the above named four Owners are the sole survivors and absolute owners of

**12.77 Decimals** of land morefully described in "Schedule-A" and is in accordance with the "Hindu Succession Act".

H. AND WHEREAS the Owners, above named and their predecessor with a view to develop the property on conjunction with the owners of the adjacent plots of Land had got the said land amalgamated with an area corresponding to **34.25 Decimals** of land falling under L.R. Dag no. 1591 & 1592 under the BL & LRO Barasat and of ward no. 13 previously ward no. 6 of "Madyamgram Municipality" and renumbered as holding No. 19 previously 17 & 20 of premises "Chandigarh main Road", and out of the process due to the widening of bounded roads of the plot by the concerned Municipality certain portions of the SAID LAND has also been encroached and wilfully Gifted by the Owners to the Municipal Authority and at present the above named Owner's are lawfully as well as physically entitled to an area of more or less **11 Decimals** out of the said entire amalgamated Holding or the Entire Premises and out of the mutated L.R. Settlement record in the concerned BL & LRO based on physical survey the owners of the said land are entitled to a recorded area of **11 Decimals** of land in Mouja: Chakraghata, corresponding to **L.R. Dag No. 1593** in place of their titled 12.77 Decimals out of the said entire premises.

**SCHEDULE "C"**

**(SPECIFICATIONS)**

## ( SPECIFICATIONS OF CONSTRUCTION OF THE BUILDING)

**PLANNING & DESIGN:** As per Municipal rules of Madhyamgram Municipality.

**STRUCTURE :** RCC Frame

**WALLS:** First class bricks with Plaster of Paris/wall putty finish

**FLOORING:** Vitrified Tiles / marble in all Rooms, living/dining, balcony, toilet and kitchen with anti-skid flooring ,Stair case with kota stone

**KITCHEN:** Granite top for platform with 2'-0 height glazed tiles above it and one stainless steel sink of ISI mark Provision for exhaust fan

**TOILET:** Standard glazed Tiles upto door height on walls ,Sanitary ware ceramic white, Parryware Provision for hot and cold water

**DOORS:** Sal wood frame Main door - flush door shutter with one side teak with polish Other doors- painted flush door shutter.

**WINDOWS:** Sliding aluminium windows with glass shutters and grills.

**ELECTRICALS:** Concealed copper wiring with adequate points.

A.C. point in all bed rooms

Provision for telephone connection

Provision for T.V. point in drawing room and master bedroom

Modular type of switches.

**EXTERIOR:** Weatherproof, non fading, acrylic exterior finish of good quality

**WATER SUPPLY:** 24 Hours

**ELEVATOR:** One Elevator for each block



**POWER BACKUP: Emergency Generator**

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

SIGNED, SEALED AND DELIVERED

By the **Owners** in presence of:

WITNESSES

1. Aman Ali  
Dadhaperkar  
(N) 24 Pgs.

जीरी बानी कड  
Aman Karz  
Tadavkar

2. Rohit Salia  
Barasat Court  
North 24 Pgs

Creation Idas

Sonet Kundu

Sonet Kundu, Advocate  
Judges' Court, Barasat  
En. No. F-593 of 2013.

Signature of the Owners

ARUP CREATIONS PRIVATE LIMITED  
Amit Bandyopadhyay

ARUP CREATIONS PRIVATE LIMITED  
Director

Vikas Bandyopadhyay  
Director

Sen

Signature of the Developer

Typed By:

Barasat Court Premises.

### MEMO OF CONSIDERATION

Received on and from within named **Developer** within mentioned a sum of **Rs. 1,00,000/-** (Rupees One Lakh) only as per memo hereunder written :-

- |                   |                        |
|-------------------|------------------------|
| 1. GOURI RANI KAR | Rupees 70,000/- (cash) |
| 2. ARUN KAR       | Rupees 10,000/- (cash) |
| 3. TARUN KAR      | Rupees 10,000/- (cash) |
| 4. GAUTAM KAR     | Rupees 10,000/- (cash) |

TOTAL 1,00,000/- (One Lakh)

only.

Witnesses :-

1. Anur Ali  
Bau Ali  
Duttar

गौरी रानी कर

Arun Kar
































































Tarun Kar

Gautam Kar

---

Signature of the Owners

## SPECIMEN FORM FOR TEN FINGER PRINTS

NAME:  জৌদী বানী বর <hr/> জৌদী বানী বর Signature of the Presentant <hr/> executant/Claimant authority Principal/Gurdian/Testator	LEFT HAND FINGER PRINTS										
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THUMB	FORE	MIDDLE	RING	LITTLE							
											
	All the above finger prints are to the above named persons and attested by the said person										
NAME:  Arun Kar <hr/> Arun Kar Signature of the Presentant <hr/> executant/Claimant authority Principal/Gurdian/Testator	LEFT HAND FINGER PRINTS										
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NAME:  Tarun Kar <hr/> Tarun Kar Signature of the Presentant <hr/> executant/Claimant authority Principal/Gurdian/Testator	LEFT HAND FINGER PRINTS										
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## SPECIMEN FORM FOR TEN FINGER PRINTS

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

GRN Details

GRN: 192021220136632311 Payment Mode: Online Payment  
GRN Date: 15/12/2021 12:04:03 Bank/Gateway: State Bank of India  
BRN : CKS2503366 BRN Date: 15/12/2021 12:12:02  
Payment Status: Successful Payment Ref. No: 2002462739/1/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Arup Bandyopadhyay  
Address: Raja Rammohon Roy Sarani, PIN-712203, By Cash  
Mobile: 9434336124  
Depositor Status: Others  
Query No: 2002462739  
Applicant's Name: Mr Sonet Kundu  
Identification No: 2002462739/1/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002462739/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	9021
2	2002462739/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	1021
			<b>Total</b>	<b>10042</b>

IN WORDS: TEN THOUSAND FORTY TWO ONLY.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



परिष्कृत आयकर पहचान कार्ड  
Perishable Income Tax Identification Number Card

FTSPK0485B



गौराणी कार  
GOURIRANI KAR

प्रफुल्ल सरकार  
PRAFULLA SARKAR

01/01/1956 / Date of Birth

प्रफुल्ल सरकार  
Signature



1907017

यदि कार्ड खो जाये/यदि यह कार्ड किसी दुसरे को मिले/सोझाई:  
आयकर विभाग को सूचना देना, एन.एस.डी. यू.एन.ओ.ए.  
5 फ्लोर, मन्दिरी स्ट्रीट,  
प्लॉट नं. 34, सर्वे नं. 997/8,  
मोडल कॉलोनी, नई देहली-110 016.

*If this card is lost/someone's lost card is found,  
please inform/return to:*  
Income Tax PAN Services Unit, NSDL,  
5th Floor, Mandiri Street,  
Plot No. 34, Survey No. 997/8,  
Model Colony, New Delhi-110 016.  
Tel: 01-20-2721 8080, Fax: 01-20-2721 8081  
e-mail: [info@nsdl.com](mailto:info@nsdl.com)



CKW4920534

ঠিকানা:

3 নং চান্দীগার(আংশ) 5 বারাসত উত্তর 24 পার্শ্ব  
700130

Address:

3 No Chandigar(Ansha) 5 Barasat North  
24 Parganas 700130

Date: 12/08/2007

90-বারাসত নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক

অফিসিয়াল স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral  
Registration Officer for  
90-Barasat Constituency

ত্রিভাঙ্গা পরিবারের যেকোনো পরিবর্তন ঘটে গেলে নির্বাচন  
কেন্দ্রের 90-একই নম্বরের নতুন সঠিক পরিচয়পত্র পত্রিকা  
এতে নির্বাচন কর্মে এই পরিবর্তনের সবগুণি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

27/08/07



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

CKW4920534



নির্বাচকের নাম : গৌরানী কর

Elector's Name : Gaurani Kar

স্বামীর নাম : ফনীভূষণ কর

Husband's Name : Fanibhusan Kar

লিঙ্গ / Sex : ♀ / F

জন্ম তারিখ / Date of Birth : XX / XX / 1956

গৌরানী কর

आयकर विभाग  
INCOME TAX DEPARTMENT

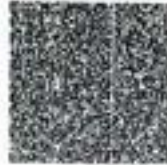


भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

DZYPK1519Q



नाम / Name  
ARUN KAR

पिता का नाम / Father's Name  
PHANISHUKAN KAR

जन्म की तिथि  
Date of Birth  
01/01/1967

(हस्ताक्षर)  
हस्ताक्षर / Signature

06/10/2019

  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

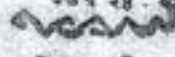
**IDENTITY CARD** WB/13/090/0717034  
 পরিচয় পত্র




Elector's Name : KAR ARUN  
 নির্বাচকের নাম : কার আরুন  
 Father/Mother :  
 Husband's Name : PHANBHUSHAN  
 পিতা/মাতা/স্বামীর নাম : ফানভুশান  
 Sex : M  
 লিঙ্গ : পুরুষ  
 Age as on 1.1.1995 : 28  
 ১১১১১১-এ বয়স : ২৮

Address PART NO: 240  
 MADHYAMGRAM MUNICIPALITY  
 NORTH 24 - PARGANAS

ঠিকানা : পার্ট নং: ২৪০  
 মধ্যমগ্রাম পৌরসভা  
 উত্তর ২৪ - পরগনা

  
 Facsimile Signature  
 Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক  
 For 090-BARASAT Assembly Constituency  
 ০৯০-বারাসাত বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT  
 স্থান : বারাসাত  
 Date : 24/01/95  
 তারিখ : ২৪/০১/৯৫

*Arun Kar*



आयकर विभाग  
INCOME TAX DEPARTMENT

महत्त सरकार  
GOVT. OF INDIA

TARUN KAR

PHANIBHUSHAN KAR

01/01/1970  
Pan Card Account Number

EAMPK4940R

*Tarun Kar*  
Signature



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
CKW4099255



নির্বাচকের নাম : তরুন কার

Elector's Name : Tarun Kar

পিতার নাম : ফণীভূষণ কার

Father's Name : Phanibhushan Kar

স্বয়ং / Sex : পুরুষ / M

জন্ম তারিখ : XX / XX / 1970  
Date of Birth

CKW4099255

ঠিকানা:  
3 নং চান্দিগার(অংশ), 8 বারসাত উত্তর 24 পার্শ্ব  
700130

Address:  
3 No Chandigar(Ansha), 8 Barsaat North  
24 Parganas 700130

Date: 12/08/2007  
50-বর্ষের নিম্ন বয়সের নির্বাচক নিবন্ধন  
অধিদপ্তরের দ্বারা প্রস্তুত।  
Facsimile Signature of the Electoral  
Registration Officer for  
90-Barsaat Constituency

নিবন্ধন পরিবর্তন হলে নতুন ঠিকানা দেওয়ার ক্ষেত্রে নির্বাচক  
চোলা-ও-একই নম্বরের নতুন পরিচয়পত্র লাভের  
জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

200702

आयकर विभाग  
INCOME TAX DEPARTMENT

GOUTAM KAR  
PHANIBHUSHAN KAR  
26/10/1973

DIDPK1496L

*Goutam Kar*

भारत सरकार  
GOVT. OF INDIA



07112013

*Goutam Kar*

इस कार्ड को खोने / खोने पर सूचना सुधित करें / सीटर्स :  
आयकर पैन सेवा इकाई, एन एस डी यू  
5 वीं मंजिल, मन्नी स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कोलोनी, नैर डीप बंगला चौक रोड,  
पुणे - 411 016.

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

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





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/13/090/0717035

পরিচয় পত্র



Elector's Name : KAR GOUTAM

ভোক্তার নাম : কার গৌতম

Father/Mother

Husband's Name : PHANIBHUSHAN

ভাঃ/মাতা/পিতার নাম : ফানিবুশান

Sex : M

পুল : পুরুষ

Age as on 1.1.1995 : 20

১ জানুয়ারি ১৯৯৫ সালের বয়স : ২০

Address PART NO : 240  
MACHHAMGRAM MUNICIPALITY  
NORTH 24 - PARGANAS

ঠিকানা : পট নং : ২৪০  
মখামগ্রাম পৌরসভা  
উত্তর ২৪ - পরগনা

Facsimile Signature  
Electoral Registration Officer

বিঃদ্রঃ নিম্নলিখিত আধিকারিক

For 090-BARASAT Assembly Constituency  
০৯০-বারাসাত বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT

স্থান : বারাসাত

Date : 24/01/95

তারিখ : ২৪/০১/৯৫

*Kar Goutam*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड  
Permanent Account Number Card



AAQCA6279A

नाम / Name

ARUP CREATIONS PRIVATE LIMITED

स्थापना/गठन की तारीख  
Date of Incorporation / Formation

12/03/2018

14030018

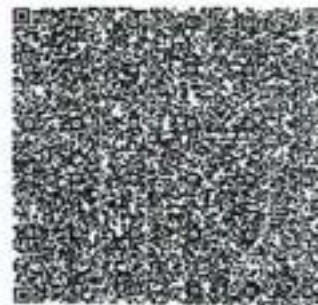
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**AEAPB5997B**



नाम/ Name  
**ARUP BANDYOPADHYAY**

पिता का नाम/ Father's Name  
**BENOY KUMAR BANDYOPADHYAY**

16092020

जन्म की तारीख /  
Date of Birth  
**22/12/1958**

हस्ताक्षर / Signature





ভারত সরকার  
Government of India



আরুপ বন্দ্যোপাধ্যায়  
Arup Bandyopadhyay  
পিতা : বিজয় কুমার বন্দ্যোপাধ্যায়  
Father : Bandy Kumar Bandyopadhyay  
জন্মতারিখ / DOB : 25/12/1988  
পুংসব / Male



9023 8724 8747

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতের ইউনিক আইডি অথরিটি  
Unique Identification Authority of India

ঠিকানা:  
91/92 A, রাজা রামমোহন রায়  
সারানী, শ্রীরামপুর, মালিকপার, হাওড়ার, পশ্চিম বঙ্গ, 712203

Address:  
91/92 A, RAJA RAMMOHAN ROY  
SARANI, Serampore, Mallickpara,  
Hooghly, West Bengal, 712203

9023 8724 8747

1947  
9023 200 5347

help@uidai.gov.in

www.uidai.gov.in



**ELECTION COMMISSION OF INDIA**

ভারতের নির্বাচন কমিশন

**IDENTITY CARD**

পরিচয় পত্র

WB/26/180/141086



Elector's Name : **Banerjee Arup**  
নির্বাচক নাম : বানার্জী অরুণ

Father/Mother/  
Husband's Name : **Binay**

পিতা/মাতা/স্বামীর নাম : বিনয়

Sex : **Male**

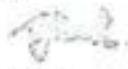
লিঙ্গ : পুরুষ

Age as on 1.1.95 : **26**

১.১.৯৫ -এ বয়স : ২৬

Address :  
**Kumir Jala Road**  
**P.S.-Serampore**  
**Dist-Hooghly**

ঠিকানা :  
কুমীর জালা রোড  
পোস্টা-সীরাহপুর্  
জেলা-হুগলী

  
Facsimile Signature of  
Electoral Registration Officer  
নির্বাচক-নিবন্ধন কর্মকর্তার

For 180 Serampore Assembly Constituency  
১৮০ সীরাহপুর্ বিধানসভা নির্বাচন কেন্দ্র

Place : **Serampore**

স্থান : সীরাহপুর্

Date : **23/03/95**

তারিখ : ২৩/০৩/৯৫

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

TITAS BANDYOPADHYAY THAKUR

SIBANANDA THAKUR

20/11/1972

Permanent Account Number

AHQP89796D

*Sitan Bandyopadhyay Thakur*

Signature



10062014

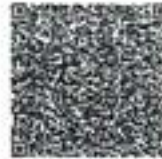




ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrolment No.: 1040/20432/02951

To  
000092013  
ডিতাস বন্দ্যোপাধ্যায় ঠাকুর  
Titaa Bandyopadhyay Thakur  
91/92 A RAJA RAMMOHAN ROY SARANI  
Serampore  
Mallickpara  
Serampur Uttarpara Hooghly  
West Bengal 712203  
43070005  
MN430700057FT



আপনার অ্যাধার সংখ্যা / Your Aadhaar No. :

**3845 9497 5297**

অ্যাধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



ডিতাস বন্দ্যোপাধ্যায় ঠাকুর  
Titaa Bandyopadhyay Thakur  
পিতা : সিবানন্দ ঠাকুর  
Father : Sibananda Thakur  
জন্মতারিখ / DOB : 20/11/1972  
মহিলা / Female



**3845 9497 5297**

অ্যাধার - সাধারণ মানুষের অধিকার

  
**ELECTION COMMISSION OF INDIA**  
 भारत के निर्वाचन आयोग


**IDENTITY CARD**  
 पहचान पत्र

WB/26/181/327561




Elector's Name	: Tugore Titus
निर्वाचक का नाम	: तिरुगुर तिरुत
Father/Mother/ Husband's Name	: Shivanandan
पिता/माता/पति का नाम	: शिवानन्द
Sex	: Female
लिंग	: स्त्री
Age as on 1.1.95	: 23
१.१.९५ - के वयस	: २३

Address :  
 177/9, G.T Road  
 P.S-Sarimpore  
 Dist- Bhooghly  
 पिन :  
 ७११/९, गि. टि. रोड  
 प.स. - सीरामपुर  
 जिला - बंगाली



Facsimile Signature of  
 Electoral Registration Officer  
 निर्वाचन-विभाग अधिकारी

For 181 Champdany Assembly Constituency  
 १८१ चंपदानी विधानसभा निर्वाचन क्षेत्र

Place :	Champdany
स्थान :	चंपदानी
Date :	24/03/95
तारीख :	२४/०३/९५

ভাৰতৰ বিধান সভা  
পৰিষদ  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
KJM3399375



নিৰ্বাচকৰ নাম : আনৱাৰ আলি

Elector's Name : Anwar Ali

পিতাৰ নাম : জামিৰ আলি

Father's Name : Jamir Ali

লিংগ / Sex : পুৰ / M

জন্ম তাৰিখ / Date of Birth : XX / XX / 1988

KJM3399375

ঠিকনা:  
দক্ষিণপাৰা, পানচুৰিয়া, মুছলিমপাৰা, কোটৰা  
বাসুন্সাত উত্তৰ ২৪ পৰগনা ৭৪৩২০৪

Address:  
Dakshinpara, Panchuriya Mushlimpara  
Kotra Barasat North 24 Parganas  
743204

Date: 06/07/2007  
০৬-০৭-২০০৭  
স্বাক্ষৰকাৰৰ নাম আৰু পদ  
স্বাক্ষৰকাৰৰ নাম আৰু পদ

Facsimile Signature of the Electoral  
Registration Officer for  
B2-Coganga Constituency

ঠিকনা সলনি হ'লে বা অন্য কাৰণে বাবে  
এই কাৰ্ডটো সলনি কৰিবলৈ  
বা অন্য কাৰণে বাবে  
এই কাৰ্ডটো সলনি কৰিবলৈ  
In case of change in address mention this Card No.  
in the relevant Form by including your name in the  
cell at the changed address and to obtain the card  
with same number.



## Major Information of the Deed



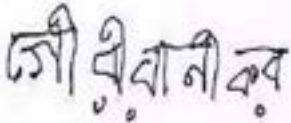


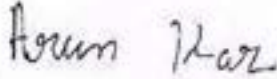


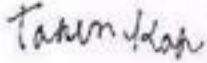
Deed No :	I-1525-15891/2021	Date of Registration	15/12/2021
Query No / Year	1525-2002462739/2021	Office where deed is registered	
Query Date	27/11/2021 4:29:05 PM	1525-2002462739/2021	
Applicant Name, Address & Other Details	Sonet Kundu Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9434336124, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 71,99,994/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 1,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



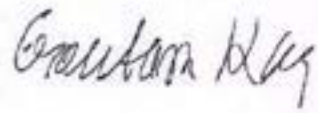
District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Chandigarh Main Road, Mouza: Chakra Ghata, JI No: 26, Pin Code : 700130

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-1593 (RS :-)	LR-955	Bastu	Danga	7.88 Dec	1/-	51,57,813/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L2	LR-1593 (RS :-)	LR-956	Bastu	Bagan	1.04 Dec	1/-	6,80,727/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L3	LR-1593 (RS :-)	LR-957	Bastu	Danga	1.04 Dec	1/-	6,80,727/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L4	LR-1593 (RS :-)	LR-958	Bastu	Bagan	1.04 Dec	1/-	6,80,727/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					<b>11Dec</b>	<b>4 /-</b>	<b>71,99,994 /-</b>	
<b>Grand Total :</b>					<b>11Dec</b>	<b>4 /-</b>	<b>71,99,994 /-</b>	

**Land Lord Details :**

Sr No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Gouri Rani Kar</b> <b>(Presentant)</b> Wife of Late Phanibhusan Kar Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Office			
	15/12/2021	LTI 15/12/2021	15/12/2021	
3/1, Chandigarh Main Road, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FTxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Arun Kar</b> Son of Late Phanibhusan Kar Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Office			
	15/12/2021	LTI 15/12/2021	15/12/2021	
3/1, Chandigarh Main Road, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DZxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Office				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Tarun Kar</b> Son of Late Phanibhusan Kar Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Office			
	15/12/2021	LTI 15/12/2021	15/12/2021	
3/1, Chandigarh Main Road, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EAxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Office				



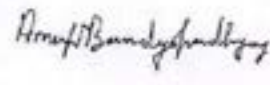


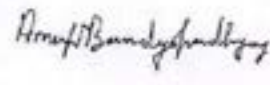


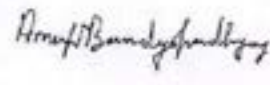


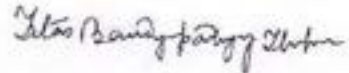


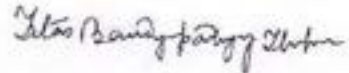


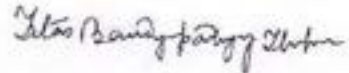


4	Name	Photo	Finger Print	Signature
	<b>Goutam Kar</b> Son of Late Phanibhusan Kar Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Office	 15/12/2021	 LTI 15/12/2021	 15/12/2021
3/1, Chandigarh Main Road, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: D1xxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Arup Creations Private Limited</b> 91/92A, Raja Rammohan Roy Sarani, City:- , P.O:- Mallick Para, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712203 , PAN No.:: AAXxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Arup Bandyopadhyay</b>            Son of Late Benoy Kumar Bandyopadhyay            Date of Execution - 15/12/2021, , Admitted by: Self, Date of Admission: 15/12/2021, Place of Admission of Execution: Office         </td> <td>             Dec 15 2021 6:49PM         </td> <td>             LTI            15/12/2021         </td> <td>             15/12/2021         </td> </tr> <tr> <td colspan="4">           91/91A Raja Rammohan Roy Sarani, City:- , P.O:- Mallick Para, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEXxxxxx7B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Arup Creations Private Limited (as DIRECTOR)         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Arup Bandyopadhyay</b> Son of Late Benoy Kumar Bandyopadhyay Date of Execution - 15/12/2021, , Admitted by: Self, Date of Admission: 15/12/2021, Place of Admission of Execution: Office	 Dec 15 2021 6:49PM	 LTI 15/12/2021	 15/12/2021	91/91A Raja Rammohan Roy Sarani, City:- , P.O:- Mallick Para, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEXxxxxx7B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Arup Creations Private Limited (as DIRECTOR)			
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Titas Bandyopadhyay Thakur</b>            Wife of Arup Bandyopadhyay            Date of Execution - 15/12/2021, , Admitted by: Self, Date of Admission: 15/12/2021, Place of Admission of Execution: Office         </td> <td>             Dec 15 2021 6:50PM         </td> <td>             LTI            15/12/2021         </td> <td>             15/12/2021         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Titas Bandyopadhyay Thakur</b> Wife of Arup Bandyopadhyay Date of Execution - 15/12/2021, , Admitted by: Self, Date of Admission: 15/12/2021, Place of Admission of Execution: Office	 Dec 15 2021 6:50PM	 LTI 15/12/2021	 15/12/2021				
Name	Photo	Finger Print	Signature										
<b>Titas Bandyopadhyay Thakur</b> Wife of Arup Bandyopadhyay Date of Execution - 15/12/2021, , Admitted by: Self, Date of Admission: 15/12/2021, Place of Admission of Execution: Office	 Dec 15 2021 6:50PM	 LTI 15/12/2021	 15/12/2021										



91/91A Raja Rammohan Roy Sarani, City:- , P.O:- Mallick Para, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712203, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx6D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Arup Creations Private Limited (as DIRECTOR)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Ansar Ali</b> Son of Late Jamir Ali City:- , P.O:- Duttapukur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 743248			
	15/12/2021	15/12/2021	15/12/2021

Identifier Of Gouri Rani Kar, Arun Kar, Tarun Kar, Goutam Kar, Arup Bandyopadhyay, Titas Bandyopadhyay Thakur

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Gouri Rani Kar	Arup Creations Private Limited-7.88 Dec

#### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Arun Kar	Arup Creations Private Limited-1.04 Dec

#### Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Tarun Kar	Arup Creations Private Limited-1.04 Dec

#### Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Goutam Kar	Arup Creations Private Limited-1.04 Dec

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Chandigarh Main Road, Mouza: Chakra Ghata, JI No: 26, Pin Code : 700130

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1593, LR Khatian No:- 955	Owner:গৌরী রানী কার, Gurdian:ফনী , Address:মিলা , Classification:ভাঙ্গা, Area:0.07880000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1593, LR Khatian No:- 956	Owner:অরুণ কার, Gurdian:ফনী মুন্সন, Address:মিলা , Classification:বাগান, Area:0.01040000 Acre,	Arun Kar

L3	LR Plot No:- 1593, LR Khatian No:- 957	Owner:तनुम कर, Gurdian:दश्री , Address:सिख , Classification:उत्तम, Area:0.01040000 Acre,	Tarun Kar
L4	LR Plot No:- 1593, LR Khatian No:- 958	Owner:गौतम कर, Gurdian:दश्री , Address:सिख , Classification:उत्तम, Area:0.01040000 Acre,	Goutam Kar



On 15-12-2021

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

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

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

Presented for registration at 18:09 hrs on 15-12-2021, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Gouri Rani Kar , one of the Executants.

**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 71,99,994/-

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

Execution is admitted on 15/12/2021 by 1. Gouri Rani Kar, Wife of Late Phanibhusan Kar, 3/1, Chandigarh Main Road, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession House wife, 2. Arun Kar, Son of Late Phanibhusan Kar, 3/1, Chandigarh Main Road, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Business, 3. Tarun Kar, Son of Late Phanibhusan Kar, 3/1, Chandigarh Main Road, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Business, 4. Goutam Kar, Son of Late Phanibhusan Kar, 3/1, Chandigarh Main Road, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Business

Identified by Mr Ansar Ali, , Son of Late Jamir Ali, P.O: Duttapukur, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743248, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 15-12-2021 by Arup Bandyopadhyay, DIRECTOR, Arup Creations Private Limited (Private Limited Company), 91/92A, Raja Rammohan Roy Sarani, City:- , P.O:- Mallick Para, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712203

Identified by Mr Ansar Ali, , Son of Late Jamir Ali, P.O: Duttapukur, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743248, by caste Muslim, by profession Law Clerk

Execution is admitted on 15-12-2021 by Titas Bandyopadhyay Thakur, DIRECTOR, Arup Creations Private Limited (Private Limited Company), 91/92A, Raja Rammohan Roy Sarani, City:- , P.O:- Mallick Para, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712203

Identified by Mr Ansar Ali, , Son of Late Jamir Ali, P.O: Duttapukur, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743248, by caste Muslim, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,053/- ( B = Rs 1,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2021 12:05PM with Govt. Ref. No: 192021220136632311 on 15-12-2021, Amount Rs: 1,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKS2503366 on 15-12-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 9,021/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 7476, Amount: Rs.1,000/-, Date of Purchase: 29/11/2021, Vendor name: J K Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2021 12:05PM with Govt. Ref. No: 192021220136632311 on 15-12-2021, Amount Rs: 9,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKS2503366 on 15-12-2021, Head of Account 0030-02-103-003-02

*Anandi*

**Ananda Mohan Nandi  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III NORTH 24-  
PARGANAS  
North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1525-2021, Page from 455777 to 455840  
being No 152515891 for the year 2021.



Digitally signed by ananda mohan nandi  
Date: 2021.12.15 19:13:01 +05:30  
Reason: Digital Signing of Deed.

*Anandi*

(Ananda Mohan Nandi) 2021/12/15 07:13:01 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)