

DATED THIS THE 25th DAY OF April, 2022.

B E T W E E N

- (1) MRS. RIKTA MITRA
- (2) MRS. SOMA BHOWMICK
- (3) MRS. KALPANA CHOWDHURY
- (4) MRS. JHARNA RAY
- (5) MRS. ARCHANA PALIT
- (6) MR. KANCHAN KUMAR BOSE

...OWNERS/FIRST PART

A N D

RECHI CONSTRUCTION PVT. LTD.

Represented by its Director

SRI SAJJAN KUMAR MANDAL

...DEVELOPER/SECOND PART

DEVELOPMENT AGREEMENT

Drafted by:

MR. MANIK LAL DE

ADVOCATE

HIGH COURT, CALCUTTA

RES: A-12/2, KALINDI HOUSING ESTATE

P.S. LAKE TOWN, KOLKATA - 700 089

Phone No. 9830056633



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
25/4/22

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

25 APR 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on their the 25th day of April, Two Thousand Twenty Two (2022) A.D.

BETWEEN

1) MRS. RIKTA MITRA, wife of Mr. Dibakar Mitra and daughter of Late Bibhuti Bhusan Dutta, PAN No. AYKPM3592R, AADHAAR No. 3416 7492 7571, by Religion - Hindu, by Occupation -

(2)

Housewife, by Nationality - Indian, residing at Triloke Abasan, Flat No. 3F, Kalipark, Bablatala, P.O. - R. Gopalpur, Police Station - Airport, Kolkata - 700136, in the District of 24-Parganas (North), West Bengal, **2) MRS. SOMA BHOWMICK**, wife of Mr. Ajay Bhowmick and daughter of Late Bibhuti Bhusan Dutta, **PAN No.APQPB2112K, AADHAAR No. 8205 1626 8360**, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 182, Sahid Ganesh Dutta Road, P.O. - Birati, Police Station - Nimta, Kolkata - 700051, in the District of 24-Parganas (North), West Bengal, **3) MRS. KALPANA CHOWDHURY**, wife of Mr. Tapas Kumar Choudhury and daughter of Late Bibhuti Bhusan Dutta, **PAN No.ACHPC7429C, AADHAAR No. 7535 1967 2926**, by Religion - Hindu, by Occupation - Retired, by Nationality - Indian, residing at Kaikhali Daspara, Chiriyamore, P.O. - Airport, Police Station - Airport, Kolkata - 700052, in the District of 24-Parganas (North), West Bengal, **4) MRS. JHARNA RAY**, wife of Mr. Manikya Kishore Ray and daughter of Late Bibhuti Bhusan Dutta, **PAN No.AFMPR5782B, AADHAAR No. 4998 1049 9643**, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 14B, Panchanantala Road, P.O. - Paschim Putiari, Police Station - Haridevpur, Kolkata - 700041, in the District of 24-Parganas (South), West Bengal, **5) MRS. ARCHANA PALIT**, wife of Mr. Bimalendu Palit and daughter of Late Bibhuti Bhusan Dutta, **PAN No.AYNPP3067F, AADHAAR No. 6153 4392 1868**, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 27/1, Nabanagar, P.O. - Birati, Police Station - Nimta, Kolkata - 700051, in the District of 24-Parganas (North), West Bengal, **6) MR. KANCHAN KUMAR BOSE**, son of Late Jatindra Kumar Bose, **PAN No. AFYPB9996F, AADHAAR No. 7129 6465 8399**, by Religion - Hindu, by Occupation - Retired, by Nationality - Indian, residing at P-12, Pratapaditya Nagar, Gorakhabasi Road, P.O. - Dum Dum, Police

(3)

Station - Dum Dum, Kolkata - 700028, in the District of 24-Parganas (North), West Bengal, hereinafter jointly called the "OWNERS" (which term or expression shall unless excluded by or repugnant to the context and subject hereof be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

RECHI CONSTRUCTION PVT. LTD., a company incorporated under the provisions of Companies Act, 2013, as amended upto date, PAN No.AAGCR6941N, having its registered office at premises No.213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of 24-Parganas (North), represented by it's one of the Director namely SRI SAJJAN KUMAR MANDAL, son of Sri Sridhar Prasad Mandal, PAN No.ABEPM7581M, AADHAR No. 7751 2396 1704, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of 24-Parganas (North), hereinafter called the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its legal representatives and assigns) of the SECOND PART.

WHEREAS by a Deed of Conveyance dated 03rd day of July, 1970, Sri Bhuban Kanti Dutta, son of Late Bibhuti Bhusan Dutta, described therein as the purchaser, purchased amongst several other piece and parcel of land/properties/areas ALL THAT the several pieces and parcels of land of diverse measurement collectively measuring an area 16 (sixteen) Cottahs 07 (seven) Chittaks 38 (thirty eight) square feet, more or less, together with right to use 6' feet wide common passage from both the East side and the West Side, lying and situated at Mouza - Bhatenda, J.L. No.28, Touzi No.2998, Re.sa

No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 226, 145, 143, 187, Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, morefully and particularly described in the SCHEDULE thereunder written, from Sri Sukumar Basu, described therein as the Vendor, which was duly registered in the office of the Sub-Registrar Cossipore Dum Dum, being recorded in Book No. I, Volume No. 6, at pages Nos. 212 to 216, Being No. 4863 for the year 1970, for a valuable consideration as mentioned therein.

AND WHEREAS after obtaining the said property *Sri Bhuban Kanti Dutta*, duly mutated his name in the records of B.L. and L.R.O. under L.R. Khatian No. 2099, in respect of R.S. Dag No. 15.

AND WHEREAS *Sri Bhuban Kanti Dutta*, was thus well seize and possess of or otherwise well and sufficiently entitled to the amongst several other piece and parcel of land/properties/areas ALL THAT the several pieces and parcels of land of diverse measurement collectively measuring an area 16 (sixteen) Cottahs 07 (seven) Chittaks 38 (thirty eight) square feet, more or less, together with right to use 6' feet wide common passage from both the East side and the West Side, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50; C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 226, 145, 143, 187 corresponding to L.R. Khatian No. 2099, Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas.

AND WHEREAS by a Deed of Gift, written in Bengali, dated 19th day of May, 2000, registered at the Office of the Addl. District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.120, at pages from 94 to 104, Being No.4795, for the

(5)

year 2000, the said *Sri Bhuban Kanti Dutta*, described therein as the donor, out of love and affection as mentioned therein granted, conveyed and transferred the interalia property being ALL THAT piece or parcel of land measuring an area **02 (two) Cottahs** more or less, together with right to use 6' feet wide common passage from both the East side and the West Side, being Plan Plot No. 1, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 143, Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, in favour of his sister, Mrs. Rikta Mitra, described therein as the donee, absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS by a Deed of Gift, written in Bengali, dated 07th day of November, 2008, registered at the Office of the Addl. District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No.1, CD Volume No.12, at pages from 15529 to 15546, Being No.13187, for the year 2008, the said *Sri Bhuban Kanti Dutta*, described therein as the donor, out of love and affection as mentioned therein granted, conveyed and transferred the interalia property being ALL THAT piece or parcel of land measuring an area **04 (four) Chittaks 33.(thirty three) Square feet** more or less, for purpose of easement right, being Plan Plot No. 1/1, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian No. 2099 (in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, in favour of his sister, Mrs. Rikta Mitra, described therein as the donee, absolutely and forever,

(6)

morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS after obtaining the said property Mrs. Rikta Mitra, duly mutated her name in the records of B.L. and L.R.O. under L.R. Khatian No. 2353, in respect of land measuring an area **02 (two) Cottahs 04 (four) Chittaks 33 (thirty three) square feet**, more or less, in R.S./L.R. Dag No. 15 and also applied for conversion of the classification of the said land from Bagan to Bastu vide Memo No. CON/830/BL&LRO/RAJ/21 dated 01st day of April, 2021.

AND WHEREAS the said Mrs. Rikta Mitra, the Owner No. 1 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land measuring an area **02 (two) Cottahs 04 (four) Chittaks 33 (thirty three) square feet**, more or less, togetherwith easement right and right to use the 6' feet wide common passage lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian No. 2353 (formerly 2099 - in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas.

AND WHEREAS by a Deed of Gift, written in Bengali, dated 07th day of November, 2008, registered at the Office of the Addl. District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, CD Volume No.12, at pages from 15398 to 15417, Being No.13180, for the year 2008, the said *Sri Bhuban Kanti Dutta*, described therein as the donor, out of love and affection as mentioned therein granted, conveyed and transferred the interalia property being ALL THAT piece or parcel of land measuring an area

02 (two) Cottahs 04 (four) Chittaks 08 (eight) Square feet more or less, togetherwith easement right and right to use the 6' feet wide common passage, being Plan Plot No. 2, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian No. 2099 (in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, in favour of his sister, Mrs. Soma Bhowmick, described therein as the donee, absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS after obtaining the said property Mrs. Soma Bhowmick, duly mutated her name in the records of B.L. and L.R.O. under L.R. Khatian No. 2355, in respect of land measuring an area **02 (two) Cottahs 04 (four) Chittaks 08 (eight) square feet**, more or less, in R.S./L.R. Dag No. 15 and also applied for conversion of the classification of the said land from Bagan to Bastu vide Memo No. CON/827/BL&LRO/RAJ/21 dated 01st day of April, 2021.

AND WHEREAS the said Mrs. Soma Bhowmick, the Owner No. 2 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land measuring an area **02 (two) Cottahs 04 (four) Chittaks 08 (eight) square feet**, more or less, togetherwith easement right and right to use the 6' feet wide common passage lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian No. 2355 (formerly 2099 - in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas.

AND WHEREAS by a Deed of Gift, written in Bengali, dated 07th day of November, 2008, registered at the Office of the Addl. District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, CD Volume No.12, at pages from 15547 to 15566, Being No.13188, for the year 2008, the said *Sri Bhuban Kanti Dutta*, described therein as the donor, out of love and affection as mentioned therein granted, conveyed and transferred the interalia property being ALL THAT piece or parcel of land measuring an area **02 (two) Cottahs 04 (four) Chittaks 13 (thirteen) Square feet** more or less, togetherwith easement right and right to use the 6' feet wide common passage, being Plan Plot No. 3, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian No. 2099 (in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, in favour of his sister, Mrs. Kalpana Chowdhury, described therein as the donee, absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS after obtaining the said property Mrs. Kalpana Chowdhury, duly mutated her name in the records of B.L. and L.R.O. under L.R. Khatian No. 2350, in respect of land measuring an area **02 (two) Cottahs 04 (four) Chittaks 13 (thirteen) square feet**, more or less, in R.S./L.R. Dag No. 15 and also applied for conversion of the classification of the said land from Bagan to Bastu vide Memo No. CON/825/BL&LRO/RAJ/21 dated 01st day of April, 2021.

AND WHEREAS the said Mrs. Kalpana Chowdhury, the Owner No. 3 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land measuring an area **02 (two) Cottahs 04 (four)**

Chittaks 13 (thirteen) square feet, more or less, togetherwith easement right and right to use the 6' feet wide common passage lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian No. 2350 (formerly 2099 - in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas.

AND WHEREAS by a Deed of Gift, written in Bengali, dated 10th day of November, 2006, registered at the Office of the Addl. District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, CD Volume No.4, at pages from 16587 to 16603, Being No.05938, for the year 2007, the said *Sri Bhuban Kanti Dutta*, described therein as the donor, out of love and affection as mentioned therein granted, conveyed and transferred the interalia property being ALL THAT piece or parcel of land measuring an area **02 (two) Cottahs 04 (four) Chittaks** more or less, together with right to use 6' feet wide common passage from both the East side and the West Side, being Plan Plot No. 4, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No: 15 under C.S. Khatian No. 143, Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, in favour of his sister, Mrs. Jharna Ray, described therein as the donee, absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS by a Deed of Gift, written in Bengali, dated 07th day of November, 2008, registered at the Office of the Addl. District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book

No.1, CD Volume No.12, at pages from 15511 to 15528, Being No.13186, for the year 2008, the said *Sri Bhuban Kanti Dutta*, described therein as the donor, out of love and affection as mentioned therein granted, conveyed and transferred the interalia property being ALL THAT piece or parcel of land measuring an area **04 (four) Chittaks 43 (forty three) square feet** more or less, being Plan Plot No. 4/1, for the purpose of easement right, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian No. 2099 (in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, in favour of his sister, Mrs. Jharna Ray, described therein as the donee, absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS after obtaining the said property Mrs. Jharna Ray, duly mutated her name in the records of B.L. and L.R.O. under L.R. Khatian No. 2351, in respect of land measuring an area **02 (two) Cottahs 08 (eight) Chittaks 43 (forty three) square feet**, more or less, in R.S./L.R. Dag No. 15 and also applied for conversion of the classification of the said land from Bagan to Bastu vide Memo No. CON/828/BL&LRO/RAJ/21, dated 01st day of April, 2021.

AND WHEREAS the said Mrs. Jharna Ray, the Owner No. 4 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land measuring an area **02 (two) Cottahs 08 (eight) Chittaks 43 (forty three) square feet**, more or less, togetherwith easement right and right to use the 6' feet wide common passage lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag

No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian No. 2351 (formerly 2099 - in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas.

AND WHEREAS by a Deed of Gift, written in Bengali, dated 07th day of November, 2008, registered at the Office of the Addl. District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, CD Volume No.12, at pages from 15452 to 15469, Being No.13183, for the year 2008, the said *Sri Bhuban Kanti Dutta*, described therein as the donor, out of love and affection as mentioned therein granted, conveyed and transferred the interalia property being ALL THAT piece or parcel of land measuring an area **02 (two) Cottahs 13 (thirteen) Chittaks 31 (thirty one) Square feet** more or less, togetherwith easement right and right to use the 6' feet wide common passage, being Plan Plot No. 5, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian No. 2099 (in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, in favour of his sister, Mrs. Archana Palit, described therein as the donee, absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS after obtaining the said property Mrs. Archana Palit, duly mutated her name in the records of B.L. and L.R.O. under L.R. Khatian No. 2354, in respect of land measuring an area **02 (two) Cottahs 13 (thirteen) Chittaks 31 (thirty one) Square feet** more or less, in R.S./L.R. Dag No. 15 and also applied for

conversion of the classification of the said land from Bagan to Bastu vide Memo No. CON/826/BL&LRO/RAJ/21 dated 01st day of April, 2021.

AND WHEREAS the said Mrs. Archana Palit, the Owner No. 5 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land measuring an area **02 (two) Cottahs 13 (thirteen) Chittaks 31 (thirty one) Square feet**, more or less, togetherwith easement right and right to use the 6' feet wide common passage lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian No. 2354 (formerly 2099 - in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas.

AND WHEREAS by a Deed of Gift, written in Bengali, dated 19th day of May, 2000, registered at the Office of the Addl. District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.171, at pages from 94 to 104, Being No.03247, for the year 2001, the said *Sri Bhuban Kanti Dutta*, described therein as the donor, out of love and affection as mentioned therein granted, conveyed and transferred the interalia property being ALL THAT piece or parcel of land measuring an area **03 (three) Cottahs 11 (eleven) Chittaks** more or less, together with right to use 6' feet wide common passage from both the East side and the West Side, being Plan Plot No. 6, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 143, Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram

Panchayat, in the District of North-24-Parganas, in favour of his sister, Mrs. Sumita Bose, described therein as the donee, absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS by a Deed of Gift, written in Bengali, dated 07th day of November, 2008, registered at the Office of the Addl. District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, CD Volume No.12, at pages from 15433 to 15451, Being No.13182, for the year 2008, the said *Sri Bhuban Kanti Dutta*, described therein as the donor, out of love and affection as mentioned therein granted, conveyed and transferred the interalia property being ALL THAT piece or parcel of land measuring an area **09 (nine) Chittaks** more or less, being Plan Plot No. 6/1, for the purpose of easement right, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian No. 2099 (in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, in favour of his sister, Mrs. Sumita Bose, described therein as the donee, absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS after obtaining the said property Mrs. Sumita Bose, duly mutated her name in the records of B.L. and L.R.O. under L.R. Khatian No. 2352, in respect of land measuring an area **04 (four) Cottahs 04 (four) Chittaks**, more or less, in R.S./L.R. Dag No. 15 and also applied for conversion of the classification of the said land from Bagan to Bastu vide Memo No. CON/829/BL&LRO/RAJ/21 dated 01st day of April, 2021.

AND WHEREAS the said Mrs. Sumita Bose, was thus well seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of land measuring an area 04 (four) Cottahs 04 (four) Chittaks, more or less, togetherwith easement right and right to use the 6' feet wide common passage lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian No. 2352 (formerly 2099 - in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas.

AND WHEREAS the said Sumita Bose, died intestate on 07th day of October, 2019, leaving behind her, surviving her husband namely, Mr. Kanchan Kumar Bose and only son namely, Mr. Probal Bose as her only legal heirs and successors to the estate left behind her and after the death of the said Sumita Bose, the said Mr. Kanchan Kumar Bose and Mr. Probal Bose, became the joint owners of her said property, according to Hindu Succession Act, 1956, as amended upto date.

AND WHEREAS by a Deed of Gift, dated 01st day of November, 2021, registered at the Office of the Addl. District Sub Registrar Rajarhat, New Town, recorded in Book No.I, Volume No.1523-2021, at pages from 641931 to 641954, Being No.152315090, for the year 2021, the said *Mr. Probal Bose*, described therein as the donor, represented by his Constituted Attorney Mrs. Rikta Mitra, out of love and affection as mentioned therein granted, conveyed and transferred the property being ALL THAT undivided one-equal half part or share in the piece or parcel of land measuring an area 04 (four) Cottahs 04 (four) Chittaks, more

or less i.e., 02 (two) Cottahs 02 (two) Chittaks more or less, togetherwith easement right and right to use the 6' feet wide common passage lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. **15** under C.S. Khatian No. 143 corresponding to L.R. Khatian No. **2352**, Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, in favour of his father, Mr. Kanchan Kumar Bose, son of Late Jatindra Kumar Bose, described therein as the donee, absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS the said Mr. Kanchan Kumar Bose, the owner No. 6 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of land measuring an area **04 (four) Cottahs 04 (four) Chittaks**, more or less, togetherwith easement right and right to use the 6' feet wide common passage lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. **15** under C.S. Khatian No. 143 corresponding to L.R. Khatian No. **2352**, Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, Additional District Sub-Registrar Rajarhat, New Town, in the District of North-24-Parganas.

AND WHEREAS the Owners herein jointly amalgamated their respective plots into a single plot by a registered Deed of Amalagamation on 25th day of March, 2022, registered at the office of the Additional District Sub-Registrar Rajarhat, District North-24-Parganas, recoded in Book No. I, Volume No. 1523-2022, Pages 245971 to 246020, Being No. 152305637 for the year 2022.

AND WHEREAS the Owners jointly seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of bastu land, measuring area **16 (sixteen) cotthas 07 (seven) chittaks 38 (thirty eight) square feet**, more or less, togetherwith tiles shaded structure, standing thereon total constructed area 650 (six hundred fifty) square feet, more or less, cemented floor, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. **15** under C.S. Khatian No. 143 corresponding to L.R. Khatian Nos. **2350, 2351, 2352, 2353, 2354, 2355**, Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, Additional District Sub-Registrar Rajarhat, New Town, in the District of North-24-Parganas, morefully and particularly described in the First Schedule hereunder written.

AND WHEREAS the Owners herein declares that the land hereunder agreed to be developed is free from all encumbrances, charges, liens, lis-pendence, claims, demands and attachments, and there is no notice in existence respecting acquisition or requisition thereof by any Governmental or Semi Governmental Authorities or statutory or any other authorities, in fact.

AND WHEREAS the Developer, the party of the Second Part herein, having offered proposal for development of the said plot interalia including construction of Multi-storied building consisting of several flats or units, car parking space, commercial space, etc., upon the same (morefully and particularly described in the FIRST SCHEDULE hereunder written) at their own cost in accordance with the building plan to be sanctioned by the Rajarhat-Bishnupur 1 no. Gram Panchayat or Zila Parisad or any other competent authoirty and, the Owners have agreed to, and/or accepted the Developer's proposal, inclusive of consideration therefore as contained therein.

AND WHEREAS pursuant to the said proposal of the developer the party of the Second part, and the Owners, the party of the First part herein have agreed to cause to effect construction of Multi-storied building upon the aforesaid plot of land for consideration as described hereinafter in details and the Developer, the party of the Second Part hereto has agreed to develop the said plot of land constructing a Multi-storied building thereon, as Joint Venture basis on the basis of ratio of the constructed area from the ground floor to top floor of the building and the owner/vendor/First Party will get the property mentioned in the THIRD SCHEDULE hereunder written including the proportionate common area togetherwith the down payment of Rs. 8,75,000/- (Rupees eight lakh seventy five thousand) only by the Developer/Promoter/Second Party to the owner/Vendor/First Party in the manner written in the Article - VII hereinunder as per terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows:—

ARTICLE - I: DEFINITIONS

Unless it is repugnant to or inconsistent with the context of these presents:—

1. **OWNERS** shall mean **1) MRS. RIKTA MITRA**, wife of Mr. Dibakar Mitra and daughter of Late Bibhuti Bhusan Dutta, PAN No. AYKPM3592R, AADHAAR No. 3416 7492 7571, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at Triloke Abasan, Flat No. 3F, Kalipark, Bablatata, P.O. - R. Gopalpur, Police Station - Airport, Kolkata - 700136, in the District of 24-Parganas (North), West Bengal, **2) MRS. SOMA BHOWMICK**, wife of Mr. Ajay Bhowmick and daughter of Late Bibhuti Bhusan Dutta, PAN No. APQPB2112K, AADHAAR No. 8205 1626 8360, by Religion - Hindu, by Occupation -

Housewife, by Nationality - Indian, residing at 182, Sahid Ganesh Dutta Road, P.O. - Birati, Police Station - Nimta, Kolkata - 700051, in the District of 24-Parganas (North), West Bengal, **3) MRS. KALPANA CHOWDHURY**, wife of Mr. Tapas Kumar Choudhury and daughter of Late Bibhuti Bhusan Dutta, **PAN No.ACHPC7429C, AADHAAR No. 7535 1967 2926**, by Religion - Hindu, by Occupation - Retired, by Nationality - Indian, residing at Kaikhali Daspara, Chiriyamore, P.O. - Airport, Police Station - Airport, Kolkata - 700052, in the District of 24-Parganas (North), West Bengal, **4) MRS. JHARNA RAY**, wife of Mr. Manikya Kishore Ray and daughter of Late Bibhuti Bhusan Dutta, **PAN No.AFMPR5782B, AADHAAR No. 4998 1049 9643**, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 14B, Panchanantala Road, P.O. - Paschim Putiari, Police Station - Haridevpur, Kolkata - 700041, in the District of 24-Parganas (South), West Bengal, **5) MRS. ARCHANA PALIT**, wife of Mr. Bimalendu Palit and daughter of Late Bibhuti Bhusan Dutta, **PAN No.AYNPP3067F, AADHAAR No. 6153 4392 1868**, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 27/1, Nabanagar, P.O. - Birati, Police Station - Nimta, Kolkata - 700051, in the District of 24-Parganas (North), West Bengal, **6) MR. KANCHAN KUMAR BOSE**, son of Late Jatindra Kumar Bose, **PAN No. AFYPB9996F, AADHAAR No. 7129 6465 8399**, by Religion - Hindu, by Occupation - Retired, by Nationality - Indian, residing at P-12, Pratapaditya Nagar, Gorakhabasi Road, P.O. - Dum Dum, Police Station - Dum Dum, Kolkata - 700028, in the District of 24-Parganas (North), West Bengal.

2. **DEVELOPER** shall mean **RECHI CONSTRUCTION PVT. LTD.**, a company incorporated under the provisions of Companies Act,

2013, as amended upto date, **PAN No.AAGCR6941N**, having its registered office at premises No.213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of 24-Parganas (North), represented by it's one of the Director namely **SRI SAJJAN KUMAR MANDAL**, son of Sri Sridhar Prasad Mandal, **PAN No.ABEPM7581M**, **AADHAR No. 7751 2396 1704**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of 24-Parganas (North).

3. **SAID LAND** shall mean the land morefully and particularly described in the First Schedule hereunder written.
4. **ARCHITECTS** shall mean the Architect to be appointed by the Developer or such other Architect during the material time of construction of the proposed building or process or progress thereof being appointed by the developer only.
5. **BUILDING/PREMISES** shall mean Multi-storied building to be constructed upon the said lands in accordance with the building plan and specification approved and duly signed by the Developer required to be duly sanctioned by the Rajarhat-Bishnupur 1 no. Gram Panchayat or Zila Parisad or any other competent authority with all its variations, (morefully and particularly described in the SECOND SCHEDULE hereunder written).
6. **COMMON EXPENSES** shall mean and include the cost of operating, up-keeping and maintaining the building to be constructed as aforesaid as and when required in connection with common services and facilities relating to the building, and shall further include all taxes, charges, salaries, premiums and other expenses payable in respect thereof or incidental thereto as fully described in the FIFTH SCHEDULE hereunder written.

7. **UNDIVIDED SHARE** shall mean the undivided variable and impartible proportionate share in the lands attributable and allocable to any unit/units within the building as aforesaid to be determined in relation to the area of the respective unit/units.
8. **BUILDING PLAN** shall mean the drawing plan interalia touching the construction of the building and contents thereof in the shape of flats, car parking and other space including variations therein as permissible and modification thereof, if any, as well, requiring to be sanctioned by the Rajarhat-Bishnupur 1 no. Gram Panchayat or Zila Parisad or any other competent authority in the name of the Owners at the cost of the developer and other statutory variation including such modifications or variations therein as may be required to be made or directed by the said Rajarhat-Bishnupur 1 no. Gram Panchayat or Zila Parisad or any other competent authority and agreed by the Owners.
9. **TRANSFER** with its grammatical variations shall include a transfer by possession and by other lawful means adopted for effecting transfer interalia of flats/units in the Multi-storied building to be constructed under the project and interalia relate to transfer of the Developer's part or share of constructed areas within allocation meant for the developer or their nominee or nominees, if any, in the building to be constructed or portions of portions thereof to the intending purchasers thereof.
10. **TRANSFEREES** shall mean the purchaser to whom any flat and/or other space or spaces in the said building will be transferred.
11. **UNITS** shall mean flats, car parking spaces, commercial spaces, shopping mall, office spaces and godown spaces and other spaces within the building on or at the said premises, each of them being part thereof, in fact.

ARTICLE: II

(1) **OWNERS' SHARE/ALLOCATION** shall mean the Owners will entitled to get :-

- (a) One Self contained residential flat being Flat No. 1A on the First Floor in Block - A, measuring a built up area 800 (eight hundred) square feet more or less.
- (b) Self contained residential flat on the entire Second Floor in Block - A.
- (c) Car Parking Spaces on the entire Ground Floor in Block - B.
- (d) Self contained residential flats on the entire First Floor in Block - B.
- (e) Self contained residential flats on the entire Second Floor in Block - B.
- (f) One shop being Shop No. A on the Ground Floor in Block - A, measuring a built up area 300 (three hundred) square feet more or less.

The aforesaid flats, car parking spaces and shop in the proposed multi-storied building, including proportionate share of stair case, lift, landing area, hereinafter called the Owners Allocation, morefully and particularly described in the THIRD SCHEDULE hereunder written as contained in the proposed Multi-storied building, lying and situated at Mouza - Bhatenda, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian Nos. 2350, 2351, 2352, 2353, 2354, 2355, Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, Additional District Sub-Registrar Rajarhat, New Town, in the District of North-24-Parganas, morefully and particularly

(22)

described in the SECOND SCHEDULE hereunder written, Togetherwith undivided proportionate share of land, morefully and particularly described in the First Schedule hereunder written, togetherwith common areas and facilities mentioned in the FIFTH SCHEDULE hereunder written, togetherwith common expenses and maintenance mentioned in the SIXTH SCHEDULE hereunder written, togetherwith guidance and restriction mentioned in the SEVENTH SCHEDULE hereunder written.

- (2) **DEVELOPER'S SHARE** shall mean the developer will entitled to get remaining constructed area within the proposed multi-storeyed building including proportionate share of lift and landing area, hereinafter called the Developers Allocation, morefully and particularly described in the FOURTH SCHEDULE hereunder written as contained in the proposed Multi-storied building, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian Nos. 2350, 2351, 2352, 2353, 2354, 2355, Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, Additional District Sub-Registrar Rajarhat, New Town, in the District of North-24-Parganas, morefully and particularly described in the SECOND SCHEDULE hereunder written, Togetherwith undivided proportionate share of land, morefully and particularly described in the First Schedule hereunder written, togetherwith common areas and facilities mentioned in the FIFTH SCHEDULE hereunder written, togetherwith common expenses and maintenance mentioned in the SIXTH SCHEDULE hereunder written, togetherwith guidance and restriction mentioned in the SEVENTH SCHEDULE hereunder written, excluding the Owners share and

allocation therein as mentioned above, hereinafter referred to as the Developer's Allocation.

Subject to Owners having their allocation or share or part in the covered areas within the building togetherwith their proportionate share respecting the same the Owners do hereby grant exclusive right to the developer to construct at their cost as agreed a Multi-storied building on the said plot of lands, morefully and particularly described in the **FIRST SCHEDULE** hereunder written, and also authorise the developer herein to sell its portion within its allocation to the intending purchaser or purchasers to be selected by the Developer herein only being reckoned as its nominee or nominees as well.

ARTICLE III BUILDING OR BUILDINGS

1. The Developer, as agreed shall at its own cost and expenses construct at the said premises a multi-storeyed building according to the specification mentioned in the EIGHTH SCHEDULE hereunder written in accordance with the sanctioned of the building plan as aforesaid by the Rajarhat-Bidhnupur 1 no. Gram Panchayat, or Zila Parisad or any other competent authority in compliance with all Municipal Rules, Regulations and provisions. The building to be constructed shall be of good standard quality building materials and workmanship, without using substandard materials, and all such specifications, materials, fixtures and fittings as shall be required therefor shall be approved of and/or certified by qualified Architect or Architects.
2. The Developer shall install and erect in the said Multi-storied building at its own cost and expenses soil-test, water storage tanks and overhead reservoirs togetherwith other arrangements as shall be required to be provided in the building containing flats, shops, commercial spaces, semi-commercial spaces, Carparking

spaces, office spaces and other spaces to be constructed in connection with the same being permitted by concerned Municipal Corporation.

3. The Developer shall at its own cost and expenses and without creating any financial or other liability upon the Owners shall construct and complete the Multi-storied building upon the aforesaid land.

ARTICLE IV DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owners not to transfer or assign the benefits of this Development Agreement or any part thereof without the consent in writing of the Owners. No consent shall be required from the Owners on the part of the Developer to transfer and assign the benefit of the Developer's allocation as mentioned above to the intending purchaser or purchasers thereof.
2. The Developer hereby agrees and covenants with the Owners not to do any act, deed, or thing whereby the Owners may be prevented from enjoying or selling/assigning, and/or disposing of the portions within the Owners allocation in the building.
3. That the Developer hereby declares that the proposed building shall be completed within **03 (three) years** from the date of sanction of the building plan and for any unavoidable reasons such time period shall be extended for the **06 (six) months** therefrom i.e; total period of **03 (three) years and 06(six) months** as a whole.
4. That the building Plan will be submitted to the competent authority within 03 (three) months from the date of this Development Agreement signed and it is also agreed by the developer that they will pay all the requisit fees and charges for the sanction of the building plan time to time as per requirement

made by the competent authority.

5. It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workmen or others, victimizing such workmen or any other persons whatsoever or causing any harm to the property during the course of construction of the Multi-storied building under the development project the Developer shall have all the responsibility, and liability therefor, and shall keep the Owners, their estate, and effects safe, and harmless the Developer is agreeing to indemnify all claims, damages, rights and actions in respect of such eventualities without claiming reimbursement therefor.
6. The Developer shall pay all outstanding dues payable in respect of the said land and/or clearup all Panchayat tax and kazna taxes relating to the First Schedule property during course of such construction and till the date of delivery of possession of the Owners in their respective constructed area.
7. To give possession of respective flats, shops, garage and other units from the Developer's Allocation only to the prospective purchaser after completion of the building and after giving possession to the land owners subject to refund the security money by the owners to the developer.

ARTICLE - V OWNERS OBLIGATIONS

1. The Owners shall deliver vacant and peaceful possession of the said property (morefully and particularly described in the FIRST SCHEDULE hereunder written) to the developer herein, simultaneously with the execution hereof.
2. The Owners shall authorise to the Developer to do and perform all works and to sign all papers and documents including the building plan as would be necessary for sanction of the building

plan by executing necessary power of Attorney or any indenture relating to the same in favour of the Developer.

3. Subject to the preceding clauses the Owners hereby grant, exclusive, right to the Developer to construct, erect and complete the proposed building on the said land in accordance with the building plan to be sanctioned for construction of the building under the project. If, in case of any deviation in respect of the construction within the building, the developer shall be held liable and/or responsible for payment of any charges assess by the municipal authority, the owners herein have no responsibility for the same.
4. The Developer shall be entitled to erect and/or construct the proposed building with rights to transfer or otherwise deal with or dispose of Developer's allocation only or portions thereof, and the Owners shall not in any way interfere with or disturb, quiet and peaceful possession of the Developer's allocation, mentioned as aforesaid.
5. The Owners shall execute a registered Development Power of Attorney authorising the Developer herein to appoint Architect, Labour, submit the building plan to the appropriate authority and to obtain electricity, Water, Sewerage, Drain from the Rajarhat-Bidhnupur 1 no. Gram Panchayat, and WBSEDCL or any other authority, and to sign any agreement for sale, deed of conveyance or conveyances, Rectification Deeds, Boundary Declaration, Amalgamation Deed, and/or deeds for transfer of the Developer's allocation within the building, or any part thereof to intending purchaser or purchasers, who shall be nominated by the developer herein.
6. The Owners hereby agrees and covenants with the Developer not to cause any interference or hindrance to the construction

work of the said building by the developer on the said plot of land. If the construction work not follow the terms and condition of this Development Agreement the Land Owners may interfere.

7. The Owners hereby agrees and covenants with the Developer not to transfer, let out, grant, lease, mortgage, encumber, and/or charge the said plot of land or any portion thereof, except the Developer herein, during subsistence of the present agreement.
8. The Owners undertake that during the continuance of this agreement they shall not enter into any Development or Sale agreement with any third party in respect of the said lands or any portion thereof.
9. The Owners further shall not be entitled to claim any additional area and/or amount of sale proceeds of the Developer's allocated portion mentioned above, nor shall be entitled to claim any share in the amount of sale proceeds from intending purchaser or purchasers of the Developer's allocation or portions thereof as may be received by the Developers as constituted Attorney of the Owners herein.
10. The developer shall be entitled to fix sign boards on the said property for advertisement, and insertions in news papers and other advertising media for making the project known to the public and the Developer herein shall choose a name for the Multi-storied building to be constructed under the project it being so agreed by the parties hereto.
11. It is agreed that the developer shall be entitled to enter into any agreement for sale in respect of Developers allocations to different prospective buyers thereof, and to sell out portions thereunder in the shape of flats, shops, commercial spaces, semi-commercial spaces, office spaces, carparking spaces and other

spaces to the prospective buyers against such monetary consideration which shall be determined solely by the developer, and in such matters and in the matter, of receipt of bookings and/or advance monies from the intending buyers of any portion within the developer's allocation or of different portions within the allocation of the developer, the Owners shall not interfere in any manner whatsoever.

12. If any of the Owner being the party of the First part herein dies during the continuance of the agreement all their heirs and/or legal representatives shall be bound to abide by the terms hereof and if required by the Owners/developer, shall sign necessary papers and/or documents in execution thereof either for inclusion thereof in this agreement or for continuity and/or modification hereof as per requirements of the developers without any right to back out from such obligations in any manner whatsoever.
13. The Owners without any just reason shall not be entitled to repudiate, rescind, and/or cancel this development agreement and the registered Development Power of Attorney as has been executed by the Owners simultaneously with the execution hereof during the period of completion of the development project, as agreed upon hereinabove or act against terms hereof during the period of construction and/or completion of the building as envisaged hereunder and/or that of disposal of the portion under the allocation of the developer as agreed by way of transfers, and/or till completion of such development project as a whole.
14. The Owners undertake that their constituted attorney shall execute agreement or agreements for sale, and cause to registered proper Deed or Deeds or conveyance or conveyances for sale of the developer's allocation only in favour of the intending purchaser or purchasers nominated by the Developer

for such transfer or sale thereof the same being within the Developer's allocation.

15. Simultaneously with the execution hereof the Owners herein handover all original documents and/or Deeds relating to the land morefully and particularly described in the First Schedule hereunder written, to the developer herein.

ARTICLE VI DEVELOPER'S RIGHTS

1. The Developer will hold and possess the said plot of land as exclusive right, and shall have authority to construct the building on the said plot of land as per building plan sanctioned by the Rajarhat-Bishnupur 1 no. Gram Panchayat or Zila Parisad or any other competent authority.
2. If any amendment or modification is required in connection with said building plan the same shall be done by the Developer at its own cost and expenses on behalf of the Owners and the Developer will pay and bear all fees including Architect's fees required to be paid or deposited for such amendment, and/or modifications of the building plan, if necessary, provided, however, that such amendments or modifications would not prejudice the Owners in any manner whatsoever.
3. The Developer shall be entitled to sign and execute enter into any agreement for sale(s) and any deed of conveyance(s) with the intending purchaser or purchasers for selling Developer's allocation within the building to be constructed under the project or portion thereof containing flats, shops, commercial spaces, semi-commercial spaces, Carparking spaces, office spaces and other spaces, settling terms therefor with the prospective buyers therefor to sell their allotted portion together with undivided proportionate share in the lands below the same to the said intending buyers subject to requirements by the developer and

constituted attorney on behalf of the Owners herein shall also execute agreement or agreements for sale(s), and cause to registered proper Deed or Deeds or conveyance or conveyances for sale of the developer's allocation only in favour of the intending purchaser or purchasers nominated by the Developer for such transfer or sale thereof the same being within the Developer's allocation.

4. The Developer shall also be entitled to accept money by way of consideration price of the said flats, shops, commercial spaces, semi-commercial spaces, Carparking spaces, office spaces and other spaces from the prospective buyers in respect of Developer's allocated portion, only with flats, shops, commercial spaces, semi-commercial spaces, Carparking spaces, office spaces and other spaces, hereinafter referred to as saleable area, and can issue receipt in their name or on behalf of its company and acknowledging such receipts in terms of this agreement for sale or deed of conveyance(s) without making the Owners liable or accountable for the same at any point of time.
5. That the Developer shall execute any Agreement for Sale or Deed of Conveyance(s) to the intending purchaser or purchasers as an attorney on behalf of the owners respecting the proportionate share of land.
6. Both the parties herein agree that any shortfall/increase in the area given as owner's allocation, will be get or pay by the parties at the rate of Rs. 2600/- (Rupees two thousand six hundred) only per square feet.

ARTICLE VII CONSIDERATION

1. That save and except the Owners' allocation in the proposed building as mentioned above the developer herein has agreed to pay a refundable amount of sum of Rs.16,00,000/- (Rupees

sixteen lakh) only to the Owners herein, and simultaneously with the execution hereof developer has paid a sum of Rs.8,75,000/- (Rupees eight lakh seventy five thousand) only as per memo hereunder written and the balance a sum of Rs. 7,25,000/- (Rupees seven lakh twenty five thousand) only will be paid after completion of the foundation.

2. The owners herein undertakes to refund the said amount of Rs.16,00,000/- (Rupees sixteen lakh) only at the time of taking possession of their allocation from the developer herein, without fail.

ARTICLE VIII MISCELLANEOUS

1. It is understood that from time to time to facilitate the construction of the building by the Developer various lawful deeds, matters and things not herein specified may be required to be done by the Developer wherefor 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 made herein or in the Power of Attorney.
2. The developer shall pay a sum of Rs. 10,000/- (Rupees ten thousand) only for shifting to Smt. Rikta Mitra, the Owner No. 1 herein, and the developer herein shall pay the rent therefor throughout till handing over of Owners allocation in the building to the Owners by the developer as agreed paying amount of such rents monthwise as per english calendar.
3. That the Owners shall bear a sum of Rs. 20,000/- (Rupees twenty thousand) only towards for the cost of transformer related works and transformer and for all other electrical jobs in respect of each unit/flat as mentioned above.

4. Any dispute or difference which may arise between the parties or their nominee or representative with regard to the construction, meaning, purports, terms and conditions and effect of this Agreement or any part thereof, or respecting the construction or any other matters relating to the construction shall be referred to the Court of Law for appointment of a Arbitrator as per Arbitration and Conciliation Act, 1996, as amended upto date.

ARTICLE IX OWNERS' INDEMNITY

1. The Owners hereby undertake that the Developer shall be entitled to the said constructions and shall enjoy their respective allocation without any interference or disturbance provided the Developer performs, observes, and fulfils all the terms and conditions herein contained, and/or on their part to be observed, performed and/or fulfilled by the developer.

ARTICLE X DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes not to make the Owners liable for and to compensate him for and/or against all third party's claims and actions arising out of any part of the act or omission of the Developer in or relating to the construction of the said building.
2. The Developer hereby undertakes to indemnify and keep the Owners indemnified from and against all actions, suits, costs, proceeding and claims and demands that may arise out of the Owners and/or Developer's allocation with regard to the Development of the building and/or in the matter of construction of the building and/or for any defect therein.

ARTICLE XI FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent of their performance of relative obligations herein being prevented by the existence of force majeure which shall remain suspended for the time being, entitling them to be suspended from their such obligations during the duration of the force majeure.
2. Force majeure shall mean natural calamities like earthquake, riot, war, storm, tempest, civil commotion etc. which may be beyond the control of any of the parties.
4. The Developer shall also be entitled to accept money by way of consideration price of the said flats/units from the prospective buyers in respect of Developer's allocated portion, and/or share in the said proposed building with Flats and Carparking spaces as referred to as saleable area, and can issue receipt in their name or on behalf of their firm name acknowledging such receipts in terms of this agreement without making the Owners liable or accountable for the same at any point of time.

FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of bastu land, piece or parcel of bastu land, measuring area **16 (sixteen) cotthas 07 (seven) chittaks 38 (thirty eight) square feet**, more or less, lying and situated at Mouza - Bhatenda, J.L. No.28, Tquzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. **15** under C.S. Khatian No. 143 corresponding to L.R. Khatian Nos. **2350, 2351, 2352, 2353, 2354, 2355**, Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, Additional District Sub-Registrar Rajarhat, New Town, in the District of North-24-Parganas, togetherwith tiles shaded

structure, standing thereon total constructed area 650 (six hundred fifty) square feet, more or less, cemented floor.

The property was butted and bounded as follows:-

- ON THE NORTH : By Part of R.S./L.R. Dag No. 15 and 6' feet common passage.
- ON THE SOUTH : By 28' feet wide Panchayat Road.
- ON THE EAST : By 6' feet wide Common Passage.
- ON THE WEST : By existing drain thereafter part of R.S./L.R. Dag No. 14 and 13.

SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT proposed Residential-cum-commercial multi-storeyed brick-built messuage tenement hereditament and premises and/or building **TOGETHER WITH** the piece or parcel of land there unto belonging whereon or on Part whereof the same to be erected and built building known as "**ANANDI VIEW**", containing area **16 (sixteen) cotthas 07 (seven) chittaks 38 (thirty eight) square feet**, more or less, lying and situated at *Mouza - Bhatenda, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632* corresponding to R.S./L.R. Dag No. **15** under C.S. Khatian No. 143 corresponding to L.R. Khatian Nos. **2350, 2351, 2352, 2353, 2354, 2355**, Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, Additional District Sub-Registrar Rajarhat, New Town, in the District of North-24-Parganas.

The property was butted and bounded as follows:-

- ON THE NORTH : By Part of R.S./L.R. Dag No. 15 and 6' feet common passage.
- ON THE SOUTH : By 28' feet wide Panchayat Road.
- ON THE EAST : By 6' feet wide Common Passage.
- ON THE WEST : By existing drain thereafter part of R.S./L.R. Dag No. 14 and 13.

THIRD SCHEDULE ABOVE REFERRED TO:

OWNERS ALLOCATION

OWNERS' SHARE/ALLOCATION shall mean the Owners will entitled to get :-

- (a) One Self contained residential flat being Flat No. 1A on the First Floor in Block - A, measuring a built up area 800 (eight hundred) square feet more or less.
- (b) Self contained residential flat on the entire Second Floor in Block - A.
- (c) Car Parking Spaces on the entire Ground Floor in Block - B.
- (d) Self contained residential flats on the entire First Floor in Block - B.
- (e) Self contained residential flats on the entire Second Floor in Block - B.
- (f) One shop being Shop No. A on the Ground Floor in Block - A, measuring a built up area 300 (three hundred) square feet more or less.

The aforesaid flats, car parking spaces and shop in the proposed multi-storied building, including proportionate share of stair case, lift, landing area, as contained in the proposed Multi-storied building, lying and situated at *Mopza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag. No. 2/632 corresponding to R.S./L.R. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian Nos. 2350, 2351, 2352, 2353, 2354, 2355, Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, Additional District Sub-Registrar Rajarhat, New Town, in the District of North-24-Parganas, morefully and particularly described in the SECOND SCHEDULE hereinabove written, Togetherwith undivided proportionate share of land, morefully and

particularly described in the First Schedule hereinabove written, togetherwith common areas and facilities mentioned in the FIFTH SCHEDULE hereunder written, togetherwith common expenses and maintenance mentioned in the SIXTH SCHEDULE hereunder written, togetherwith guidance and restriction mentioned in the SEVENTH SCHEDULE hereunder written.

FOURTH SCHEDULE ABOVE REFERRED TO:

DEVELOPERS ALLOCATION

DEVELOPER'S SHARE shall mean the developer will entitled to get remaining constructed area within the proposed multi-storeyed building including proportionate share of lift and landing area, as contained in the proposed Multi-storied building, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian Nos. 2350, 2351, 2352, 2353, 2354, 2355, Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, Additional District Sub-Registrar Rajarhat, New Town, in the District of North-24-Parganas, morefully and particularly described in the SECOND SCHEDULE hereinabove written, Togetherwith undivided proportionate share of land, morefully and particularly described in the First Schedule hereinabove written, togetherwith common areas and facilities mentioned in the FIFTH SCHEDULE hereunder written, togetherwith common expenses and maintenance mentioned in the SIXTH SCHEDULE hereunder written, togetherwith guidance and restriction mentioned in the SEVENTH SCHEDULE hereunder written, excluding the Owners share and allocation therein as mentioned in Article - II (1) hereinabove as well as mentioned in the THIRD SCHEDULE hereinabove written.

FIFTH SCHEDULE ABOVE REFERRED TO:

THE OWNERS AND THE INTENDING PURCHASER OR PURCHASERS ENTITLED TO COMMON USER OF THE COMMON AREAS AND THE COMMON PARTS MENTIONED IN THIS INDENTURE SHALL INCLUDE:—

1. Stair cases on all the floors and lift facilities.
2. Stair cases landing on all floors and lift facilities.
3. Main gate of the said building/premises and common passage and lobby on the Ground to Top floor.
4. Water pumps, Water Tank, Water pipes and overhead tank on the roof, and other common plumbing installations and also pump.
5. Installation of common services viz. electricity, water pipes, sewerage, rain water pipes.
6. Lighting in the common space, passage, staircase including electric meter and fittings.
7. Common Electric meter and box.
8. Electric wiring, meter for lighting stair cases, lobbies and other common areas (excluding those as are installed for any particular floor) and space required therefor, common walls in between the unit being the flat and any other unit beside the same on any side thereof.
9. Windows, Doors, Grills and other fittings respecting the common areas of the premises.
10. Such other common parts, areas equipment, installations, fixtures, fittings, covered and open space in or about the said premises of the building as are necessary for use and occupation of the respective units.
11. Electrical Wiring, meters (excluding those installed for any particular **UNIT**).
12. **GENERAL COMMON ELEMENTS** and facilities meant for the said **'UNIT'**.

- a) All private ways, curves, side-walls and areas of the said premises.
- b) Exterior conduits, utility lines.
- c) Public connection, meters, electricity, telephone and water owned by public utility or other agencies providing such services, and located outside the building.
- d) Exterior lighting and other facilities necessary for upkeep and safety of the said building.
- e) All elevations including shafts, shaft walls, machine rooms and facilities.
- f) All other facilities or elements or any improvement outside the unit but upon the said building which is necessary for or convenient to the existence, management, operation, maintenance and safety of the building or normally in common use.
- g) The foundation, Corridor, Lobbies, Stairways Entrance and exists, path ways, Footings, Columns, Girders, Beams, Supports, and exterior walls beyond the said 'UNIT', side or interior load bearing walls within the building or concrete floor slabs except the roof slab and all concrete ceilings and all staircases in the said building.
- h) Utility lines, telephone and electrical systems contained within the said building.
- i) The ultimate roof or terrace including structure in the said building will jointly be undivided property among the Owners, Developer and the other Owners—the intending purchaser or purchasers of different units, subject to limitation, if any, to their such rights, the purchaser or purchasers being together entitled to use and enjoy the ultimate roof and/or terrace with the Owners, Developer, other intending purchaser or purchasers without causing inconvenience to one another.

SIXTH SCHEDULE ABOVE REFERRED TO
THE OWNERS and INTENDING PURCHASER OR PURCHASERS WITHIN THE
BUILDING SHALL HAVE TO BEAR:—

1. The expenses of administration, maintenance, repair, replacement of the common parts, equipments, accessories, common areas, and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary walls, entrance, the stair cases, the landing, the gutters, rainwater pipes, motors, pumps, lift, water, gas pipe, electric wirings, installations, sewers, drains, and all other common parts, fixtures, fittings and equipments, in, under or upon the building enjoyed or used in common by the Purchaser co-Purchaser, or other occupiers thereof.
2. The costs of cleaning, maintaining and lighting the main entrances, passages, landings, stair cases, and other parts of the building as shall be enjoyed or used in common by the occupiers of the said building.
3. Cost and charges reasonably required for the maintenance of the building and for keeping strict vigilance round the clock and other incidental expenses relating thereto.
4. The cost of decorating the exterior of the building.
5. The cost of repairing and maintenance of water pump, electrical installations, over lights, and service charges, and supplies of common utilities.
6. Insurance premium, if any, for insuring the building against any damage due to earthquake, fire, lightening, Civil commotion, etc.
7. Panchayat taxes, Multi-storied building tax, if any, and other similar taxes save those separately assessed on the respective UNIT.

8. Litigation expenses as may be necessary for protecting the right, title and possession of the land and the building.
9. Such other expenses as are necessary or incidental for maintenance, up-keep and security of the building, and Govt. duties, as may be determined by the flat and/or Unit Owners' Association, as shall be formed by the unit-Owners, as soon as possible for the purpose or purposes as aforesaid, such formation of Association thereof in accordance with the provisions of the West Bengal Apartment Ownership Act, 1972 and bye Laws thereof as amended from time to time being obligatory on their part in the fullest legal sense of the term.
10. The share of the purchaser or purchasers in such common expenses shall be generally proportionate in accordance with the liability of the unit hereunder sold as against the total amount as may be incurred in any of the heads of such expenses in accordance with the proportion of the area within the same as against the total area within the building to be covered thereunder.

SEVENTH SCHEDULE ABOVE REFERRED TO

THE GUIDANCE RESPECTING POSSESSION AND/OR USER OF THE UNIT/
FLAT INTER-ALIA SHALL INCLUDE THE IMPOSITIONS AND RESTRICTION AS
UNDER:—

1. The purchaser or purchasers/Owners, and other occupiers, if any, of the building, shall not be entitled to use the aforesaid UNIT for the following purpose.
2. To use the said 'UNIT', and roof or terrace or any portion thereof in such manner which may or is likely to cause injury, damage, nuisance, or annoyance to the Owners or occupiers of the other units, inclusive of flats, nor to use the same for any illegal or immoral purposes in any manner whatsoever.

3. To carry on or permit to be carried on upon the said 'UNIT' any offensive or unlawful business whatsoever, nor to do or permit to be done anything in the said flat which may be illegal or forbidden under any law for the time being in force.
4. To demolish or cause to be demolished or damaged the said 'UNIT' or any part thereof.
5. To do or permit to be done any act deed or thing which may render void or voidable any insurance of any flat, and/or unit, any part thereof, or cause any increase in premium payable in respect thereof.
6. To claim division or partition of the said land and/or the building thereon, and common areas within the same.
7. To throw or accumulate any dirt, rubbish or other refuse or permit the same to be thrown, or accumulated in the 'UNIT', or any portion of the building the same.
8. To avoid the liability or responsibility of repairing any portion, or any component part of the flat hereunder sold and transferred, or fittings and fixtures therein for storing water, sewerages etc. in the event of such portion or part, or fixtures and fittings within the flat, and/or unit demanding repairs thereby causing inconvenience and injuries to other flat Owners as may be affected in consequence, nor to avoid obligation for giving free access to the flat or portion thereof to men, agents, masons, as may be required by the unit Owners' Association from time to time on request therefor by such Association.
9. To paint outer walls or portion of their flat, common walls or portions of the building, exclusive of the getup thereof, they being entitled to paint inside the walls and portions of their UNIT only in any colour of their choice.

10. To encroach any common portion of the building, jeopardy the user thereof, nor to encumber any of such portion in any manner whatsoever.

EIGHTH SCHEDULE ABOVE REFERRED TO :

SPECIFICATIONS

1. Structure : Pilling with RCC framed structure with RCC columns & beams, designed on said construction approved by the competent authority within (as per sanctioned plan passed by the concerned authority).
2. Floor :
 - i) All floor floored by Rajnagar marble/Floor Tiles,
 - ii) Skirting will be 4 inches.
 - iii) Roof top floor will be floored by roof tiles or others.
 - iv) Cooking platform will be made by granite.
3. Wall:
 - i. External wall: 8" thick brick wall and plastered with cement mortar and painting with weather coat waterproof paint.
 - ii. Internal wall: Partition wall in-between two flats, common passage, stair, lift will be 5" thick and wall within a flat will be 3" inches and plastered by cement mortar, and finished with wall putty.
 - iii. Bathroom will be tiles fitting upto 6 fit from the top level of skirting by Glazed tiles.
 - iv. Kitchen wall will be protected by glazed tiles above 3ft hight from the top of cooking platform.
 - v. Bathroom and Kitchen after wall tiles whole wall will be protected by waterproof wall putty.

4. Electric:

- i. Transformer and mother meter to be installed,
- ii. All electric wiring and points will be protected through ISI grade Isolator and MCB as per requirement.
- iii. A separate and isolated meter room will be in the ground floor in each building,
- iv. 24 hours electric back up by requisite capacity diesel generator set (DG), with ISI brand reputed company with after sales service provision.

5. Electrical Wiring:

- i. concealed with copper wire (Finolex/Havells).
- ii. Bedroom: a) 2 light points, b) 1 fan point with regulator, c) 1-5A plug point, d) 1 AC point with starter in the master bed room.
- iii. Drawing cum dining: a) 3 light points, b) 1 fan point with regulator, c) 2-5A plug point, d) 1-15A plug point, e) Provision for TV antenna without cable or wiring.
- iv. Kitchen: a) 1 light point, b) 1 exhaust fan point, c) 2-15A plug point, d) 1-5A plug point.
- v. Toilets: 1 light point, 1 exhaust point, 1 geyser point in main toilet.
- vi. Varanda 1 light point, 1-15A plug point.
- vii. Outside: 1 calling bell point, 1 light point.

6. Doors:

- i) All door frames will have shall wood frame.
- ii) All doors will be flush door by ISI mark reputed brand, with primer coat.
- iii) Bathroom door will be PVC door by ISI mark reputed brand.
- iv) Pip hole on the main door.

- v) All doors will be protected by one side hash bolt and other side catch (Chitkini).
- 7. Window: all windows will be of aluminum sliding with 3mm glass panel.
- 8. Grill:
 - i) All windows will be covered by grill.
 - ii) Varandah / balcony grill will be 3ft from the top of 1ft parapet wall from the floor.
 - iii) Entrance of the roof to be protected with grill gate.
- 9. Stair case: Lighting arrangement and marble stair and walls with finished by putty.
- 10. Elevator: one 6 passenger elevator will be installed in each building by a market reputed and experienced company.
- 11. CCTV Surveillance: DVR and Night vision camera with good regulation will be installed in ground floor, Common passage, drive way, garage, lift gate, terrace and where ever required to surveillance end to end.
- 12. Water arrangement:
 - i) 24 hours water supply assured for which necessary deep tube well with submersible pump of requisite HP will be installed for each building.
 - ii) Plumbing water will be stored after water treatment through water treatment plant to the over head water tank of each building.
- 13. Plumbing:
 - i) all external water line will be surface by PVC pipes of standard dimension.

- ii) all internal wall water supply line will be concealed by PVC pipes of standard dimension.
14. Water connection: Connected PVC pipe line in toilets and kitchen, CP pillar cocks, bib cocks & stop cocks of brass material of ESSCO brand.
- i) Kitchen: a) 1 water connection will be provided in the kitchen.
 - ii) Main Bathroom: a) hot & cold water and commode water point, b) One shower point, c) Cistern water point, d) geyser water point.
 - iii) Second bathroom: a) hot & cold water and commode water point, b) One shower point, c) Cistern water point,
15. Accessories:
- a) 1 SS Sink will be in the kitchen,
 - b) 1 Porcelain wash basin in the dining,
 - c) 1 White commode with PVC seat cover and cistern for each toilet by an ISI mark reputed company.
16. Finishing:
- i) Inside walls of the flats will be finished with wall putty.
 - ii) All doors and grills will be painted by two coat of primer.
17. Extra charges: Purchasers, will have to pay the developer herein for installation of electric meter for his/her allocation. Any extra work outside this schedule or afore said specification will be charged extra.
18. C.C.: CC will be taken by the developer, by his own cost and expense from the competent authority within twelve (12) months from the date of completion of the said Proposed building (s) / project."

IN WITNESS WHEREOF the parties hereto abovenamed set and subscribed their respective hands and signature on this deed on the day, month and year first above written.

SIGNED AND DELIVERED BY THE OWNERS AT KOLKATA IN THE PRESENCE OF WITNESSES :-

1. *Subhasit Ganguly*
SUBHASIT GANGULY
PAN- ASAPG7898J
12, Kazi, Nazrul Islam Sazni
Ninda, Kolkata - 700049

2. *Supriya Bhattacharya*
SUPRIYA BHATTACHARYA
PAN: - AJFPB 3511P
Nehadhw, Manropara, Duttapukur
24 Parganas (N), Pin-743248

SIGNED, SEALED & ACCEPTED BY THE DEVELOPER AT KOLKATA IN THE PRESENCE OF WITNESSES :-

1. *Subyendudry*
Adv -

2. *Samik Sen*
Kai Khali, Kal - 52
P.S. & PO: Airport.

Drafted by :

Manik Lal De
Mr. Manik Lal De
Advocate,
High Court, Calcutta.
WB/632/1988.

Rikta Mitra
(1) MRS. RIKTA MITRA

Soma Bhowmick
(2) MRS. SOMA BHOWMICK

Kalpna Chowdhury
(3) MRS. KALPANA CHOWDHURY

Jharna Ray
(4) MRS. JHARNA RAY

Archana Palit
(5) MRS. ARCHANA PALIT

Kanchan Kumar Bose
(6) MR. KANCHAN KUMAR BOSE
...OWNERS/FIRST PART

For RECHI CONSTRUCTION PVT. LTD.
[Signature]
Director
RECHI CONSTRUCTION PVT. LTD.
Represented by its Director
SRI SAJJAN KUMAR MANDAL
...DEVELOPER/THIRD PART

(47)

RECEIVED from the developer herein a sum of Rs.8,75,000/- (Rupees eight lakh seventy five thousand) only, in the following manner as stated herein below:-

Memof of Consideration

Cheque No./ Cash/DD	Dated	Drawn on	Amount
598292	23/04/2022	INDIAN OVERSEAS BANK DUM DUM PARK BRANCH	5,000/-
598294	23/04/2022	- DO -	5,50,000/-
598293	23/04/2022	- DO -	5,000/-
598295	23/04/2022	- DO -	3,05,000/-
598296	23/04/2022	- DO -	5,000/-
598298	23/04/2022	- DO -	5,000/-
TOTAL RUPEES EIGHT LAKH SEVENTY FIVE THOUSAND ONLY.		TOTAL Rs.	8,75,000.00

WITNESSES

1. Sibjindriy
Adv

2. Saurik Zani
55/31, Biman Nagar,
Sunder Park,
Kankhali (N.I.P.)
P.O + P.S - Airport,
Kolkata - 700052.

Rikta Mitra
(1) MRS. RIKTA MITRA

Soma Bhowmick
(2) MRS. SOMA BHOWMICK

Kalpna choudhury
(3) MRS. KALPANA CHOWDHURY

Jharna Ray.
(4) MRS. JHARNA RAY

Archana Palit.
(5) MRS. ARCHANA PALIT

Kanchan Kumar Bose
(6) MR. KANCHAN KUMAR BOSE

...OWNERS/FIRST PART

SL
No.

Signature
of the executants/
Presentants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGER PRINT

Page No.....

























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Thumb	Fore	Middle (Right	Ring Hand)	Little	
 Kalpana Choudhary					
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Thumb	Fore	Middle (Right	Ring Hand)	Little	

Sl. No.

Signature of the executants/ Presentants

Under Rule 44A of the I.R. Act 1908
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Page No.....

 Archaona Palit.					
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 Archaona Palit.					
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 Kamal Kumar Bose.					
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 Kamal Kumar Bose.					
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[Handwritten signature]

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DIBYENDU DEY
Advocate

HUSBAND'S WORK
MR. HIRA MOHAN DEY

Hony. Secretary *Dibyendu Dey*
Signature of the Card Holder


Card No. **1404** Date of Membership **18-07-2017**

Address **B/W/ 21 Para Lane, P-1 Chitpur**
Kolkata-700030

Mobile **98300-2527**

Ex-ident No **17/1096/1201 of 2014**

Ex-ident Date **16-12-2014**





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

GRN Details

GRN: 192022230013328101 Payment Mode: Online Payment
GRN Date: 22/04/2022 21:04:01 Bank/Gateway: State Bank of India
BRN: IK0BQNPJY9 BRN Date: 22/04/2022 21:05:10
Payment Status: Successful Payment Ref. No: 2001104056/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SAJJAN KUMAR MANDAL
Address: 213 DUM DUM PARK Kolkata - 700055
Mobile: 9051800151
EMail: msajjankumar@gmail.com
Contact No: 09051800151
Depositor Status: Others
Query No: 2001104056
Applicant's Name: Mr MANIK LAL DE
Identification No: 2001104056/3/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001104056/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	20021
2	2001104056/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	8771
			Total	28792

IN WORDS: TWENTY EIGHT THOUSAND SEVEN HUNDRED NINETY TWO ONLY.

Major Information of the Deed





No :	I-1523-07271/2022	Date of Registration	25/04/2022
No / Year	1523-2001104056/2022	Office where deed is registered	
Entry Date	08/04/2022 8:20:07 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MANIK LAL DE A-12/2, Kalindi Hosinbg Estate, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700089, Mobile No. : 9831346520, 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 : 8,75,000/-]		
Set Forth value	Market Value		
Rs. 7/-	Rs. 1,37,66,375/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,121/- (Article:48(g))	Rs. 8,771/- (Article:E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, JI No: 28, 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-15 (RS -)	LR-2353	Bastu	Bastu	2 Katha 4 Chatak 33 Sq Ft	1/-	18,92,168/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
L2	LR-15 (RS -)	LR-2355	Bastu	Bastu	2 Katha 4 Chatak 8 Sq Ft	1/-	18,63,552/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
L3	LR-15 (RS -)	LR-2350	Bastu	Bastu	2 Katha 4 Chatak 13 Sq Ft	1/-	18,69,275/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
L4	LR-15 (RS -)	LR-2351	Bastu	Bastu	2 Katha 8 Chatak 43 Sq Ft	1/-	21,09,659/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
L5	LR-15 (RS -)	LR-2354	Bastu	Bastu	2 Katha 13 Chatak 31 Sq Ft	1/-	23,53,477/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
L6	LR-15 (RS -)	LR-2352	Bastu	Bastu	4 Katha 4 Chatak	1/-	35,02,744/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
TOTAL :					27.209Dec	6 /-	135,90,875 /-	
Grand Total :					27.209Dec	6 /-	135,90,875 /-	

Details :				
Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1, L2, L3, L4, L5, L6	650 Sq Ft.	1/-	1,75,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
Total :	650 sq ft	1/-	1,75,500 /-	

Land Lord Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs RIKTA MITRA Wife of Mr Dibakar Mitra Executed by: Self, Date of Execution: 25/04/2022 , Admitted by: Self, Date of Admission: 25/04/2022 ,Place : Office			Rikta Mitra 25/04/2022
Triloke Abasan, Kalikapur, Bablatata, Flat No: 3F, City:- Not Specified, P.O:- R Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx2R, Aadhaar No: 34xxxxxxxx7571, Status :Individual, Executed by: Self, Date of Execution: 25/04/2022 , Admitted by: Self, Date of Admission: 25/04/2022 ,Place : Office				
2	Mrs SOMA BHOWMICK Wife of Mr Ajay Bhowmick Executed by: Self, Date of Execution: 25/04/2022 , Admitted by: Self, Date of Admission: 25/04/2022 ,Place : Office			Soma Bhowmick 25/04/2022
182, Sahid Ganesh Dutta Road, City:- Not Specified, P.O:- Birati, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: apxxxxxx2k, Aadhaar No: 82xxxxxxxx8360, Status :Individual, Executed by: Self, Date of Execution: 25/04/2022 , Admitted by: Self, Date of Admission: 25/04/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
KALPANA CHOWDHURY Wife of Mr. Tapas Kumar Chowdhury Executed by: Self, Date of Execution: 25/04/2022 Admitted by: Self, Date of Admission: 25/04/2022, Place : Office			<i>Kalpana Chowdhury</i>
25/04/2022	LTI 25/04/2022	25/04/2022	




Kalkhali Daspara, Chiriyamore, City:- Not Specified, P.O:- Airport, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx9C, Aadhaar No: 75xxxxxxxx2926, Status :Individual, Executed by: Self, Date of Execution: 25/04/2022, Admitted by: Self, Date of Admission: 25/04/2022, Place : Office

Name	Photo	Finger Print	Signature
Mrs JHARNA RAY Wife of Mr. Manikya Kishore Ray Executed by: Self, Date of Execution: 25/04/2022 Admitted by: Self, Date of Admission: 25/04/2022, Place : Office			<i>Jharana Ray</i>
25/04/2022	LTI 25/04/2022	25/04/2022	

14B, Pancharantala Road, City:- Not Specified, P.O:- Paschim Putiari, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: afxxxxxx2B, Aadhaar No: 49xxxxxxxx9643, Status :Individual, Executed by: Self, Date of Execution: 25/04/2022, Admitted by: Self, Date of Admission: 25/04/2022, Place : Office

Name	Photo	Finger Print	Signature
Mrs ARCHANA PALIT Wife of Mr. Bimalendu Palit Executed by: Self, Date of Execution: 25/04/2022 Admitted by: Self, Date of Admission: 25/04/2022, Place : Office			<i>Archana Palit</i>
25/04/2022	LTI 25/04/2022	25/04/2022	










27/1, Nabanagar, City:- Not Specified, P.O:- Birati, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx7F, Aadhaar No: 61xxxxxxxx186B, Status :Individual, Executed by: Self, Date of Execution: 25/04/2022, Admitted by: Self, Date of Admission: 25/04/2022, Place : Office

Name	Photo	Finger Print	Signature
KANCHAN KUMAR Son of Late Jatindra Kumar Executed by: Self, Date of Execution: 25/04/2022 Admitted by: Self, Date of Admission: 25/04/2022, Place of Office			
25/04/2022	LT 25/04/2022	25/04/2022	
P-12, Pratapaditya Nagar, Gorakshabasi Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx6F, Aadhaar No: 71xxxxxxxx8399, Status :Individual, Executed by: Self, Date of Execution: 25/04/2022, Admitted by: Self, Date of Admission: 25/04/2022, Place : Office			




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RECHI CONSTRUCTION PRIVATE LIMITED 213, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, PAN No.:: AAxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

Representative Details :

Sl 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> Mr SAJJAN KUMAR MANDAL (Presentant) Son of Mr. Sridhar Prasad Mandal Date of Execution - 25/04/2022, , Admitted by: Self, Date of Admission: 25/04/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Apr 20 2022 1:42PM</td> <td>LT 25/04/2022</td> <td>25/04/2022</td> <td></td> </tr> </tbody> </table> <p>213, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx1M, Aadhaar No: 77xxxxxxxx1704 Status : Representative, Representative of : RECHI CONSTRUCTION PRIVATE LIMITED (as Director)</p>	Name	Photo	Finger Print	Signature	Mr SAJJAN KUMAR MANDAL (Presentant) Son of Mr. Sridhar Prasad Mandal Date of Execution - 25/04/2022, , Admitted by: Self, Date of Admission: 25/04/2022, Place of Admission of Execution: Office				Apr 20 2022 1:42PM	LT 25/04/2022	25/04/2022	
Name	Photo	Finger Print	Signature										
Mr SAJJAN KUMAR MANDAL (Presentant) Son of Mr. Sridhar Prasad Mandal Date of Execution - 25/04/2022, , Admitted by: Self, Date of Admission: 25/04/2022, Place of Admission of Execution: Office													
Apr 20 2022 1:42PM	LT 25/04/2022	25/04/2022											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIBYENDU DEY Son of Mr. H M Dey A-18/1, Kalindi Housing Estate, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089			

		25/04/2022	25/04/2022	25/04/2022
OF Mrs RIKTA MITRA, Mrs SOMA BHOWMICK, Mrs KALPANA CHOWDHURY, Mrs JHARNA RAY, Mrs ARCHANA PALIT, Mr KANCHAN KUMAR BOSE, Mr SAJJAN KUMAR MANDAL				
Transfer of property for L1				
Sl.No	From	To. with area (Name-Area)		
1	Mrs RIKTA MITRA	RECHI CONSTRUCTION PRIVATE LIMITED-3.78813 Dec		
Transfer of property for L2				
Sl.No	From	To. with area (Name-Area)		
1	Mrs SOMA BHOWMICK	RECHI CONSTRUCTION PRIVATE LIMITED-3.73083 Dec		
Transfer of property for L3				
Sl.No	From	To. with area (Name-Area)		
1	Mrs KALPANA CHOWDHURY	RECHI CONSTRUCTION PRIVATE LIMITED-3.74229 Dec		
Transfer of property for L4				
Sl.No	From	To. with area (Name-Area)		
1	Mrs JHARNA RAY	RECHI CONSTRUCTION PRIVATE LIMITED-4.22354 Dec		
Transfer of property for L5				
Sl.No	From	To. with area (Name-Area)		
1	Mrs ARCHANA PALIT	RECHI CONSTRUCTION PRIVATE LIMITED-4.71167 Dec		
Transfer of property for L6				
Sl.No	From	To. with area (Name-Area)		
1	Mr KANCHAN KUMAR BOSE	RECHI CONSTRUCTION PRIVATE LIMITED-7.0125 Dec		
Transfer of property for S1				
Sl.No	From	To. with area (Name-Area)		
1	Mrs RIKTA MITRA	RECHI CONSTRUCTION PRIVATE LIMITED-100.00000000 Sq Ft		
2	Mrs SOMA BHOWMICK	RECHI CONSTRUCTION PRIVATE LIMITED-110.00000000 Sq Ft		
3	Mrs KALPANA CHOWDHURY	RECHI CONSTRUCTION PRIVATE LIMITED-110.00000000 Sq Ft		
4	Mrs JHARNA RAY	RECHI CONSTRUCTION PRIVATE LIMITED-110.00000000 Sq Ft		
5	Mrs ARCHANA PALIT	RECHI CONSTRUCTION PRIVATE LIMITED-110.00000000 Sq Ft		
6	Mr KANCHAN KUMAR BOSE	RECHI CONSTRUCTION PRIVATE LIMITED-110.00000000 Sq Ft		

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, JI No: 28, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 15, LR Khatian No:- 2353	Owner:রিক্তা মিত্র, Gurdian:দিবাকর মিত্র, Address:কালীপার্ক কোল-136 , Classification:বাগান, Area:0.04000000 Acre,	Mrs RIKTA MITRA

L3	LR Plot No:- 15, LR Khatian No:- 2355	Owner:সোমা ভৌমিক, Gurdian:অজয় ভৌমিক, Address:182 শহীদ গণেশ দত্ত রোড , Classification:বাগান, Area:0.03000000 Acre,	Mrs SOMA BHOWMICK
L3	LR Plot No:- 15, LR Khatian No:- 2350	Owner:করুনা চৌধুরী, Gurdian:তাপস কুমার চৌধুরী, Address:কৈখালী , Classification:বাগান, Area:0.04000000 Acre,	Mrs KALPANA CHOWDHURY
L4	LR Plot No:- 15, LR Khatian No:- 2351	Owner:খর্ণা রায়, Gurdian:মানিকা কিশোর রায়, Address:14 বি পঞ্চালন রোড কোল-41, Classification:বাগান, Area:0.07000000 Acre,	Mrs JHARNA RAY
L5	LR Plot No:- 15, LR Khatian No:- 2354	Owner:অর্চনা পালিত, Gurdian:বিমল পালিত, Address:বিরাটি , Classification:বাগান, Area:0.05000000 Acre,	Mrs ARCHANA PALIT
L6	LR Plot No:- 15, LR Khatian No:- 2352	Owner:সুমিত্রা বোস, Gurdian:কাকন কুমার বোস, Address:পি-12 প্রতাপদিতা নগর কোল-28, Classification:বাগান, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.

25-04-2022
Certificate of Market Value(WB PUVI rules of 2001)
certified that the market value of this property which is the subject matter of the deed has been assessed at Rs
17,66,375/-

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

On 25-04-2022

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

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

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

Presented for registration at 12:58 hrs on 25-04-2022, at the Office of the A.D.S.R. RAJARHAT by Mr SAJJAN KUMAR MANDAL ..

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

Execution is admitted on 25/04/2022 by 1. Mrs RIKTA MITRA, Wife of Mr Dibakar Mitra, Triloke Abasan, Kalikapur, Bablatata, Flat No: 3F, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife, 2. Mrs SOMA BHOWMICK, Wife of Mr Ajay Bhowmick, 182, Sahid Ganesh Dutta Road, P.O: Birati, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession House wife, 3. Mrs KALPANA CHOWDHURY, Wife of Mr Tapas Kumar Chowdhury, Kaikhali Daspara, Chiryamore, P.O: Airport, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by Profession Retired Person, 4. Mrs JHARNA RAY, Wife of Mr Manikya Kishore Ray, 14B, Panchanantala Road, P.O: Paschim Putian, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife, 5. Mrs ARCHANA PALIT, Wife of Mr Bimalendu Palit, 27/1, Nabanagar, P.O: Birati, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession House wife, 6. Mr KANCHAN KUMAR BOSE, Son of Late Jatindra Kumar Bose, P-12, Pralapaditya Nagar, Gorakshabasi Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Retired Person

Identified by Mr DIBYENDU DEY, . . Son of Mr H M Dey, A-18/1, Kalindi Housing Estate, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-04-2022 by Mr SAJJAN KUMAR MANDAL, Director, RECHI CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 213, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr DIBYENDU DEY, . . Son of Mr H M Dey, A-18/1; Kalindi Housing Estate, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,771/- (B = Rs 8,750/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,771/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/04/2022 9:05PM with Govt. Ref. No: 192022230013328101 on 22-04-2022, Amount Rs: 8,771/-, Bank: State Bank of India (SBI#0000001), Ref. No. IK0BQNPJY9 on 22-04-2022, Head of Account 0030-03-104-001-16

Amount of Stamp Duty

Amount that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-
Amount = Rs 20,021/-
Description of Stamp
Stamp: Type: Impressed, Serial no 1502, Amount: Rs.100/-, Date of Purchase: 13/04/2022, Vendor name: RANJITA

PAUL
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/04/2022 9:05PM with Govt. Ref. No: 192022230013328101 on 22-04-2022, Amount Rs: 20,021/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK08QNPJY9 on 22-04-2022, Head of Account 0030-02-103-003-02



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

State of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2022, Page from 314193 to 314254
Deed No 152307271 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.05.06 19:20:13 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2022/05/06 07:20:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)