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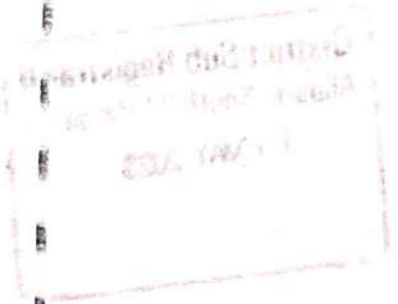
Certified that the document is admitted Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-II
Alipore, South 24-Parganas

11 MAY 2023

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 11th day of May, TWO THOUSAND AND TWENTY THREE (2023) B E T W E E N



1. SMT. TAPATI MITRA, wife of Sri Pranab Kumar Mitra, having PAN No.AQEPM9621R, Aadhar No.7679 1890 0710, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at EE-54/1, Sector-II, Saltlake, P.O.Bidhan Nagar, P.S.Purba Saltlake, Kolkata-700091 **2. SMT. TANUJA MITRA**, wife of Sri Jyotirmoy Mitra, having PAN No.CIVPM0548Q, Aadhar No.7655 30097183, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at "Kalyani Apartment", Flat No.4, 87/1, Raja S.C.Mullick Road, P.O.Naktala, P.S.Netaji Nagar, Kolkata-700047, **3. SMT. TANMITA MITRA**, wife of Sri Ashoke Mitra, having PAN No.CJSPM4371F, Aadhar No.2012 7714 7297, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 35, Laxminarayan Motilal Road, P.O.Behala, P.S.Behala, Kolkata-700061, **4. SRI TUSHAR KANTI NAG**, Son of Late Keshab Lal Nag, having PAN ADHPN1982E, Aadhar No.5894 0574 4736, by Faith- Hindu, by Nationality- Indian, by Occupation- Service, residing at M-19, Payera Bagan, Kamdahari, P.O.Garia, P.S.Bansdroni, Kolkata-700084, hereinafter known and referred to as the **LAND OWNERS/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed shall mean and include their heirs, executors, administrators, legal representatives nominees, and/or assigns) of the **FIRST PART**.

AND

BANDEY CONSTRUCTION", a Partnershi Firm, having PAN AAYFB7092F, having its office at L-38, Kamdahari Bose Para, P.O. Garia, Police Station- Bansdroni, Kolkata-700084, represented by its Partners namely **1. SRI JAYANTA LAL DEY**, Son of Late Hari Pada Dey, having PAN No.AHWPD3130H, Aadhar No.206046398114, by faith - Hindu, by occupation - Business, by Nationality- Indian, residing

at R-76, Kamdahari Purbapara, P.O. Garia, Police Station- Bansdronei, Kolkata-700084, **SRI SUBHROJIT BANERJEE**, Son of Late Anil Kumar Banerjee, havign PAN AHOPB2962M, by faith - Hindu, by occupation - Business, by Nationality- Indian, residing at L-29, Kamdahari Bose Para, P.O. Garia, Police Station- Bansdronei, Kolkata-700084, hereinafter called and referred to as the **DEVELOPER/SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, successors-in-office, executors, administrators, legal representatives, and nominees and assigns) of the **OTHER PART**.

WHEREAS One Rasamoy Ghosh, since deceased, was seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less an area of 08(Eight) Cottah 01(One) Chattak 24(Twentyfour) Sq.ft., lying and situated at Mouza - Kamdahari, J.L. No. 49, R.S. No. 200, District Collectorate Touzi No.14, Pargana Magura, comprised in Khatian No. 173, appertaining to Dag No. 485, under P.S. Regent Park now Bansdronei, D.S.R. at Alipore, A.D.S.R. at Alipore, in the District South 24 Parganas along with others property and paying rents and taxes to the competent authority without any lets or hindrances, free from all encumbrances.

AND WHEREAS the said Rasamoy Ghosh while seized and possessed the said landed property died intestate and leaving behind him only two sons namely 1. Sri Panchanan Ghosh and 2. Sri Anukul Chandra Ghosh, as his only surviving legal heir to inherit the said landed property under the provision of the Hindu Successin Act.,

1956.

AND WHEREAS the said 1.Sri Panchanan Ghosh and 2. Sri Anukul Chandra Ghosh became the absolute owners of **ALL THAT** piece and parcel of land measuring more or less an area of 08(Eight) Cottah 01(One) Chattak 24(Twentyfour) Sq.ft., lying and situated at Mouza - Kamdahari, J.L. No. 49, R.S. No. 200, District Collectorate Touzi No.14, Pargana Magura, comprised in Khatian No. 173, appertaining to Dag No. 485, under P.S. Regent Park now Bansdrone, D.S.R. at Alipore, A.D.S.R. at Alipore, in the District South 24 Parganas, free from all encumbrances.

AND WHEREAS the said 1.Sri Panchanan Ghosh and 2. Sri Anukul Chandra Ghosh, while seized and possessed the said landed property sold, transferred, conveyed assign **ALL THAT** piece and parcel of land measuring more or less an area of 08(Eight) Cottah 01(One) Chattak 24(Twentyfour) Sq.ft., lying and situated at Mouza - Kamdahari, J.L. No. 49, R.S. No. 200, District Collectorate Touzi No.14, Pargana Magura, comprised in Khatian No. 173, appertaining to Dag No. 485, under P.S. Regent Park now Bansdrone, D.S.R. at Alipore, A.D.S.R. at Alipore, in the District South 24 Parganas, unto infavour of Smt. Smriti Nag, wife of Late Keshab Lal Nag, by virtue of registered Deed of Coveyance, which was duly registered in the office of A.D.S.R. at Alipore and recorded in Book No.I, Volume No.45, Pages from 63 to 67, being No.1143, for the year 1965, against the valuable consideration.

AND WHEREAS after purchaser the said property the said Smt. Smriti Nag, wife of Late Keshab Lal Nag, became the absolute owner of **ALL THAT** piece and parcel of land measuring more or

less an area of 08(Eight) Cottah 01(One) Chattak 24(Twentyfour) Sq.ft., lying and situated at Mouza - Kamdahari, J.L. No. 49, R.S. No. 200, District Collectorate Touzi No.14, Pargana Magura, comprised in Khatian No. 173, appertaining to Dag No. 485, under P.S. Regent Park now Bansdrone, D.S.R. at Alipore, A.D.S.R. at Alipore, in the District South 24 Parganas and accordingly construct a tile shed structure upon the said land.

AND WHEREAS the said Smt. Smriti Nag, wife of Late Keshab Lal Nag, while seized and possessed the said landed property Gift, convey, transferred, assign **ALL THAT** piece and parcel of land measuring more or less an area 05(Five) Cottahs 03(Three) Chittaks 33(Thirtythree) Sq.ft. along with tile shed structure measuring more or less 225 Sq.ft., out of 08(Eight) Cottah 01(One) Chattak 24(Twentyfour) Sq.ft., lying and situated at Mouza - Kamdahari, J.L. No. 49, R.S. No. 200, District Collectorate Touzi No.14, Pargana Magura, comprised in Khatian No. 173, appertaining to Dag No. 485, under P.S. Regent Park now Bansdrone, D.S.R. at Alipore, A.D.S.R. at Alipore, in the District South 24 Parganas unto infavour of **1.SMT. TAPATI MITRA**, wife of Sri Pranab Kumar Mitra, **2.SMT. TANUJA MITRA**, wife of Sri Jyotirmoy Mitra, **3.SMT. TANMITA MITRA**, wife of Sri Ashoke Mitra, **4.SRI TUSHAR KANTI NAG**, Son of Late Keshab Lal Nag, by virtue of registered Deed of Gift, which was duly registered in the office of D.S.R.-I, at Alipore and recorded in Book No.I, Volume No.9, Pages from 4100 to 4123, being No.02042, for the year 2009.

AND WHEREAS after got the said property the said **1.SMT. TAPATI MITRA**, wife of Sri Pranab Kumar Mitra, **2.SMT. TANUJA MITRA**, wife of Sri Jyotirmoy Mitra, **3.SMT. TANMITA MITRA**, wife of Sri Ashoke Mitra, **4.SRI TUSHAR KANTI NAG**, Son of Late Keshab Lal

Nag, became the joint owners of **ALL THAT** piece and parcel of land measuring more or less an area 05(Five) Cottahs 03(Three) Chittaks 33(Thirtythree) Sq.ft. along with tile shed structure measuring more or less 225 Sq.ft., lying and situated at Mouza - Kamdahari, J.L. No. 49, R.S. No. 200, District Collectorate Touzi No.14, Pargana Magura, comprised in Khatian No. 173, appertaining to Dag No. 485, under P.S. Regent Park now Bansdroni, D.S.R. at Alipore, A.D.S.R. at Alipore, in the District South 24 Parganas and accordingly they mutated their names in the record of Kolkata Municipal Corporation, the property as known and numbered as **KMC Premise No. 2/1, Payera Bagan, P.S. Regent Park now Bansdroni, Ward No.111, within the limits of Kolkata Municipal Corporation, having its Mailing Address- M/19, Payera Bagan, P.S. Regent Park now Bansdroni, Kolkata - 700084** and she has been paying corporation taxes in her name in the records of **KMC Assessee No. 31-111-17-0258-9.**

AND WHEREAS thus the said **1.SMT. TAPATI MITRA**, wife of Sri Pranab Kumar Mitra, **2.SMT. TANUJA MITRA**, wife of Sri Jyotirmoy Mitra, **3.SMT. TANMITA MITRA**, wife of Sri Ashoke Mitra, **4.SRI TUSHAR KANTI NAG**, Son of Late Keshab Lal Nag, being the Present Land Owners herein became the absolute lawful owner of **ALL THAT** piece and parcel of land measuring more or less an area 05(Five) Cottahs 03(Three) Chittaks 33(Thirtythree) Sq.ft. along with tile shed structure measuring more or less 225 Sq.ft., lying and situated at Mouza - Kamdahari, J.L. No. 49, R.S. No. 200, District Collectorate Touzi No.14, Pargana Magura, comprised in Khatian No. 173, appertaining to Dag No. 485, **KMC Premise No. 2/1, Payera Bagan, having its Mailing Address- M/19, Peyara Bagan, P.S. Regent Park now Bansdroni, Ward No.111, within the limits of Kolkata Municipal Corporation, Kolkata - 700084,**

D.S.R. at Alipore, A.D.S.R. at Alipore, in the District South 24 Parganas, morefully and particularly described in the Schedule hereunder written.

AND WHEREAS with a view to develop the land, as described in the Schedule below and to erect multistoried building over the same in terms of the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation, the land owner herein have invited the developer to undertake the charge of such constructional and/or development works of the schedule property at its costs, expenses and efforts.

AND WHEREAS the Developer herein, who has earned sufficient goodwill in the business of land promotion and development, being agreed with the said proposal of the land owner and agreed to develop the Schedule property and to erect building thereon in terms of the sanctioned building plan at its own costs, expenses and efforts and in pursuance to the above, the Parties herein have entered into this Agreement in between them on the following terms and conditions :-

NOW THIS MEMORANDUM OF AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :-

ARTICLE : I

DEFINITION : For proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times shall always mean and include.

SAID PROPERTY : Shall always mean **ALL THAT** piece and parcel of land, as morefully and particularly described in the Schedule "A" hereunder written.

PROPOSED BUILDING MEANS : The proposed G+III storied building to be constructed upon the said property as per Sanctioned Building Plan to be sanctioned by Kolkata Municipal Corporation

FLAT/APARTMENT MEANS : The unit of a self contained accommodation of the said building for residential purpose having one or more rooms along with kitchen, inclusive user of bath and privy with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption from others, alongwith free access and right to ingress and egress to and from the main entrance and public Road.

PLAN OR MAP SHALL MEAN : The building plan to be sanctioned by the Kolkata Municipal Corporation in respect of the proposed building/buildings and shall include all such modification or alteration as may be made by the developer from time to time as and when required and the Developer shall modified or revised plan and that at all risk and liabilities of the Developer.

OWNER MEANS : **1.SMT. TAPATI MITRA**, wife of Sri Pranab Kumar Mitra, having PAN No.AQEPM9621R, Aadhar No.7679 1890 0710, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at EE-54/1, Sector-II, Saltlake, P.O.Bidhan Nagar, P.S.Purba Saltlake, Kolkata-700091 **2.SMT. TANUJA MITRA**, wife of Sri Jyotirmoy Mitra, having PAN No.CIVPM0548Q, Aadhar No.7655 30097183, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at "Kalyani Apartment", Flat No.4, 87/1, Raja S.C.Mullick Road, P.O.Naktala, P.S.Netaji Nagar, Kolkata-700047,

3. SMT. TANMITA MITRA, wife of Sri Ashoke Mitra, having PAN No.CJSPM4371F, Aadhar No.2012 7714 7297, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 35, Laxminarayan Motilal Road, P.O.Behala, P.S.Behala, Kolkata-700061,

4. SRI TUSHAR KANTI NAG, Son of Late Keshab Lal Nag, having PAN ADHPN1982E, Aadhar No.5894 0574 4736, by Faith- Hindu, by Nationality- Indian, by Occupation- Service, residing at M-19, Payera Bagan, Kamdahari, P.O.Garia, P.S.Bansdrone, Kolkata-700084.

DEVELOPER MEANS : BANDEY CONSTRUCTION, a Partnershi Firm, having PAN AAYFB7092F, having its office at L-38, Kamdahari Bose Para, P.O. Garia, Police Station- Bansdrone, Kolkata-700084, represented by its Partners namely **1. SRI JAYANTA LAL DEY**, Son of Late Hari Pada Dey, having PAN No.AHWPD3130H, Aadhar No.206046398114, by faith - Hindu, by occupation - Business, by Nationality- Indian, residing at R-76, Kamdahari Purbapara, P.O. Garia, Police Station- Bansdrone, Kolkata-700084, **SRI SUBHROJIT BANERJEE**, Son of Late Anil Kumar Banerjee, havign PAN AHOPB2962M, by faith - Hindu, by occupation - Business, by Nationality- Indian, residing at L-29, Kamdahari Bose Para, P.O. Garia, Police Station- Bansdrone, Kolkata-700084.

ARCHITECT : shall mean any qualified person or persons of firm or firms of LBS appointed or nominated by the Developer as the architect of the building/buildings to be constructed upon the said property.

SPECIFICATION AND AMENITIES : materials and specification as is recommended by the Architect for the construction of the building amenities means - All fittings as described in the

annexure and will be provided by the developer in those flats including the Flat/Unit and/or constructed areas of the Land Owner hereinafter called Reserved portion.

COMMON/ SERVICE AREA SHALL MEAN

- i) Staircase on all floors.
- ii) Staircase landings on all floors.
- iii) Common passage and lobbies on the ground floor.
- iv) Water pump, water tanks, reservoir, water pipes, septic tank, all rainwater pipes and all other common plumbing installations and sanitary installations.
- v) Common electrical wiring, fittings and fixtures .
- vi) Drainage and sewerage.
- vii) Boundary walls and main gates.
- viii) Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and/or terrace and covered and uncovered space and areas.
- ix) Roof of the floor., Lift,

OWNERS' ALLOCATION : Owner' Allocation shall mean 50% F.A.R/Constructed area out of which One Flat, on the First Floor, in the North-East side and One Flat, on the Second Floor, in the North-East side and One Flat, on the Second Floor, in the North-West side and One Flat, on the Third(Top) Floor, in the South-West side and 50% F.A.R of the Ground Floor (Car Parking Space) of the proposed G+III storied building, as per sanction plan, to be sanction by the Kolkata Municipal Corporation.

The Developer shall also pay a sum of Rs.2,60,000/- (Rupees Two Lakhs Sixty Thousand) Only towards non adjustable/non refundable amount unto and in favour of the Owners herein at the time of execution of this Agreement, in the following manners:-

i) at the time of execution of this Agreement Rs.10,000/-

ii) at the time of handover owner allocation Rs.2,50,000/-

TAX LIABILITY : the Owners shall not be liable to pay any tax or take liability in respect of selling flats under developer allocation.

INSPECTION OF THE CONSTRUCTION : The Owners shall have the right and liberty to inspect the construction work of the project building. If any inferior quality of the building materials is detected by the Owners, the same shall be replaced by the standard good quality by the developer, failing which the Owners shall take legal steps against the developer.

RESERVED PORTION SHALL MEAN : Owners' allocation.

DEVELOPER'S ALLOCATION : The Developer Allocation shall mean remaining Flats on the different Floors and remaining Car Parking Space on the Ground Floor of the proposed G+III Storied building, as per sanction plan to be sanctioned by the Kolkata Municipal Corporation out side the Owner's Allocation.

INTENDING BUYERS SHALL MEAN : all or any person/ persons, firms, organisations who are interested to purchase any flat/flats, and any other spaces of the said building particularly from the developer's allocation.

UNAVOIDABLE CIRCUMTANCES SHALL MEAN : Unnatural calamities earthquake, civil disorder, by which the construction work of the proposed building can be disturbed, stopped or suspended

for a considerable time.

AREA OF FLAT MEANS : the built-up area of a flat and also as per measurement of approved plan.

ARTICLE : II

DEVELOPER'S OBLIGATION :

That it is agreed by and between the parties herein that the developer shall be entitled to construct a building upon the said property by its own fund and resources or by any other funds procured by taking advance from the intending buyers, who is willing to purchase any flat in the said building or by mortgaging his/their flat together with undivided proportionate share of land in question for development provided the developer fulfill the following obligations towards the land Owners.

- a. That the developer will construct the proposed building upon the said property strictly as per the building plan to be sanctioned by the Kolkata Municipal Corporation.
- b. That the developer shall have to maintain the proper sizes/ specification as per building plan and also as per advice of the Architect.
- c. That the developer shall have to appoint a professional civil Engineer or LBS or firm as Architect to supervise the construction of the building/buildings.
- d. That the entire cost and expenses for the construction of the building will be borne by the Developer and the developer shall have no claim or demand in any part of the said expenses from the land Owner.

- e. *That the developer shall acquire right to sell the flats of the proposed building under its allocation to the different buyers together with proportionate interest of the land. It is to be categorically mentioned that the land owner shall bear nor expenses in the matter of construction of the building and shall have no liability in any manner whatsoever in the matter of constructional work of the said building as well as any development works of the said land as described in the schedule below.*

- f. *That after giving lawful physical possession of the flats under the owner's allocation in favour of the land owner the developer shall have the right to sell the other flats of the proposed building in favour of the buyer or buyers having the right to fix-up consideration value for the same in favour of such buyers and to enter into agreement for sale with such buyers, to receive part price or full consideration money from such buyers under the terms and conditions as the developer shall think fit and proper and on receipt of the full payment for the concerned flat/flats from the purchaser/purchasers, the developer shall execute deed of sale in favour of the purchaser transferring the flat/flats in his favour and in such deed the Developer shall join as a confirming Party.*

- g. *That the Developer shall construct the building as per sanction of the building plan by the Kolkata Municipal Corporation authority and shall complete the same in terms of the said sanctioned building plan and hand over lawful physical possession of the Owner's allocation in favour of the land owner within the period of **24 months with an extension of***

06months from the date of obtaining the sanctioned building plan from the Kolkata Municipal Corporation. It is to be noted herein that the time as mentioned in this paragraph shall be the essence of this contract.

- h. That the developer shall have no right or shall not be entitled to sale transfer and/or otherwise encumbered the flats under the owners' allocation in any manner whatsoever.
- i. That the developer shall act as an independent contractor in construction the building and undertake to keep the land Owners indemnified from time to time, all 3rd parties claims and actions arising out of any act of commission or accident such as loss of life of labours, mistries and allied natures of things of relating to the construction of the building.
- j. That developer shall be responsible to fulfil all the abovementioned obligations towards the land owner, failing which the land owner shall have every option to claim and/ or cancel, rescind the present agreement.
- k. That the Developer if and when the circumstances demand shall install separate electric meter in the name of the owner at the proposed building for the flats under the developers allocation. The meter installation charges and security deposit if any for the same will be borne by the Developer.
- l. That the owner shall not be liable with regard to the nature of construction of the proposed building and also for any financial transaction with the Third Parties.

- m. That the Owner with the execution of the said Development Agreement the Land Owner agree to execute a Registered General Power of Attorney or Development Power of Attorney immediately or within 15 days from the date of execution of this Agreement, appointing the Developer as his lawful Constituted Attorney empowering and entrusting him upon all the rights, liberties and authorities in respect of the Schedule property (together with the right of selling of the flats of the proposed construction except Owner's allocation) so that the Developer shall carry on the proposed Development and/or constructional work of the Schedule property peacefully and smoothly.
- n. That after execution of this Agreement within next 7 days owner shall bound to handing over the vacant physical lawful khas possession of the said property in favour of the Developer herein without any delay or default.
- o. That the Developer will provide standard construction material a for constructing flats and any change as per owner's choice only to be accepted subje to owner pay difference money to the developer.
- p. That the developer will use "Durgapur Rods", and Ultratech/ ACCF2R/JSW /PSC cement and other standard material to construct the said building.

ARTICLE : III

RIGHT AND PRIVILEGES OF THE DEVELOPER :

- a. That save and except those portion which shall be kept reserved for the land Owners, the developer shall be entitled to sell and/or transfer rest of the flats of the said building to any intending buyer/buyers in such a price and in such terms and conditions

as determined by the developer.

- b. That the developer shall be entitled to receive the entire consideration money in respect of the developer allocation from the intending buyers against issuing proper receipt thereof.
- c. That the Land Owners shall have no right and/or liberty to interfere in those transaction made between the developer and the intending buyer/buyers in any manner whatsoever and further the landowners shall not be entitled to claim the profit of the said venture or part thereof, on the contrary the Developer shall have no right, interest, ownership, possession whatsoever over the flats under the Owner's Allocation.
- d. That the developer shall have every right to disclaim and/or relinquish any claim from the intending buyer and/or shall be entitled to settle any matter with any intending buyer in respect of payment on consideration or in any issue, in any term as the developer may think fit and proper.
- e. That the developer shall be entitled to execute all or any sort of Agreement with any intending flat or space buyer/buyers and shall be entitled to execute all or any type of Deed of Transfer in favour of the intending buyer in respect of the flat/ space of the building under the developer's allocation only, after handing over the possession of the owner to their and further shall be entitled to be present before the Registration office or offices for the registration of all those Deeds of documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of land owner an for that purpose the land owner will execute a General Power of Attorney/ Development Power of Attorney in favour of the developer to do all such acts deeds and things required for the proposed construction and registration of the Deed of Transfer

against Flat/Unit/Constructed area together with impartible proportionate share of the entire land under Schedule "A" property in favour of the flat buyers and land owner will ratify in favour of the flat buyers and the land owner will rectify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers. That it is expressively mentioned here that the Developer shall have to give possession of the flats under Owner's Allocation immediate after completion of the building before giving possession of any flats in favour of any purchaser or purchasers who intend to purchase flats under Developers' Allocation.

- f. That during the period of construction of the proposed building the developer shall be in symbolic possession of the said property and the land owner shall not be entitled to disturb the possession of the developer in any manner whatsoever.

ARTICLE : IV

LAND OWNER OBLIGATION AND PRIVILEGES :

- a. That the land Owners do hereby declare that they have absolute right, title and interest upon the said landed property and do hereby further declare that the said property morefully described in the Schedule below is free from all encumbrances, disputes, litigations and in the mean time they have nor received any notice and notices to the effect that they said land is affected by any scheme of the Government of West Bengal or of the or Kolkata Municipal Corporation and/or any other statytory boby at the time of signing of this Agreement so, being satisfied about the marketable title of the said property and the same is free from all encumbrances of the property,

the developer herein has entered into this Agreement.

- b. *That the landowner shall at the time of execution of this presents deliver all the original documents regarding the title of the land and others papers an documents against proper receipts/certified copies from the developer.*
- c. *That the land Owners shall not be entitled in any way to interfere with the management of the construction of the proposed building and in the matter of transfer of the flats or spaces of the building to the intending buyer. But shall have absolute right & authorities to inspect the main structural part of the building as well as the construction of Owner's portion for time to time and also get it checked by any Engineer or Specialised person and any defect or deviation would be removed by the second party/developer.*
- d. *That the land owner shall not be required to share or pay any portion of costs for construction of the proposed building including the cost of construction of the land owner's allocation which will be solely borne by the developer.*
- e. *That in the event, if a co- operative society and/or Association be formed, the Landowner shall become the member of the said society and/or Associations the case may be and shall be liable to pay and bear proportionate maintenance charges, as well as services charges and Municipal taxes is respect of their allocation and for maintenance of the common areas, facilities etc.*
- f. *That the land Owner shall have the right to sell, transfer, the flats under her allocation to any third party to her own discretion and with the possession of land owner's allocation rendered the developer shall execute a proper possession letter.*
- g. *That the land owner shall hand over the vacant possission Shcedule "A" property within 30 days from the date of execution*

of this agreement positively.

- h. That nothing in this presents shall be construct as a demise or assignment or conveyance in law by the owner of the said premises or any part thereof to the developer save and expect to commercially explore the same in terms hereof by constructiong the building on the said premises and to deal with the developers' allocation in the building in the manner herein stated without creating any liability financial or otherwise whatso ever upon the owner.

ARTICLE : V

CANCELLATION AND ARBITRATION :

- a. All communication in the forn of letter, notice, correspondence form/to either of the parties will be made to the address given herein in this Agreement and will be communicated by postal services or personal peon services and letter, notice, served upon either of the parties by other.
- b. The Court within District South 24 Parganas shall have the jurisdiction to entertain and try in accordance with the law, suits and proceedings arising out of this agreement.
- c. Both the parties do hereby undertake to co-operate with each other in all respect to materialise the said development project within the stipulated time of **24 months with an extension of 06months** from the date of obtaining the sanctioned building plan from the Kolkata Municipal Corporation.

-::: THE SCHEDULE "A" ABOVE REFERRED TO ::-

(Description of the Land)

ALL THAT piece and parcel of land measuring more or less an area **05(Five) Cottahs 03(Three) Chittaks 33(Thirtythree) Sq.ft.** physically measuring more or less an area **05(Five) Cottahs 00(Zero) Chittaks 00(Zeor) Sq.ft.**, along with tile shed structure measuring more or less 225 Sq.ft., lying and situated at Mouza - Kamdahari, J.L. No. 49, R.S. No. 200, District Collectorate Touzi

No.14, Pargana Magura, comprised in Khatian No. 173, appertaining to Dag No. 485, **KMC Premise No. 2/1, Peyara Bagan, P.S. Regent Park now Bansdroni, Ward No.111, within the limits of Kolkata Municipal Corporation, having its Mailing Address- M/19, Peyara Bagan, P.S. Regent Park now Bansdroni, Kolkata - 700084, D.S.R. at Alipore, A.D.S.R. at Alipore, in the District South 24 Parganas, and the same is butted and bounded as follows :-**

ON THE NORTH : By 16'ft. wide common passage.

ON THE SOUTH : By Land under Dag No.481.

ON THE EAST : By Land and building of Smriti Nag.

ON THE WEST : By 12'ft. wide common passage.

-: THE SCHEDULE "B" ABOVE REFERRED TO :-

(Owner's Allocation)

Owner' Allocation shall mean 50% F.A.R/Constructed area out of which One Flat, on the First Floor, in the North-East side and One Flat, on the Second Floor, in the North-East side and One Flat, on the Second Floor, in the North-West side and One Flat, on the Third(Top) Floor, in the South-West side and 50% F.A.R of the Ground Floor (Car Parking Space) of the proposed G+III storied building, as per sanction plan to be sanction by the Kolkata Municipal Corporation.

The Developer shall also pay a sum of Rs.2,60,000/- (Rupees Two Lakhs Sixty Thousand) Only towards non adjustable/non refundable amount unto and in favour of the Owners herein at the time of execution of this Agreement, in the following manners:-

i) at the time of execution of this Agreement Rs.10,000/-

ii) at the time of handover owner allocation Rs.2,50,000/-

-: THE SCHEDULE "C" ABOVE REFERRED TO :-

(Developer Allocation)

The Developer Allocation shall mean remaining Flats on the different Floors and remaining Car Parking Space on the Ground Floor of the proposed G+III Storied building, as per sanction plan to be sanctioned by the Kolkata Municipal Corporation out side the Owner's Allocation.

-: THE SCHEDULE "D" ABOVE REFERRED TO :-

(Details of Specification of the Proposed Building)

1. Earth cutting and Base casting = As per sanctioned plan.
2. Brick Works = 1st class picket with 6:1 mortar.
3. R.C.C. Works = As per sanctioned plan. (structural Drawings)
4. Doors = All Door frames will be of Sal wood and all pallah will be of commercial flash door.
5. Windows = Steel Windows with Grill and box pattern.
6. Grill = 18/5 mm steel with simple design.
7. Plaster = out side plaster has to thicker that inside plaster, plaster shall be with coarse variety of sands.
8. Plaster of Paris = All rooms inside.
9. Colors = Outside walls would be putty ghola finished and thereafter weather coat colour based paint. Inside walls & ceiling only plaster of paris. Doors, Windows, and Grills oil paint with primer. Synthetic primer will be done on all wooden and steel work of doors and window
10. Electric Works = Concealed wiring with ISI quality switched and wire with normal and necessary points. One A.C. points in master bed room in One Flat, T.V. point, Cable line, Exhaust line.
11. Plumbing Works = Concealed wiring with ISI marked fittings

and pipes with normal and necessary points.

12. *Toilet = Glaze Tiles fittings up to 6'-6" high, 1 No. of White Commode with cistern/Pan, 2 Nos. of Tap, 1 No. of Shower, Extra charges for hot water line and Gyser line in one toilet, washing machine line, basin for hand wash,*
13. *Septic Tank, Water Reservoir, Water Tank and Stair Head Room = As per sanctioned plan, pump set with motor for water lifting.*
14. *Kitchen = Black stone Kitchen counter with Black stone Kitchen slab. Ceramic tiles upto 750 mm from the top of Kitchen Slab.*
15. *Electric connection charges of every flat will not be paid by the developer.*
16. *Passage Area Pavement with tiles finished.*
17. *All floor will be finished by marble/floor tiles.*
18. *Roof :- water resistance and heat resistance treatment would be done.*

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

SIGNED AND DELIVERED AT KOLKATA

in the presence of:

WITNESSES:

1. Sourov Nay
M-19, Payerbagan
Garia, Kol-84

Yapali Mitra

Januja Mitra

Janmita Mitra

2. Ashek Mitra
35, Laxmi Narayan
Mokher Road,
Kolkata-700081.

Jushar Kanti Nay.

SIGNATURE OF THE LAND OWNERS

FIRST PARTY

M/s. BANDEY CONSTRUCTION

Jyoti Chakraborty

Partners

M/s. BANDEY CONSTRUCTION

Jyoti Chakraborty

Partners

Drafted & prepared by me :

Bhaskar Mozumder

BHASKAR MOZUMDER

#1683/08 Advocate
Alipore Police Court
Kolkata - 700027.

SIGNATURE OF THE DEVELOPER/

SECOND PARTY

MEMO OF CONSIDERATION

RECEIVED Sum of Rs. 10,000/- (Rupees Ten Thousand) only by **1. SMT. TAPATI MITRA, 2. SMT. TANUJA MITRA, 3. SMT. TANMITA MITRA, 4. SRI TUSHAR KANTI NAG,** from **BANDEY CONSTRUCTION**, a partnership firm, represented by its Partners namely **1. SRI JAYANTA LAL DEY, 2. SRI SUBHROJIT BANERJEE,** in terms of this agreement in presence of the following witnesses and in the following manners :-

::: MEMO :::

Sl. No.	Cheque No.	Date	Drawn on	Amount(Rs.)
01.	By way of Cash			10,000/-

TOTAL Rs. 10,000/-

(Rupees Ten Thousand) Only

1. Sourav Nay
M-19, Panchsaban
Garia, Kol-84

Tapati Mitra

2. Asim Mitra
35, Laxmi Narayan
Mokilal Road,
Kolkata-700061.

Tanuja Mitra

Tanmita Mitra

Tushar Kanti Nay.

SIGNATURE OF THE LAND OWNERS

FIRST PARTY

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name.....

Signature..... *Gayatri Mitra*.....

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name.....

Signature..... *Januja Mitra*.....

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name.....

Signature..... *Janmita Mitra*.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature..... *Jubar Kanti Nayak*.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature..... *Jayanta Chel Nayak*.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature..... *Jayanta Chel Nayak*.....

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



192023240045838181

GRN Details

GRN: 192023240045838181 Payment Mode: Online Payment
GRN Date: 09/05/2023 20:05:08 Bank/Gateway: State Bank of India
BRN : CKW8734994 BRN Date: 09/05/2023 20:06:11
GRIPS Payment ID: 090520232004583817 Payment Init. Date: 09/05/2023 20:05:08
Payment Status: Successful Payment Ref. No: 2001158304/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: BHASKAR MOZUMDER
Address: Alipore police court
Mobile: 9831155352
Depositor Status: Buyer/Claimants
Query No: 2001158304
Applicant's Name: Mr Bhaskar Mozumder
Identification No: 2001158304/1/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 09/05/2023
Period To (dd/mm/yyyy): 09/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001158304/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2001158304/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	121
Total				2142

IN WORDS: TWO THOUSAND ONE HUNDRED FORTY TWO ONLY.



Major Information of the Deed

Query No :	I-1602-06392/2023	Date of Registration	11/05/2023
Query No / Year	1602-2001158304/2023	Office where deed is registered	
Query Date	08/05/2023 10:14:35 PM	D.S.R. - II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bhaskar Mozumder Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903936068, 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 : 10,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 53,88,268/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 153/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



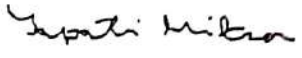


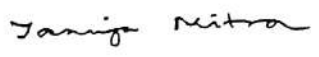



District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Peyara Bagan, , Premises No: 2/1, , Ward No: 111 Pin Code : 700084



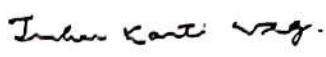
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 3 Chatak 33 Sq Ft	1/-	53,27,518/-	Width of Approach Road: 12 Ft.,
Grand Total :				8.635Dec	1 /-	53,27,518 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	225 Sq Ft.	1/-	60,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 225 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		225 sq ft	1 /-	60,750 /-	

Details :
Name, Address, Photo, Finger print and Signature



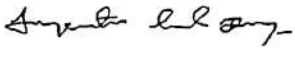


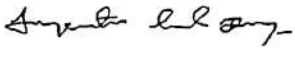


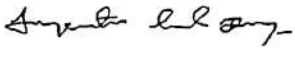


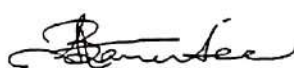


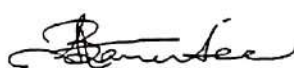


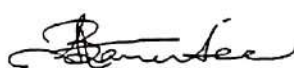
	Name	Photo	Finger Print	Signature
	Smt Tapati Mitra Wife of Mr Pranab Kumar Mitra Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office	 11/05/2023	 LTI 11/05/2023	 11/05/2023
EE-54/1, Sector-II, Saltlake, City:- Not Specified, P.O:- Bidhan Nagar, P.S:-Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700091 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aqxxxxxx1r, Aadhaar No: 76xxxxxxx0710, Status :Individual, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office				
2	Smt Tanuja Mitra Wife of Mr Jyotirmoy Mitra Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office	 11/05/2023	 LTI 11/05/2023	 11/05/2023
Kalyani Apartment, Flat No.4, 87/1, Raja S.C.Mullick Road, City:- Not Specified, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cixxxxxx8q, Aadhaar No: 76xxxxxxx7183, Status :Individual, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office				
3	Smt Tanmita Mitra Wife of Mr Ashoke Mitra Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office	 11/05/2023	 LTI 11/05/2023	 11/05/2023
35, Laxminarayan Motilal Road, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cjxxxxxx1f, Aadhaar No: 20xxxxxxx7297, Status :Individual, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
Tushar Kanti Nag Son of Late Keshab Lal Nag Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office			
11/05/2023	LTI 11/05/2023	11/05/2023	
City:- Not Specified, P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: adxxxxxx2e, Aadhaar No: 58xxxxxxxx4736, Status :Individual, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office			

Developer Details :



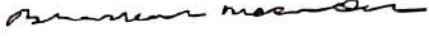
SI No	Name,Address,Photo,Finger print and Signature
1	BANDEY CONSTRUCTION L-38, Kamdahari Bose Para, City:- Not Specified, P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Jayanta Lal Dey (Presentant) Son of Late Hari Pada Dey Date of Execution - 11/05/2023, , Admitted by: Self, Date of Admission: 11/05/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>May 11 2023 12:30PM</td> <td>LTI 11/05/2023</td> <td>11/05/2023</td> <td></td> </tr> </tbody> </table> <p>R-76, Kamdahari Purbapara, City:- Not Specified, P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx0H, Aadhaar No: 20xxxxxxxx8114 Status : Representative, Representative of : BANDEY CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Jayanta Lal Dey (Presentant) Son of Late Hari Pada Dey Date of Execution - 11/05/2023, , Admitted by: Self, Date of Admission: 11/05/2023, Place of Admission of Execution: Office				May 11 2023 12:30PM	LTI 11/05/2023	11/05/2023	
Name	Photo	Finger Print	Signature										
Mr Jayanta Lal Dey (Presentant) Son of Late Hari Pada Dey Date of Execution - 11/05/2023, , Admitted by: Self, Date of Admission: 11/05/2023, Place of Admission of Execution: Office													
May 11 2023 12:30PM	LTI 11/05/2023	11/05/2023											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Subhrojit Banerjee Son of Late Anil Kumar Banerjee Date of Execution - 11/05/2023, , Admitted by: Self, Date of Admission: 11/05/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>May 11 2023 12:32PM</td> <td>LTI 11/05/2023</td> <td>11/05/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Subhrojit Banerjee Son of Late Anil Kumar Banerjee Date of Execution - 11/05/2023, , Admitted by: Self, Date of Admission: 11/05/2023, Place of Admission of Execution: Office				May 11 2023 12:32PM	LTI 11/05/2023	11/05/2023	
Name	Photo	Finger Print	Signature										
Mr Subhrojit Banerjee Son of Late Anil Kumar Banerjee Date of Execution - 11/05/2023, , Admitted by: Self, Date of Admission: 11/05/2023, Place of Admission of Execution: Office													
May 11 2023 12:32PM	LTI 11/05/2023	11/05/2023											

Kamdahari Banerjee Para, City:- Not Specified, P.O:- Garia, P.S:-Bansdroni, District:-South 24-
ganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business,
Citizen of: India, , PAN No.:: AHxxxxxx2M,Aadhaar No Not Provided by UIDAI Status : Representative,
Representative of : BANDEY CONSTRUCTION (as Partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhaskar Mozumder Son of Mr Nikhil Majumder Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	11/05/2023	11/05/2023	11/05/2023

Identifier Of Smt Tapati Mitra, Smt Tanuja Mitra, Smt Tanmita Mitra, Mr Tushar Kanti Nag, Mr Jayanta Lal Dey, Mr Subhrojit Banerjee

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Tapati Mitra	BANDEY CONSTRUCTION-2.15875 Dec
2	Smt Tanuja Mitra	BANDEY CONSTRUCTION-2.15875 Dec
3	Smt Tanmita Mitra	BANDEY CONSTRUCTION-2.15875 Dec
4	Mr Tushar Kanti Nag	BANDEY CONSTRUCTION-2.15875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Tapati Mitra	BANDEY CONSTRUCTION-56.25000000 Sq Ft
2	Smt Tanuja Mitra	BANDEY CONSTRUCTION-56.25000000 Sq Ft
3	Smt Tanmita Mitra	BANDEY CONSTRUCTION-56.25000000 Sq Ft
4	Mr Tushar Kanti Nag	BANDEY CONSTRUCTION-56.25000000 Sq Ft

11-05-2023

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 11:16 hrs on 11-05-2023, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Mr Jayanta Lal Dey ,

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 53,88,268/-

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

Execution is admitted on 11/05/2023 by 1. Smt Tapati Mitra, Wife of Mr Pranab Kumar Mitra, EE-54/1, Sector-II, Saltlake, P.O: Bidhan Nagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession House wife, 2. Smt Tanuja Mitra, Wife of Mr Jyotirmoy Mitra, Kalyani Apartment, Flat No.4, 87/1, Raja S.C.Mullick Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 3. Smt Tanmita Mitra, Wife of Mr Ashoke Mitra, 35, Laxminarayan Motilal Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 4. Mr Tushar Kanti Nag, Son of Late Keshab Lal Nag, P.O: Garia, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Indetified by Mr Bhaskar Mozumder, , , Son of Mr Nikhil Majumder, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-05-2023 by Mr Jayanta Lal Dey, Partner, BANDEY CONSTRUCTION (Partnership Firm), L-38, Kamdahari Bose Para, City:- Not Specified, P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Bhaskar Mozumder, , , Son of Mr Nikhil Majumder, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 11-05-2023 by Mr Subhrojit Banerjee, Partners, BANDEY CONSTRUCTION (Partnership Firm), L-38, Kamdahari Bose Para, City:- Not Specified, P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Bhaskar Mozumder, , , Son of Mr Nikhil Majumder, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 153.00/- (B = Rs 100.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 121/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/05/2023 8:06PM with Govt. Ref. No: 192023240045838181 on 09-05-2023, Amount Rs: 121/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW8734994 on 09-05-2023, Head of Account 0030-03-104-001-16

Stamp Duty

the required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 7,021/-, by online = Rs 2,021/-.

Description of Stamp

Stamp: Type: Impressed, Serial no 270386, Amount: Rs.5,000.00/-, Date of Purchase: 04/05/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/05/2023 8:06PM with Govt. Ref. No: 192023240045838181 on 09-05-2023, Amount Rs: 2,021/-, Bank: State Bank of India (SBIIN0000001), Ref. No. CKW8734994 on 09-05-2023, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 218714 to 218749

being No 160206392 for the year 2023.



Digitally signed by Suman Basu
Date: 2023.05.17 13:19:18 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2023/05/17 01:19:18 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
