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पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

L 220272

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

District Sub-Registrar-II
Howrah

28 FEB 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the ^{28th} day of February, Two Thousand and Twenty (2020) **BETWEEN** (1) **SRI SUBRATA SETT** (PAN NO. **ARLPS3568B**), son of Sri Provash @ Prabahas Chandra Sett, by faith Hindu, by occupation Business, (2) **SRI DEBABRATA SETT** (PAN NO. **ASSPS7987E**), son of Sri Provash @ Prabahas Chandra Sett, by faith Hindu, by occupation Business, Both residing at residing at Balitikuri Surkimill, Post Office – Balitikuri Bakultala, Police Station – Dasnagar (old Jagacha), District - Howrah, Pin Code – 711113, West Bengal, hereinafter called and referred to as the **“LANDLORDS/OWNERS”** (which expression shall unless excluded by or repugnant to the context be deemed

to mean and include her executors, representatives, administrators, successor and assigns) of the **FIRST PART.**

A N D

"M/S. SIDDHI VINAYAK CONSTRUCTION" (PAN NO. ADYFS8480K) having its office at 281, Netaji Subhas Road, Police Station Shibpur, Post Office and District Howrah, Pin Code - 711101, being represented by its **PARTNERS** namely (1) **SRI AJAY ANAND GUPTA (PAN NO. ALRPG3868Q)**, son of Sri Manna Lal, by Religion Hindu, by occupation Business, at present residing at 55/1, Kali Prasad Banerjee Lane, Post Office Kadamtala, Police Station Bantra, District Howrah, Pin Code - 711101, (2) **SRI RAJIB ROY (PAN NO. APDPR1930C)**, son of Late Nandadu'al Roy, by Religion Hindu, by occupation Business, at present residing at 62/11/1, Ichapur Road Post Office Kadamtala, Police Station Bantra, District Howrah, Pin Code - 711101, (3) **SRI RAJEEV ANAND GUPTA (PAN NO. CDTPA3203P)**, son of Sri Manna Lal, by Religion Hindu, by occupation Business, at present residing at D.L.W Road, Shivdaspur, Manduadih, Varanasi, Uttar Pradesh, Pin Code - 221103, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his executors, representatives, administrators, successor and assigns) of the **SECOND PART.**

A.

WHEREAS originally one Sudhanya Charan Garai of 34, Madhusudan Biswas Lane, Howrah, was the absolute owner of 20 decimals of Bastu Land comprised in R.S Dag No. 3664 under R.S Khatian No. 612 within the Mouja Balitikuri, J.I. No. 1, under Police Station Jagacha in the District of Howrah within the jurisdiction of District Registry Office, Howrah and Additional District Sub Registry office, Domjur. Said Sudhanya Charan Garai sold the said property in favour of Gopal Khetry, son of Ganesh Khetry of 1, Burman Street, Kolkata - 700007 on 17th September, 1943.

AND WHEREAS one Basanta Kumar Ghosh was the absolute owner of 9 decimals of Bastu Land comprised in R.S Dag No. 3663 under R.S Khatian No. 275 within the Mouja Balitikuri, J.L No. 1, under Police Station Jagacha in the District of Howrah within the jurisdiction of District Registry Office, Howrah and Additional District Sub Registry office, Domjur. Said Basanta Kumar Ghosh sold the said property in favour of Gopal Khetry, son of Ganesh Khetry of 1, Burman Street, Kolkata - 700007 on 17th September, 1943. But due to some mistake crept in the said deed of sale, said Basanta Kumar Ghosh again executed one Rectification Deed of the previous deed of sale on 12th February, 1937.

AND WHEREAS soon after purchase of the aforesaid two properties by the said Gopal Chandra Khetry, he peacefully enjoyed and possessed the said properties by paying khazna regularly and mutated his name in Revisional Settlement Record before the B.L & L.R.O.

AND WHEREAS said Gopal Chandra Khetry thereafter executed and registered Deed of Settlement in favour of his three sons namely Motilal Khetry, Jyotilal Khetry and Kishori Lal Khetry in respect of the aforesaid two properties and other properties by execution and registration of Deed of Settlement being No. 2888 for the year 1960, Book No. I, Volume No. 32, recorded in pages 258 to 272 which was registered in the office of the District Registrar at Howrah on 29th July, 1960.

AND WHEREAS aforesaid Kishori Lal Khetry after getting the aforesaid property from her father while possessing and enjoying the same, he sold, conveyed and transferred the "Ga" Schedule mentioned property of aforesaid Deed of Settlement dated 29th July, 1960, i.e. ALL THAT piece and parcel of 3 Cottah 10 Chittaks of demarcated Bastu Land comprised in R.S Dag No. 3664 under R.S Khatian No. 612 and 2 Cottah 11 Chittaks 19 Square Feet of demarcated Basu Land comprised in R.S Dag No. 3663 under R.S Khatian No. 275 within the Mouja Balitikuri, J.L No. 1, under Police Station Jagacha in the District of Howrah i.e. total 6 Cottah 5 Chittaks 19 Square Feet along with structure standing thereon in favour of Donor herein, Smt. Gita Rani Sett, Smt. Rama Sett and Smt. Niva Rani Sett, by execution and registration of a Deed of Sale being No. 203 for the 1972,

Book No. I, Volume No. 15, recorded in pages from 23 to 29 which was registered in the office of the District Sub Registrar at Howrah on 22nd January, 1972. As a result said Donor herein, Smt. Gita Rani Sett, Smt. Rama Sett and Smt. Niva Rani Sett became the owners the aforesaid property having each undivided 1/4th share in respect of the aforesaid property.

AND WHEREAS thereafter said Smt. Rama Sett and Smt. Niva Rani Sett sold their $\frac{1}{4} + \frac{1}{4}$ th = $\frac{1}{2}$ th share in respect of the said property in favour of Sri Swapan Kumar Sett, Sri Tapas Kumar Sett and Sri Prodyut Kumar Sett, all sons of Sailendra Nath Sett, by execution and registration of a Deed of Sale being No. 4001 for the year 1987 which was registered before the District Registrar at Howrah on 24th September, 1987 and handed over possession of the said property in favour of the purchasers.

AND WHEREAS simultaneously with the aforesaid purchase, said Swapan Kumar Sett, Sri Tapas Kumar Sett, Sri Prodyut Kumar Sett and Smt. Gita Rani Sett became the owners 3/4th share out of 6 Cottah 5 Chittaks 19 Square Feet i.e. 4 Cottah 12 Chittaks 3 Square Feet along with structure standing thereon and on the other hand, the DONOR herein already the existing owner of 1/4th share out of 6 Cottah 5 Chittaks 19 Square Feet.

AND WHEREAS thereafter, due to requirement of money for purchasing another property, the said Swapan Kumar Sett, Sri Tapas Kumar Sett, Sri Prodyut Kumar Sett and Smt. Gita Rani Sett proposed to sell out their 3/4th share out of 6 Cottah 5 Chittaks 19 Square Feet i.e. 4 Cottah 12 Chittaks 3 Square Feet along with structure standing thereon and the DONOR herein also agreed to purchase the same.

AND WHEREAS accordingly said Swapan Kumar Sett, Sri Tapas Kumar Sett, Sri Prodyut Kumar Sett and Smt. Gita Rani Sett sold, conveyed and transferred ALL THAT piece and parcel $\frac{3}{4}$ th share out of 3 Cottah 10 Chittaks of demarcated Bastu Land comprised in R.S Dag No. 3664 under R.S Khatian No. 612 and 3/4th share

out of 2 Cottah 11 Chittaks 19 Square Feet of demarcated Basu Land comprised in R.S Dag No. 3663 under R.S Khatian No. 275 within the Mouja Balitikuri, J.L No. 1, under Police Station Jagacha in the District of Howrah, i.e. total 4 Cottah 12 Chittaks 3 Square Feet along with structure standing thereon, by execution and registration of a Deed of Sale being No. 5744 for the year 1991, Book No. I, volume No. 140, recorded in pages from 388 to 398 which was registered before the District Registrar at Howrah on 14th November, 1991.

AND WHEREAS soon after purchase, the aforesaid property by the DONOR herein, he became the absolute owner of ALL THAT piece and parcel of 3 Cottah 10 Chittaks of demarcated Bastu Land comprised in R.S Dag No. 3664 under R.S Khatian No. 612 and 2 Cottah 11 Chittaks 19 Square Feet of demarcated Basu Land comprised in R.S Dag No. 3663 under R.S Khatian No. 275 within the Mouja Balitikuri, J.L No. 1, under Police Station Jagacha in the District of Howrah i.e. total 6 Cottah 5 Chittaks 19 Square Feet of demarcated Bastu Land.

AND WHEREAS soon after purchase the aforesaid property by the DONOR herein, he mutated his name before the B.L & L.R.O, Bally-Jagacha Block as well as Howrah Municipal Corporation.

AND WHEREAS as a result the said property mutated in L.R Dag Nos. 3663 and 3664 under L.R Khatian No. 862 within the Mouja Balitikuri, J.L No. 1, under Police Station Jagacha in the District of Howrah and in Howrah Municipal Corporation Holding No. 326, Howrah Amta Road under Howrah Municipal Corporation ward No. 50.

AND WHEREAS accordingly the father of the present Owners/Landlords namely Sri Provash @ Prabhas Chandra Sett became the absolute owner of **ALL THAT** piece and parcel of demarcated Bastu Land measuring about 3 Cottah 10 Chittaks comprised in R.S and L.R Dag No. 3664 under R.S Khatian No. 612, L.R Khatian No. 862 within the Mouja Balitikuri, Police Station Jagacha now Dasnagar, District Howrah, corresponding to Premises and Holding No. 326, Howrah Amta

Road under Howrah Municipal Corporation ward No. 50 **AND** piece and parcel of Bastu Land measuring about 2 Cottah 11 Chittaks 19 Square comprised in R.S and L.R Dag No. 3663 under R.S Khatian No. 275, L.R Khatian No. 862 within the Mouja Balitikuri, Police Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 i.e. total 6 Cottah 5 Chittaks 19 Square Feet along with R.T structure standing thereon.

AND WHEREAS thereafter the father of the present Owners/Landlords namely Sri Provash @ Prabhas Chandra Sett sold, conveyed and transferred ALL THAT piece and parcel of Bastu Land measuring about 14 Chittaks 23 Square Feet comprised in R.S and L.R Dag No. 3664 under R.S Khatian No. 612, L.R Khatian No. 862 within the Mouja Balitikuri, Police Station Jagacha now Dasnagar, District Howrah in favour of Avijit Kara and Sujit Karar out of his property by execution and registration of a Deed of Sale being No. 177 for the year 2016 which was registered in the office of the District Sub Registrar at Howrah 4th January, 2016.

AND WHEREAS after the aforesaid sale, the father of the present Owners/Landlords namely Sri Provash @ Prabhas Chandra Sett became the absolute owner of **ALL THAT** piece and parcel of demarcated Bastu Land measuring about 2 Cottah 11 Chittaks 22 Square Feet comprised in R.S and L.R Dag No. 3664 under R.S Khatian No. 612, L.R Khatian No. 862 within the Mouja Balitikuri, Poilce Station Jagacha now Dasnagar, District Howrah, corresponding to Premises and Holding No. 326, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 **AND** piece and parcel of Bastu Land measuring about 2 Cottah 11 Chittaks 19 Square comprised in R.S and L.R Dag No. 3663 under R.S Khatian No. 275, L.R Khatian No. 862 within the Mouja Balitikuri, Poilce Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 i.e. total 5 Cottah 6 Chittaks 41 Square Feet.

B.

AND WHEREAS originally Sunil Krishan Samanta, son of Sasadhar Samanta and Arun Kumar Samanta, son of Gopal Krishan Samanta, 6, Mallickghat Road, Ramkrishnapur, Howrah, was the joint owners of **ALL THAT** piece and parcel of 3 Cottah 11 Chittaks 38 Square Feet of Bastu Land comprised in R.S Dag No. 3664 under R.S Khatian No. 612 and 2 Cottah 3 Chittaks 12 Square Feet comprised in R.S Dag No. 3663 under R.S Khatian No. 275 .i.e. total 5 Cottah 15 Chittaks 5 Square Feet within the Mouja Balitikuri, J.L No. 1, under Police Station Jagacha in the District of Howrah along with structure standing thereon within the jurisdiction of District Registry Office, Howrah and Additional District Sub Registry office, Domjur. Said Sunil Krishan Samanta and Arun Kumar Samanta sold the said property in favour of "M/S. Lakshmi Narayan Electrical Industries" by execution and registration of a Deed of Sale being No. 1155 for the year 1981, Book No. I, Volume No. 49, recorded in pages 62 to 66 which was registered before the District Registrar at Howrah on 4th March, 1981. Thereafter one Narendra nath Sett appointed as new partner of the firm. Thereafter one of the Partners namely Sailendra Nath Sett died on 29th December, 1983, leaving behind him his wife Gita Rani Sett, five sons namely Sankar Kumar Sett, Swapan Kumar Sett, Tapan Kumar Sett, Tapas Kumar Sett, Pradyut Kumar Sett and three daughters namely Tapasi Sett, Sandhyarani Sreemani and Arati Sett who thereafter appointed as new partners of the said firm and continued the partnership business jointly. But thereafter due to inconvenience to look after and continue the said partnership business jointly, they decided to dissolve the said partnership and accordingly they retired from the said Partnership Firm by execution of a Deed of Dissolution of Partnership dated 31st. March, 1990. Accordingly the DONOR herein got the Assets of the firm including the property i.e. **ALL THAT** piece and parcel of 3 Cottah 11 Chittaks 38 Square Feet of Bastu Land comprised in R.S Dag No. 3664 under R.S Khatian No. 612 and 2 Cottah 3 Chittaks 12 Square Feet comprised in R.S Dag No. 3663 under R.S Khatian No. 275 .i.e. total 5 Cottah 15 Chittaks 5 Square Feet within the Mouja Balitikuri, J.L No. 1, under Police Station Jagacha in the District of Howrah in total 5 Cottah 15 Chittaks 5 Square Feet along with structure standing thereon. But on 1st. April, 1990, two sons of DONOR i.e. the DONEE

herein (Subrata Sett) and Debabrata Sett admitted in "M/S. Lakshmi Narayan Electrical Industries" as new Partner by execution of a Deed of Partnership on 1st. April, 1990 and in terms of the said Partnership Deed the DONOR, DONEE and Debabrata Sett decided to share the profit and loss of the business and entitle the assets and liabilities of the firm in 50:25:25 ratio.

AND WHEREAS though the previous Partners have already released and/or discharged all assets and liabilities of the said Firm in favour of the Partnership firm or its partners, due to abundant precaution as the names of Sailendra Nath Sett and Sankar Kumar Sett included with the DONOR in the aforesaid Partnership or as Narendra Nath Sett appointed as new Partner therein said Gita Rani Sett, Sankar Kumar Sett, Swapan Kumar Sett, Tapan Kumar Sett, Tapas Kumar Sett, Pradyut Kumar Sett, Tapasi Sett, Sandhyarani Sreemani, Arati Sett and Narendra Nath Sett sold, conveyed and transferred **ALL THAT** piece and parcel of 3 Cottah 11 Chittaks 38 Square Feet of Bastu Land comprised in R.S Dag No. 3664 under R.S Khatian No. 612 and 2 Cottah 3 Chittaks 12 Square Feet comprised in R.S Dag No. 3663 under R.S Khatian No. 275 .i.e. total 5 Cottah 15 Chittaks 5 Square Feet within the Mouja Balitikuri, J.L No. 1, under Police Station Jagacha in the District of Howrah in total 5 Cottah 15 Chittaks 5 Square Feet along with structure standing thereon in favour of "M/S. Lakshmi Narayan Electrical Industries" represented by its Partners Provash Chandra Sett, Subrata Sett and Debabrata Sett by execution and registration of a Deed of Sale being No. 3216 for the year 1990, Book No. I, Volume No. 83, recorded in pages 51 to 56 which was registered in the office of the District Registrar at Howrah on 07.07.1990.

AND WHEREAS by virtue of the aforesaid Deed "M/S. Lakshmi Narayan Electrical Industries" represented by its Partners Provash Chandra Sett, Subrata Sett and Debabrata Sett became the absolute owner of **ALL THAT** piece and parcel of 3 Cottah 11 Chittaks 38 Square Feet of Bastu Land comprised in R.S Dag No. 3664 under R.S Khatian No. 612 and 2 Cottah 3 Chittaks 12 Square Feet comprised in R.S Dag No. 3663 under R.S Khatian No. 275 .i.e. total 5 Cottah 15 Chittaks 5 Square Feet within the Mouja Balitikuri, J.L No. 1, under Police Station

Jagacha in the District of Howrah in total 5 Cottah 15 Chittaks 5 Square Feet along with structure standing thereon.

AND WHEREAS soon after purchase the aforesaid property by the "M/S. Lakshmi Narayan Electrical Industries", its Partners mutated its name before the B.L & L.R.O, Bally-Jagacha Block as well as Howrah Municipal Corporation.

AND WHEREAS as a result the said property mutated in L.R Dag Nos. 3663 and 3664 under L.R Khatian No. 864 within the Mouja Balitikuri, J.L No. 1, under Police Station Jagacha in the District of Howrah and in Howrah Municipal Corporation Holding No. 326/1, Howrah Amta Road under Howrah Municipal Corporation ward No. 50.

AND WHEREAS accordingly the M/S. Lakshmi Narayan Electrical Industries" represented by its Partners Provash Chandra Sett, Subrata Sett and Debabrata Sett became the absolute owner of **ALL THAT** piece and parcel of Bastu Land measuring about 3 Cottah 11 Chittaks 38 Square Feet of Bastu Land comprised in R.S Dag No. 3664 under R.S Khatian No. 612, L.R Khatian No. 864 within the Mouja Balitikuri, Police Station Jagacha now Dasnagar, District Howrah, corresponding to Premises and Holding No. 326/1, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 **AND** piece and parcel of Bastu Land measuring about 2 Cottah 3 Chittaks 12 Square Feet comprised in R.S Dag No. 3663 under R.S Khatian No. 275, L.R Khatian No. 864 within the Mouja Balitikuri, Police Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326/1, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 i.e. total 5 Cottah 15 Chittaks 5 Square Feet along with R.T structure standing thereon.

AND WHEREAS thereafter the said Partnership was amended by execution of a Partnership Deed dated 11th March, 1993.

AND WHEREAS thereafter "M/S. Lakshmi Narayan Electrical Industries" represented by its Partners Provash Chandra Sett, Subrata Sett and Debabrata Sett sold, conveyed and transferred **ALL THAT** piece and parcel of Bastu Land

measuring about 1 cottah 8 Chittaks 22 Square Feet comprised in R.S and L.R Dag No. 3664 under R.S Khatian No. 612, L.R Khatian No. 864 within the Mouja Balitikuri, Poilce Station Jagacha now Dasnagar, District Howrah in favour of Avijit Karar and Sujit Karar out of his property by execution and registration of a Deed of Sale being No. 177 for the year 2016 which was registered in the office of the District Sub Registrar at Howrah 4th January, 2016.

AND WHEREAS thereafter "M/S. Lakshmi Narayan Electrical Industries" represented by its Partners Provash Chandra Sett, Subrata Sett and Debabrata Sett became the absolute owner of **ALL THAT** piece and parcel of Bastu Land measuring about 2 Cottah 3 Chittaks 16 Square Feet of Bastu Land comprised in R.S Dag No. 3664 under R.S Khatian No. 612, L.R Khatian No. 864 within the Mouja Balitikuri, Police Station Jagacha now Dasnagar, District Howrah, corresponding to Premises and Holding No. 326/1, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 **AND** piece and parcel of Bastu Land measuring about 2 Cottah 3 Chittaks 12 Square Feet comprised in R.S Dag No. 3663 under R.S Khatian No. 275, L.R Khatian No. 864 within the Mouja Balitikuri, Police Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326/1, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 i.e. total 4 Cottah 6 Chittaks 28 Square Feet along with R.T structure measuring about 200 Square Feet standing thereon.

AND WHEREAS thereafter "M/S. Lakshmi Narayan Electrical Industries" has been dissolved on mutual consent of the Partners by execution of a Deed of Dissolution dated 31st. day of March, 1997.

AND WHEREAS in terms of the Deed of Partnership dated 1st. April, 1990 and Deed of Dissolution of Partnership dated 31st. March, 1997, all assets of the said firm i.e. the above mentioned property devolved upon the DONOR, DONEES and Debabrata Sett in 50:25:25 ratio,

AND WHEREAS accordingly Provash Chandra Sett got 1 Cottah 1 Chittak 30 Square Feet in R.S and L.R Dag No. 3664, under L.R Khatian No. 864 and 1 Cottah 1 Chittak 29 Square Feet in R.S and L.R Dag No.3663, under L.R Khatian No. 864 within the Mouja Balitikuri, Police Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326/1, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 AND Subrata Sett got 8 Chittak 38 Square Feet in R.S and L.R Dag No. 3664, under L.R Khatian No. 864 and 8 Chittak 37 Square Feet in R.S and L.R Dag No.3663, under L.R Khatian No. 864 within the Mouja Balitikuri, Police Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326/1, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 AND Debabrata Sett got 8 Chittak 38 Square Feet in R.S and L.R Dag No. 3664, under L.R Khatian No. 864 and 8 Chittak 37 Square Feet in R.S and L.R Dag No.3663, under L.R Khatian No. 864 within the Mouja Balitikuri, Police Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326/1, Howrah Amta Road under Howrah Municipal Corporation ward No. 50

AND WHEREAS Provash Chandra Sett became the owner of **ALL THAT** piece and parcel of 1 Cottah 1 Chittak 30 Square Feet in R.S and L.R Dag No. 3664, under R.S Khatian No. 612, under L.R Khatian No. 864 and 1 Cottah 1 Chittak 29 Square Feet in R.S and L.R Dag No.3663, R.S Khatian No. 275, under L.R Khatian No. 864 within the Mouja Balitikuri, Police Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326/1, Howrah Amta Road under Howrah Municipal Corporation ward No. 50.

NOW Sri Provash Chanmdra Sett out his natural love and affections for his son, transferred by way of gift **ALL THAT** piece and parcel of demarcated Bastu Land measuring about 2 Cottah 11 Chittaks 22 Square Feet comprised in R.S and L.R Dag No. 3664 under R.S Khatian No. 612, L.R Khatian No. 862 within the Mouja Balitikuri, Poilce Station Jagacha now Dasnagar, District Howrah, corresponding to Premises and Holding No. 326, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 **AND** piece and parcel of Bastu Land measuring

about 13 Chittaks 3 Square comprised in R.S and L.R Dag No. 3663 under R.S Khatian No. 275, L.R Khatian No. 862 within the Mouja Balitikuri, Poilce Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 i.e. total 3 Cottah 8 Chittaks 25 Square Feet along with R.T structure standing thereon **AND ALL THAT** piece and parcel of 1 Cottah 1 Chittak 30 Square Feet in R.S and L.R Dag No. 3664, under R.S Khatian No. 612, under L.R Khatian No. 864 and 1 Cottah 1 Chittak 29 Square Feet in R.S and L.R Dag No.3663, R.S Khatian No. 275, under L.R Khatian No. 864 within the Mouja Balitikuri, Police Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326/1, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 which is more fully described in the Schedule - A below absolutely and forever, free from all encumbrances charges attachments and lien in favour of his son the Owner/Landlord No. 1 Sri Subrata Sett by virtue of a Deed of Gift being No. I-051301144 for the year 2020 which was registered before the District Registrar at Howrah -II on 25th February, 2020.

AND WHEREAS after the aforesaid Deed of Gift the Owner/Landlord No. 1 became the owner of **ALL THAT** piece and parcel of demarcated Bastu Land measuring about 2 Cottah 11 Chittaks 22 Square Feet comprised in R.S and L.R Dag No. 3664 under R.S Khatian No. 612, L.R Khatian No. 862 within the Mouja Balitikuri, Poilce Station Jagacha now Dasnagar, District Howrah, corresponding to Premises and Holding No. 326, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 **AND** piece and parcel of Bastu Land measuring about 13 Chittaks 3 Square comprised in R.S and L.R Dag No. 3663 under R.S Khatian No. 275, L.R Khatian No. 862 within the Mouja Balitikuri, Poilce Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 i.e. total 3 Cottah 8 Chittaks 25 Square Feet along with R.T structure measuring about 100 Square Feet standing **AND ALL THAT** piece and parcel of undivided 1 Cottah 10 Chittak 23 Square Feet in R.S and L.R Dag No. 3664, under R.S Khatian No. 612, under L.R Khatian No. 864 and undivided 1 Cottah 10 Chittak 21 Square Feet in

R.S and L.R Dag No. 3663 under R.S Khatian No. 275, under L.R Khatian No. 864 within the Mouja Balitikuri, Police Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326/1, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 along with all other easement rights attached thereto in total 6 Cottah 13 Chittaks 24 Square Feet In Premises And Holding No. 326 And 326/1, Howrah Amta Road Under Howrah Municipal Corporation ward No. 50 which is more fully described in the PART - I of the Schedule-A below.

AND WHEREAS Sri Provash Chanmdra Sett out his natural love and affections for his son, transferred by way of gift **ALL THAT** piece and parcel of Bastu Land measuring about 1 Cottah 14 Chittaks 16 Square along with one R.T Shed measuring about 100 Square Feet comprised in R.S and L.R Dag No. 3663 under R.S Khatian No. 275, L.R Khatian No. 862 within the Mouja Balitikuri, Poilce Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 which is more fully described in the Schedule - A below absolutely and forever, free from all encumbrances charges attachments and lien in favour of his Younger son the Owner/Landlord No. 2 Sri Debabrata Sett by virtue of a Deed of Gift being No. I-051301143 for the year 2020, which was registered before the District Registrar at Howrah -II on 25th February, 2020.

AND WHEREAS after the aforesaid Deed of Gift the Owner/Landlord No. 2 became the owner of **ALL THAT** piece and parcel of Bastu Land measuring about 8 Chittak 38 Square Feet in R.S and L.R Dag No. 3664, under R.S Khatian No. 612, under L.R Khatian No. 864 corresponding to Howrah Municipal Corporation Premises and Holding No. 326, Howrah Amta Road within the Mouja Balitikuri, Poilce Station Jagacha now Dasnagar, District Howrah **AND** 2 Cottah 7 Chittaks 8 Square comprised in R.S and L.R Dag No. 3663 under R.S Khatian No. 275, L.R Khatian No. 862 corresponding to Howrah Municipal Corporation Premises and Holding No. 316/1, Howrah Amta Road within the Mouja Balitikuri, Poilce Station Jagacha now Dasnagar, District Howrah i.e. **total 3 Cottah** at Premises and

Holding No. 326 and 316/1, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 which is more fully described in the PART – II of the Schedule-A below.

AND WHEREAS the present LANDLORDS/OWNERS considering old dilapidated condition of the Schedule – A mentioned property in search of experienced developer who can develop the entire property with their own finance and technology.

NOW this Agreement is required to be registered as per terms and conditions as more fully set forth herein below.

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

1. **DEFINITION:** Unless there is anything repugnant to the Subject or Context:-
 - i) **ARCHITECT** shall mean such qualified person or persons who may be appointed by the DEVELOPER for both designing and planning the Building on the SAID PREMISES;
 - ii) **ASSOCIATION** shall mean any association which may be formed by the Co-OWNERSS of the Building under the provisions of the law time being in force;
 - iii) **BUILDING** shall mean the multi- Storied Building to be constructed on the SAID PREMISES as per the Building Plan sanctioned by the Howrah Municipal Corporation maintaining minimum quality standard code as per Civil Engineering for the proposed building;
 - iv) **BUILDING PLAN** would mean sanctioned Plan duly sanctioned by Howrah Municipal Corporation, to build a multi-storied Building on the SAID PREMISES.
 - v) **COMMON FACILITIES AND AMENITIES** shall include corridors, stairways, passageways, roof, driveways, common lavatories, Pump Room, underground water reservoir, overhead water tank, water pump and motor Elevator/Lift and other facilities which may be mutually agreed upon Between the Parties and required for the establishment, location, enjoyment, provisions and maintenance

and/or management of the Building and it also includes the roof of the proposed Building;

vi) **OWNERS** shall mean (1) **SRI SUBRATA SETT**, son of Sri Provash @ Prabahas Chandra Sett, by faith Hindu, by occupation Business, (2) **SRI DEBABRATA SETT**, son of Sri Provash @ Prabahas Chandra Sett, by faith Hindu, by occupation Business, Both residing at residing at Balitikuri Surkimill, Post Office – Balitikuri Bakultala, Police Station – Dasnagar (old Jagacha), District - Howrah, Pin Code – 711113, and shall include their heirs, executors, administrators, legal representatives and assigns.

vii) **DEVELOPER** shall mean “**M/S. SIDDHI VINAYAK CONSTRUCTION**” (**PAN NO. ADYFS8480K**) having its office at 281, Netaji Subhas Road, Police Station Shibpur, Post Office and District Howrah, Pin Code – 711101, being represented by its **PARTNERS** namely (1) **SRI AJAY ANAND GUPTA**, son of Sri Manna Lal, by Religion Hindu, by occupation Business, at present residing at 55/1, Kali Prasad Banerjee Lane, Post Office Kadamtala, Police Station Bantra, District Howrah, Pin Code – 711101, (2) **SRI RAJIB ROY**, son of Late Nandadulal Roy, by Religion Hindu, by occupation Business, at present residing at 62/11/1, Ichapur Road Post Office Kadamtala, Police Station Bantra, District Howrah, Pin Code – 711101, (3) **SRI RAJEEV ANAND GUPTA**, son of Sri Manna Lal, by Religion Hindu, by occupation Business, at present residing at D.L.W Road, Shivdaspur, Manduadih, Varanasi, Uttar Pradesh, Pin Code - 221103, and shall include their heirs, executors, administrators, legal representatives and assigns;

viii) **OWNERS' ALLOCATION** shall mean –

35% (Thirty Five Percent) of the sanctioned area on the GROUND FLOOR AND 40% (Forty Percent) of the sanctioned area over the GROUND FLOOR i.e. from the FIRST FLOOR onwards in the proposed multi-storied Building AND 30% (Thirty Percent) area out of the area beyond the initial sanctioned area to be regularized as per As Made Plan subject to payment of penalty and fine to be borne by the owners and Developer equally. It is more fully described in Schedule – B below.

ix) **REFUNDABLE SECURITY DEPOSIT** means the OWNERS already received **Rs. 42,00,000=00 (Forty Two Lakhs) only** towards security deposit on or before the execution and registration of Development Agreement. The Owners shall be bound to refund the said Security Deposit to the Developer at the time of handing over the owners' allocation in favour of the Landlords/Owners.

(x) **FLATS** shall mean the spaces construed in the Building, intended and/or capable of being exclusively owned, held and/or occupied by any Flat OWNERS;

xi) **FLAT OWNERS** shall according to its context mean all the persons who acquire or agrees to acquire and own Flats in the Building and shall include his Co-OWNERSS;

xii) **OWNERS** shall mean the OWNERS above named and shall include their heir/ heirs, executors, administrators, legal representatives and assigns;

xiii) **DEVELOPER'S ALLOCATION** shall mean -

Remaining Area on the GROUND FLOOR AND over the GROUND FLOOR i.e. from the FIRST FLOOR onwards in the proposed multi-storied Building AND 70% (Seventy Percent) area out of the area beyond the initial sanctioned area to be regularized as per As Made Plan subject to payment of penalty and fine to be borne by the owners and Developer equally. It is more fully described in Schedule - C below.

xiv) **SAID PREMISES** shall mean the total property under this Development Agreement which is presently possess by the OWNERS and it is more fully and particularly described in the SCHEDULE "A" hereunder written.

xv) **PROPERTY** shall mean area measuring about **9 COTTAH 13 CHITAKS 24 SQAURE FEET** comprised in **PREMISES AND HOLDING NO. 326 AND 316/1, HOWRAH AMTA ROAD UNDER HOWRAH MUNICIPAL CORPORATION WARD NO. 50**, within the jurisdiction of the office of the District Sub Registry, Howrah and Additional District Sub Registry, Domjur together with the rights of all common passage as well as all other easement rights attached thereto which is more fully described in the Schedule - A below.

xvi) **PERIOD** shall mean that the DEVELOPERS shall Complete the construction work within 5 (Five) years from the date of sanctioned Plan PROVIDED HOWEVER in case further time is required to complete the building the OWNERS

shall extend additional 12 (Twelve) months time to complete the balance work PROVIDED FURTHER if due to laches, negligence or any acts, deeds or things on the part of the OWNERS regarding defect of title only, the construction and/or completion of the building is delayed, then in such event, the OWNERS shall extend such reasonable time to the DEVELOPER as may be required by the DEVELOPER to complete the building FURTHER PROVIDED THAT if any dispute, litigation, case, suit or legal proceeding arise regarding title or possession of the said property before or during the period of construction, in that case the said time will be deducted from the aforesaid period.

xvii) **TITLE DEEDS** shall mean all title deeds including mother deeds and link deeds, Record of Rights and all other documents relating to the property under Development Agreement as described in Schedule "A" hereunder written. The OWNERSS shall hand over the said original documents to the developer at the time of execution of this agreement and the developer shall be bound to issue one receipt to that effect, after receiving those original documents.

xix) **TRANSFEEE** shall mean a person, firm, Limited Company, Association of Persons or body of individuals to whom any space in the Building has been transferred.

xx) **MASCULINE** gender shall include the feminine and neuter gender and vice versa;

xxi) **WORDS** importing singular shall include plural and *vice versa*.

2. THIS AGREEMENT shall be deemed to have commenced on and from the date execution of this Agreement.

3. THE OWNERSS DECLARE AS FOLLOWS:-

(a) The OWNERS are absolutely seized and possessed of and/or well and sufficiently entitled to the SAID PREMISES.

(b) There is no other occupier in the SAID PREMISES and the OWNERS are at present seized and possessed of the SAID PREMISES,

- (c) The SAID PREMISES is free from all encumbrances, charges, liens, *lis pendens*, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever and the OWNERSS have a good marketable title in respect of the SAID PREMISES;
- (d) There is no excess vacant land at the SAID PREMISES within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976;
- (e) The DEVELOPER shall have authority to construct multi Storied building on SAID PREMISES upon obtainment of sanction building Permit and/or by raising construction upon payment of necessary fees to the Howrah Municipal Corporation;

4. THE OWNERSS AND THE DEVELOPER DOTH HEREBY DECLARE AND COVENANT AS:-

- (a) Nothing herein contained shall be construed as a demise or assignment or conveyance or as creating any right title or interest in respect of the SAID PREMISES in favour of the Developer other than the DEVELOPER'S ALLOCATION as described hereunder.
- (b) The OWNERS shall grant to the DEVELOPER a DEVELOPMENT POWER OF ATTORNEY for the purpose of obtaining sanction, alteration and/or modification of the said building permit and all necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Howrah Municipal Corporation and other authorities, if any and also to sell out the DEVELOPER'S ALLOCATION;
- (c) Upon completion of the new Building the DEVELOPER shall handover the possession of the OWNERS'S ALLOCATION to the OWNERS TOGETHER WITH the rights in common to the common areas, facilities and amenities and also with proportionate share of the land underneath the said building, but nothing herein shall restrain the DEVELOPER to enter into Agreement for Sale in respect of DEVELOPER'S ALLOCATION and to receive Earnest Money from the intending Purchasers;
- (d) The OWNERS and the DEVELOPER shall be exclusively entitled to their respective share of allocation in the Building, subject to delivery of the OWNERS'S

ALLOCATION as described in the SCHEDULE "B" and any right claim or interest therein whatsoever of the OWNERS shall not in any way interfere with or disturb the quiet and peaceful possession of the DEVELOPER'S ALLOCATION.

(e) The OWNERS shall execute the Deed of Conveyance or Agreement for Sale in favour of the intending buyers in respect to the share of the OWNERSS only. That under no circumstances any payment or constructional liability could be put against the name of the OWNERS. If the OWNERS want to transfer his constructed area then the Developer will execute any Deed of Conveyance or Agreement for Sale as and when the same will be requested in written by the OWNERS to do and in that case though constructional liability will be upon the DEVELOPER but no financial liability for the transfer of OWNERS'S share could be imposed upon the Developer. That regarding such transfer the intending buyer should pay all costs and expenses including stamp duty and Registration Charges and other charges;

(f) The OWNERS shall execute the Deed of Conveyance or Conveyances in favour of the DEVELOPER or its nominee or nominees in such part or parts as shall be required by the DEVELOPER only in respect to the DEVELOPER'S ALLOCATION and all costs and expenses including Stamps Duty and Registration Charges shall be borne and paid by the DEVELOPER or its nominee or nominees;

(g) The DEVELOPER shall at his own COSTS AND EXPENSES construct and complete the New Building at the said premises in accordance with the Sanctioned Permit and/or against payment of necessary fees and conforming to such specifications as are mentioned in the SCHEDULE "E" hereunder written and as may be recommended by the Architect from time to time appointed for the purpose and it is hereby clearly understood that the decision of the Architect regarding the quality of the materials shall be final.

(h) The DEVELOPER as Constituted Attorney shall install in the said Building at their own costs lift facility, water storage tanks, overhead reservoirs, electric wiring and installations and other facilities as are required to be provided in the new building constructed herein and as mutually agreed.

(i) The DEVELOPER as Constituted Attorney shall be authorized in the name of the OWNERSS insofar as is necessary to apply for and obtain temporary

and permanent connections of drainage, sewerage and/or other facilities if any required for the construction or enjoyment of the Building.

(j) The DEVELOPER as Constituted Attorney shall at their own costs and expenses construct and complete the said new Building in accordance with the Sanctioned Building Plan and any amendment thereto or modification thereof made or caused to be made by the DEVELOPER provided however alteration or modification shall be made in the OWNERS'S ALLOCATION with the consent of the OWNERS PROVIDED FURTHER if such alteration or modification is caused at the instance and/or permission, approval and sanction of the appropriate authorities in that case, the OWNERS shall not refuse to give his consent thereon.

(k) As from the date of making over possession the rates and taxes as also other outgoings in respect of the said premises and till such time as the possession of the said OWNERS'S ALLOCATION is made shall be borne and paid by the DEVELOPER.

(l) This agreement is also guided under West Bengal Housing Industry Regulatory Act, 2017.

5. IT IS FURTHER AGREED BY AND BETWEEN THE OWNERS AND DEVELOPER

as follows:-

(1) The name of Building will be decided by the Developer.

(2) The DEVELOPER shall be entitled to sell out the entire constructed Area of the building which comes under the DEVELOPER'S ALLOCATION as per the SCHEDULE "C" hereunder written. Further, the OWNERS at any point of time can sell any portion of his allocated area to any third party without any permission from the DEVELOPER.

(3) The OWNERS and the DEVELOPER shall punctually and regularly pay the said rates and taxes for their respective allocations to the concerned authorities and keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default made by either of them.

(4) As and from the date of service of NOTICE OF POSSESSION the OWNERS shall also be responsible to pay and bear the service charge for the common facilities in the new Building payable with respect to the OWNERS'S ALLOCATION, such charges are to include proportionate share of maintenance charges for the "D" SCHEDULE property along with corporation Tax, Settlement revenue, common electrical charges, cleaning charges. The Developer or the transferee regarding Developer share will bear the same responsibility like OWNERSS.

(5) Any transfer of any part of the OWNERS' ALLOCATION in the newly Building shall be subject to the other provisions provided hereinafter

(6) The OWNERS shall not do any act deed or thing whereby the DEVELOPER shall be prevented from construction and completion of the said Building. On the other hand the DEVELOPER should be abiding by the terms and conditions as specifically mentioned in this Development Agreement.

(7) Neither party shall use or permit to be used the respective allocation in the Building or any portion thereof for carrying on any illegal and immoral trade or activity or use thereof for any purpose which may cause any nuisance, annoyance or hazard to the OWNERS/DEVELOPER of said the building.

(8) Both the parties shall abide by all statutory rules and regulations, by-laws etc.

(9) The respective allottees shall keep at all times the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in perfect working condition and repair so as not to cause any damage to the building or any other space or accommodation therein and shall keep the either of them indemnified from and against the consequences of any breach arising there from

(10) Neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the Building or any part thereof and shall keep each other harmless and indemnified from and against the consequences of any breach.

(11) Articles of display or otherwise shall not be kept by the either party in the corridors or other places of common use in the building so as to cause

hindrance in any manner in the free movement of users in the corridors and other places of common use in the Building.

(12) Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the Building or in the compounds, corridors or any other portion or portions of the Building.

(13) The OWNERS shall permit the DEVELOPER and its servants and agents with or without workmen and others at all reasonable times to enter into and upon the OWNERS'S ALLOCATION and every part thereof for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and testing drains, gas and water pipes and electric wires and for any similar purpose.

6. THE OWNERS HEREBY AGREES AND COVENANTS WITH THE DEVELOPER as follows :-

(1) Not to cause any interference or hindrance in the construction of the said Building at the SAID PREMISES by the DEVELOPER. But the OWNERS have the absolute right to inspect the construction work for the satisfaction of the OWNERS.

(2) Not to do any act deed or thing whereby the DEVELOPER/OWNERS may be prevented from selling assigning and/or disposing of the DEVELOPER'S/OWNERS' allocated portion in the Building at the SAID PREMISES;

(3) The OWNERSS have the right to execute any Agreement for sale with the intending buyer in respect of the OWNERS' allocation and received any advance amount from the intending buyer.

(4) The OWNERS shall be bound to bear all expenses regarding mutation of their respective names before the Town Survey, Howrah as well as Howrah Municipal Corporation and they also be bound to clear outstanding Tax and Khazna out of their own fund.

7. THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNERS as follows:-

(1) DEVELOPER shall Complete the construction work and necessary performance work within 5 (Five) years from the date of sanction of building plan

PROVIDED HOWEVER in case further time is required to complete the building the OWNERS shall extend additional 12 (Twelve) months time to complete the balance work PROVIDED FURTHER if due to laches, negligence or any acts, deeds or things on the part of the OWNERS regarding defect of title only, the construction and/or completion of the building is delayed, then in such event, the OWNERS shall extend such reasonable time to the DEVELOPER as may be required by the DEVELOPER to complete the building FURTHER PROVIDED THAT if any dispute, litigation, case, suit or legal proceeding arise regarding title or possession of the said property before or during the period of construction, in that case the said time will be deducted from the aforesaid period.

(2) Not to violate or contravene any of the provisions or Rules applicable to construction of the said building.

(3) Not to do any act deed or thing whereby the OWNERS are prevented from enjoying the OWNERS'S ALLOCATION in the said building.

(4) To keep the OWNERS indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in relation to the construction of the said building.

(5) For any money taken by the developer from the intending purchaser, only developer's allocation will be charged and the OWNERS or her allocation will not be affected in this regard.

8. MUTUAL COVENANTS AND INDEMNITIES

(1) The OWNERS hereby undertakes that the DEVELOPER shall be entitled to the said construction and shall enjoy his allocated space without any interference or disturbances provided the DEVELOPER performs and fulfils all the terms and conditions herein contained and/or on its part to be observed and performed.

(2) The OWNERS and the DEVELOPER hereby jointly declare that they have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between them in any manner nor shall the parties hereto constitute an Association of Persons.

(3) The OWNERS shall do or execute or cause to be done or execute all such further deeds matters and things not herein specified as may be required to be done

by the DEVELOPER and for which the DEVELOPER may need the authority of the OWNERS, including any such additional Power of Attorney and/or authorization as may be required for the purpose PROVIDED that all such acts, deeds, matters and thing shall not in any way infringe on the rights of the OWNERSS and/or go against the spirit of this present DEVELOPMENT AGREEMENT.

(4) The OWNERS shall not be liable for any Income-Tax, Wealth-Tax or any other taxes in respect of the DEVELOPER'S ALLOCATION which shall be the liability of the Developer who shall keep the OWNERSS indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

(5) Any notice required to be given by either of the parties to the either of them shall without prejudice to any other mode of service available be deemed to have been served if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due to the last known or recorded address of the party concerned.

(6) The DEVELOPER and the OWNERS shall mutually frame scheme for the management and administration of the said Building and/or common parts thereof and agree to abide by all the Rules and Regulations.

(7) Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the SAID PREMISES or any part thereof to the DEVELOPER by the OWNERS or as creating any right, title or interest in respect thereof in favour of the DEVELOPER other than an exclusive license in favour of the DEVELOPER to do the acts and things expressly provided herein as also in the Power of Attorney to be given for the purpose. PROVIDED HOWEVER The DEVELOPER will be entitled to raise fund from any Bank or Banks and for that purpose the DEVELOPER shall keep the OWNERS indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

(8) As and from the date of completion of the Building the DEVELOPER and/or its transferees and the OWNERS and/or their transferees shall each be liable to pay and bear proportionate charges on account of Municipal Taxes and other taxes payable in respect of their respective spaces after delivery of possession.

(9) The cost of installation of transformer shall be borne by the OWNERS and Developers as per their respective Allocation Ratio.

(10) The developer shall have the liberty to take or raise Bank Loan from any Bank or Financial Institutions for the project to be constructed on the Schedule - A mentioned property and the OWNERS shall be bound to extend her hand of Co-operation in this matter. But in no such circumstances, the OWNERS shall be financially liable for any such loan.

9. **FORCE MAJEURE** :-

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the *Force Majeure* conditions i.e. flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties hereto, but the DEVELOPER shall be duty bound to complete the same after removal of *Force Majeure* conditions at their own costs and expenses;

10. **JURISDICTION** :

The Howrah Court or High Court, Kolkata shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

11. **ARBITRAION**:

In case of any dispute or differences arising between the parties in respect of interpretation, operation or enforcement of any of the terms and conditions of this agreement or in respect of any other matter, cause or using whatsoever not herein otherwise provided for the same shall be referred and decided by the Sole Arbitrator of the DEVELOPER. The Arbitration proceedings shall be carried on as per the provisions of the Arbitration and Conciliation Act, 1996 as amended from time to time and the venue of the Arbitration will be at Kolkata.

THE SCHEDULE "A" ABOVE REFERRED TO:

SAID PREMISES

PART-I

(PROPERTY OF LANDLORDS/OWNERS NO.1)

ALL THAT piece and parcel of demarcated Bastu Land measuring about 2 Cottah 11 Chittaks 22 Square Feet comprised in R.S and L.R Dag No. 3664 under R.S Khatian No. 612, L.R Khatian No. 862 within the Mouja Balitikuri, Poilce Station Jagacha now Dasnagar, District Howrah, corresponding to Premises and Holding No. 326, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 **AND** piece and parcel of Bastu Land measuring about 13 Chittaks 3 Square Feet comprised in R.S and L.R Dag No. 3663 under R.S Khatian No. 275, L.R Khatian No. 862 within the Mouja Balitikuri, Poilce Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 i.e. total 3 Cottah 8 Chittaks 25 Square Feet along with R.T structure measuring about 100 Square Feet standing and the said premises is butted and bounded in the manner as follows :--

- ON THE NORTH** : Property of Avijit Karar and Sujit Karar.
ON THE SOUTH : Howrah-Amta Road and property of Debabrata Sett.
ON THE EAST : Petrol Pump of Sri Arun Dey namely Super Filling Centre.
ON THE WEST : Joint Property of Donor, Donee and Subrata.

A N D

ALL THAT piece and parcel of undivided 1 Cottah 10 Chittak 23 Square Feet in R.S and L.R Dag No. 3664, under R.S Khatian No. 612, under L.R Khatian No. 864 and undivided 1 Cottah 10 Chittak 21 Square Feet in R.S and L.R Dag No. 3663 under R.S Khatian No. 275, under L.R Khatian No. 864 within the Mouja Balitikuri, Police Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326/1, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 and the said premises is butted and bounded in the manner as follows :--

ON THE NORTH : Property of Avijit Karar and Sujit Karar.
ON THE SOUTH : Howrah-Amta Road.
ON THE EAST : Donor's property.
ON THE WEST : Property of Avijit Karar and Sujit Karar.

TOTAL AREA OF LAND - 6 COTTAH 13 CHITTAKS 24 SQUARE FEET IN PREMISES AND HOLDING NO. 326 AND 326/1, HOWRAH AMTA ROAD UNDER HOWRAH

PART-II

(PROPERTY OF LANDLORDS/OWNERS NO. 2)

ALL THAT piece and parcel of Bastu Land measuring about 1 Cottah 14 Chittaks 16 Square along with one R.T Shed measuring about 100 Square Feet comprised in R.S and L.R Dag No. 3663 under R.S Khatian No. 275, L.R Khatian No. 862 within the Mouja Balitikuri, Poilce Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 along with all other easement rights attached thereto within the jurisdiction of District Sub Registry Office at Howrah and Additional District Sub Registry office at Domjur and the said property shown in along with R.T structure measuring about 100 Square Feet standing thereon and the said premises is butted and bounded in the manner as follows :-

ON THE NORTH : Property of Subrata Sett.
ON THE SOUTH : Howrah-Amta Road.
ON THE EAST : Petrol Pump of Sri Arun Dey namely Super Filling Centre.
ON THE WEST : Joint Property of Donor, Donee and Subrata Sett.

A N D

ALL THAT piece and parcel of undivided 8 Chittak 38 Square Feet in R.S and L.R Dag No. 3664, under R.S Khatian No. 612, under L.R Khatian No. 864 and undivided 8 Chittak 37 Square Feet in R.S and L.R Dag No. 3663 under R.S Khatian No. 275, under L.R Khatian No. 864 within the Mouja Balitikuri, Police Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326/1, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 along with R.T structure measuring about 100 Square Feet standing thereon and the said premises is butted and bounded in the manner as follows :--

ON THE NORTH : Property of Avijit Karar and Sujit Karar.
ON THE SOUTH : Howrah-Amta Road.
ON THE EAST : Donor's property.
ON THE WEST : Property of Avijit Karar and Sujit Karar.

TOTAL AREA OF LAND - 3 COTTAH IN PREMISES AND HOLDING NO. 326 AND 326/1, HOWRAH AMTA ROAD UNDER HOWRAH.

TOTAL AREA OF LAND OF BOTH THE OWNERS/LANDLORS JOINTLY (6 COTTAH 13 CHITTAKS 24 SQUARE FEET + 3 COTTAH) = 9 COTTAH 13 CHITTAKS 24 SQAURE FEET.

THE SCHEDULE "B" ABOVE REFERRED TO:

OWNER'S ALLOCATION

35% (Thirty Five Percent) of the sanctioned area on the GROUND FLOOR AND 40% (Forty Percent) of the sanctioned area over the GROUND FLOOR i.e. from the FIRST FLOOR onwards in the proposed multi-storied Building AND 30% (Thirty Percent) area out of the area beyond the initial sanctioned area to be regularized as per As Made Plan subject to payment of penalty and fine to be borne by the owners and Developer equally.

THE SCHEDULE "C" ABOVE REFERRED TO:
DEVELOPER'S ALLOCATION

DEVELOPER'S ALLOCATION shall mean --

Remaining Area on the GROUND FLOOR AND over the GROUND FLOOR i.e. from the FIRST FLOOR onwards in the proposed multi-storied Building AND 70% (Seventy Percent) area out of the area beyond the initial sanctioned area to be regularized as per As Made Plan subject to payment of penalty and fine to be borne by the owners and Developer equally.

THE SCHEDULE "D" ABOVE REFERRED TO :
(Common things for Common enjoyment)

WITHIN the "A" SCHEDULE mentioned property the following things will remain common for common enjoyment of the all the flat OWNERS and the common things will be commonly maintained by the common expenses of all the flat OWNERS within the "A" SCHEDULE property. The common things are the common space, open space, stair case, stair case room, parapet wall on the roof, septic tank, underground, water reservoir, overhead water tank, sewerage line, electric line, water line, meter space, pump space, main entrance door for ingress and egress to the "A" SCHEDULE property, boundary wall, outer face of the "A" SCHEDULE property, common things on common space or open space or stair case, stair case room within the "A" SCHEDULE mentioned property. All the Flat OWNERS within the "A" SCHEDULE mentioned property with the help of the Developer form an Association of the flat OWNERS and the said Association according to the formation of its rule and regulations and collecting monthly subscription from the flat OWNERS within the "A" SCHEDULE property will maintained common items and common things as fully described herein above.

THE SCHEDULE "E" ABOVE REFERRED TO :
SPECIFICATIONS

Foundation	: Pocket strip foundation.
Super Structure	: R.C.C. Framed Structure
Brick Work	: 10" outer walls and 5" Inner walls
Doors	: Sal wood frame, C.P Sagoon Palla of Main Door, Internal door, Flush with Mica Pasting. fittings with eye hole.
Windows	: Aluminum Sliding windows with one way Glass and S.S Grill.
Floor	: Fully marbel Flooring (Marwar)
Kitchen	: Black Stone with marble top platform with stainless steel sink and glazed tiles upto 3' high above platform.
Bathroom	: Ceramic tiles upto 6' Feet height from the Floor. Standard bathroom fittings. Western style sanitary ware.
Int. Finish	: Inside with standard cost of putty.
Ext. Finish	: Weather proof colour coat.
Electrical	: Concealed insulated copper wiring with standard quality Switches.
Water	: Deep tube well with overhead tank.
Pipe Line	: Concealed PVC Pipe Line.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day month and year first above written.

SIGNED AND DELIVERED
BY PARTIES HERETO AT HOWRAH
IN THE PRESENCE OF
WITNESSES :

- 1. S. DUTTA
Howrah Court.

Siddhi Vinayak

- 2. S. Jana
Howrah Court.

Debasmita Sen

SIGNATURE OF THE OWNERS
Siddhi Vinayak Construction

[Signature]

Partner

Siddhi Vinayak Construction

Rajib Roy

Partner

Siddhi Vinayak Construction

Rejeer Anand

Partner

SIGNATURE OF THE DEVELOPER

**DRAFTED BY ME AND PREPARED
IN MY CHAMBER**

Abhijit Sen

**ADVOCATE.
F/38/2006
HOWRAH COURT**

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the within mentioned sum of **Rs 42,00,000/- (Rupees Forty Two Lakhs) only** payable under these presents as per Memo written herein below :-

MEMO OF CONSIDERATION

<u>DATE</u>	<u>CHEQUE NO</u>	<u>BANK</u>	<u>AMOUNT</u>
26-11-2019	000001	BANDHAN BANK	2,00,000=00
08-01-2020	000002	BANDHAN BANK	2,00,000=00
05-02-2020	RTGS	HDFC BANK	16,00,000=00
06-02-2020	RTGS	HDFC BANK	9,00,000=00
06-02-2020	RTGS	HDFC BANK	13,00,000=00
			----- Rs. 42,00,000=00 -----



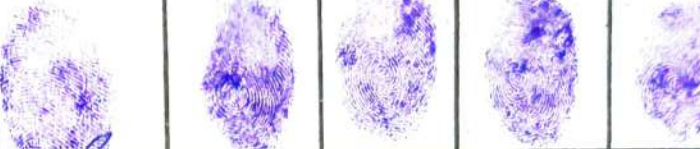
Witness :-

- 1) S. DUTTA
Howrah Court.
- 2) S. Jana
Howrah Court.




Suhrit
Debabrata Sen

SIGNATURE OF THE OWNERS




FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature *[Handwritten Signature]*


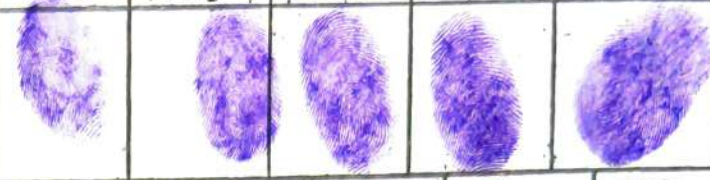
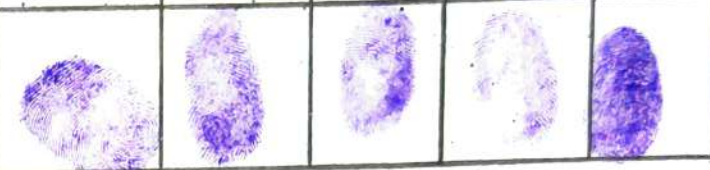
	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature *[Handwritten Signature]*




	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature *[Handwritten Signature]*

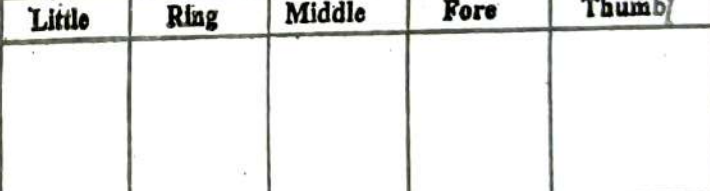
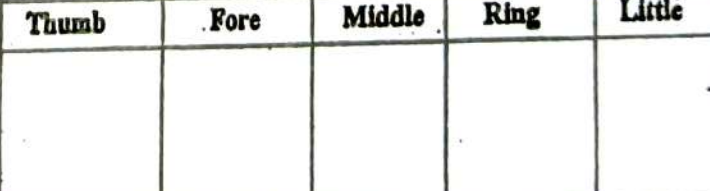
FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature Rajiv Raj

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature Rajeev Anand

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature _____

Major Information of the Deed

Deed No :	I-0513-01241/2020		Date of Registration	28/02/2020
Query No / Year	0513-0000375485/2020		Office where deed is registered	D.S.R. - II HOWRAH, District: Howrah
Query Date	27/02/2020 2:18:23 AM			
Applicant Name, Address & Other Details	Abhijit Sen Howrah Court, Thana : Howrah, District : Howrah, WEST BENGAL. PIN - 711101, Mobile No. : 9830834090, Status: Advocate			
Transaction	[0110] Sale, Development Agreement or Construction agreement		Additional Transaction	
Set Forth value	Rs. 20,02,000/-		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 42,00,000/-]	
Stamp duty Paid(SD)	Rs. 20,021/- (Article:48(g))		Market Value Rs. 1,16,26,885/-	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		Registration Fee Paid Rs. 42,053/- (Article E, E, B, M(b), H)	

Land Details :

District Howrah, P.S:- JAGACHHA, Municipality. HOWRAH MUNICIPAL CORPORATION, Mouza: Baltikuri, Ward No: 50 JI No: 101, Pin Code: 711113

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3664	RS-612	Bastu	Bastu	4 Katha 14 Chatak 38 Sq Ft	10,00,000/-	57,89,153/-	Property is on Road Adjacent to Metal Road, Project Not Specified
L2	LR-3663 (RS -)	LR-612	Bastu	Bastu	4 Katha 14 Chatak 31 Sq Ft	10,00,000/-	57,77,732/-	Property is on Road Adjacent to Metal Road, Project : Not Specified
TOTAL :					16.2456Dec	20,00,000 /-	115,66,885 /-	
Grand Total :					16.2456Dec	20,00,000 /-	115,66,885 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1,000/-	30,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: T Shed, Extent of Completion: Complete




S2	On Land L2	100 Sq Ft	1,000/-	30,000/-	Structure Type: Structure
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Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: T Shed, Extent of Completion: Complete




Total :		200 sq ft	2,000 /-	60,000 /-	
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Lord Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Subrata Sett Son of Mr Provash Alias Prabhas Chandra Sett Executed by: Self, Date of Execution: 28/02/2020 , Admitted by: Self, Date of Admission: 28/02/2020 ,Place : Office	 28/02/2020	 LTI 28/02/2020	 28/02/2020

Bultikuri Surkimill, P.O:- Balitikuri Bakultala, P.S:- JAGACHHA, Howrah, District:-Howrah, West Bengal, India, PIN - 711113 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARLPS3568B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/02/2020 , Admitted by: Self, Date of Admission: 28/02/2020 ,Place : Office









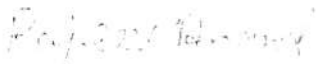
Name	Photo	Finger Print	Signature
Mr Debabrata Sett (Presentant) Son of Mr Provash Alias Prabhas Chandra Sett Executed by: Self, Date of Execution: 28/02/2020 , Admitted by: Self, Date of Admission: 28/02/2020 ,Place : Office	 28/02/2020	 LTI 28/02/2020	 28/02/2020

Balitikuri Surkimill, P.O:- Balitikuri Bakultala, P.S:- JAGACHHA, Howrah, District:-Howrah, West Bengal, India, PIN - 711113 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASSPS7987E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/02/2020 , Admitted by: Self, Date of Admission: 28/02/2020 ,Place : Office




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Siddhi Vinayak Construction 281, Netaji Subhas Road, P.O.- Howrah, P.S:- Shibpur, Howrah, District.-Howrah, West Bengal, India, PIN - 711101 , PAN No.:: ADYFS8480K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Ajay Anand Gupta Son of Mr Manna Lal Date of Execution - 28/02/2020, , Admitted by: Self, Date of Admission: 28/02/2020, Place of Admission of Execution: Office	 Feb 28 2020 3:03PM	 LTI 28/02/2020	 28/02/2020
55/1, Kali Prasad Banerjee Lane, P.O:- Kadamtala, P.S.- Bantra, Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALRPG3868Q, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Siddhi Vinayak Construction (as PARTNER)			
Name	Photo	Finger Print	Signature
Mr Rajib Roy Son of Late Nandadulal Roy Date of Execution - 28/02/2020, , Admitted by: Self, Date of Admission: 28/02/2020, Place of Admission of Execution: Office	 Feb 28 2020 3:04PM	 LTI 28/02/2020	 28/02/2020
46, Deshpran Sasmal Road, Akal Bodhan Ckub, P.O:- Kadamtala, P.S:- Bantra, Howrah, District:- Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: APDPR1930C, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Siddhi Vinayak Construction (as PARTNER)			
Name	Photo	Finger Print	Signature
Mr Rajeev Anand Gupta Son of Mr Manha Lal Date of Execution - 28/02/2020, , Admitted by: Self, Date of Admission: 28/02/2020, Place of Admission of Execution: Office	 Feb 28 2020 3:04PM	 LTI 28/02/2020	 28/02/2020
D.L.W Road,, P.O:- Shivdaspur, P.S:- MADUWADEEH, District:-Varanasi, Uttar Pradesh, India, PIN 221103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CDTPA3203P, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Siddhi Vinayak Construction (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Sen Son of Mr H.s Sen Howrah Court, P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101	 28/02/2020	 28/02/2020	 28/02/2020

Identifier Of Mr Subrata Sett, Mr Debabrata Sett, Mr Ajay Anand Gupta, Mr Rajib Roy, Mr Rajeev Anand Gupta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
	Mr Subrata Sett	Siddhi Vinayak Construction-4.06542 Dec
	Mr Debabrata Sett	Siddhi Vinayak Construction-4.06542 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Sett	Siddhi Vinayak Construction-4.0574 Dec
2	Mr Debabrata Sett	Siddhi Vinayak Construction-4.0574 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Sett	Siddhi Vinayak Construction-50.00000000 Sq Ft
2	Mr Debabrata Sett	Siddhi Vinayak Construction-50.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Sett	Siddhi Vinayak Construction-50.00000000 Sq Ft
2	Mr Debabrata Sett	Siddhi Vinayak Construction-50.00000000 Sq Ft

28-02-2020

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 13:32 hrs on 28-02-2020, at the Office of the D.S.R. - II HOWRAH by Mr. Debabrata Sett, one of the Executants

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,16,26,885/-

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

Execution is admitted on 28/02/2020 by 1. Mr Subrata Sett, Son of Mr Provash Alias Prabhas Chandra Sett, Bultikuri Surkimill, P.O: Balitikuri Bakultala, Thana: JAGACHHA, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN 711113, by caste Hindu, by Profession Business, 2. Mr Debabrata Sett, Son of Mr Provash Alias Prabhas Chandra Sett, Balitikuri Surkimill, P.O: Balitikuri Bakultala, Thana: JAGACHHA, , City/Town: HOWRAH, Howrah, WEST BENGAL, India PIN - 711113, by caste Hindu, by Profession Business

Indetified by Mr Abhijit Sen, , , Son of Mr H.s Sen, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-02-2020 by Mr Ajay Anand Gupta, PARTNER, Siddhi Vinayak Construction (Partnership Firm), 281, Netaji Subhas Road, P.O:- Howrah, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711101

Indetified by Mr Abhijit Sen, , , Son of Mr H.s Sen, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Execution is admitted on 28-02-2020 by Mr Rajib Roy, PARTNER, Siddhi Vinayak Construction (Partnership Firm) 281, Netaji Subhas Road, P.O:- Howrah, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711101

Indetified by Mr Abhijit Sen, , , Son of Mr H.s Sen, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Execution is admitted on 28-02-2020 by Mr Rajeev Anand Gupta, PARTNER, Siddhi Vinayak Construction (Partnership Firm), 281, Netaji Subhas Road, P.O:- Howrah, P S:- Shibpur, Howrah, District:-Howrah, West Beng India, PIN - 711101

Indetified by Mr Abhijit Sen, , , Son of Mr H.s Sen, Howrah Court, P.O: Howrah, Thana: Howran, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42,053/- (B = Rs 42,000/- , E = Rs 21/- , Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 42,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS) Finance Department, Govt of West Bengal Online on 27/02/2020 4:26PM with Govt. Ref. No: 192019200198109401 on 27-02-2020, Amount Rs 42,053/- State Bank of India (SBIN0000001), Ref. No. IK0AMEXDW2 on 27-02-2020, Head of Account 0030-03-104-00

of Stamp Duty

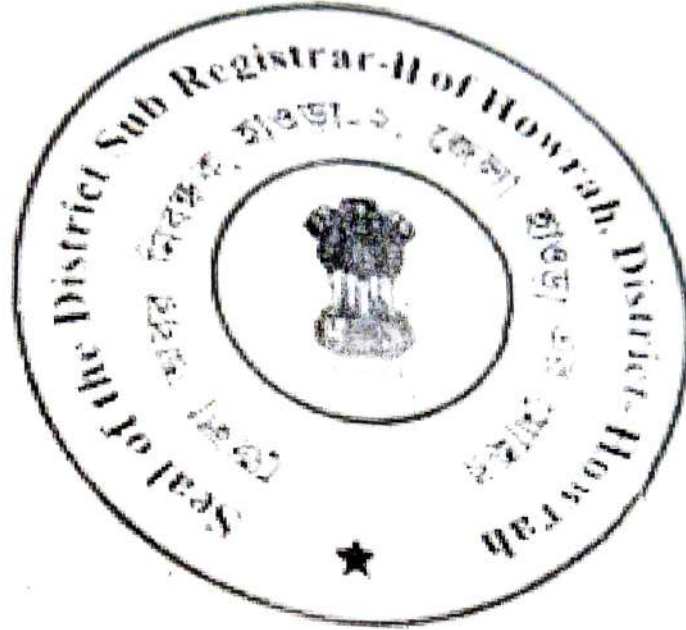
that required Stamp Duty payable for this document is Rs 20,021/- and Stamp Duty paid by Stamp Rs 500/-,
= Rs 19,521/-
Description of Stamp
Stamp: Type: Impressed, Serial no 5820, Amount: Rs 500/-, Date of Purchase: 25/02/2020, Vendor name: S
ANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/02/2020 4:26PM with Govt. Ref. No: 192019200198109401 on 27-02-2020, Amount Rs: 19,521/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0AMEXDW2 on 27-02-2020, Head of Account 0030-02-103-003-02



Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

... now
... of Registration under section 60 and Rule 69.
... in Book - I
... number 0513-2020, Page from 49758 to 49810
... No 051301241 for the year 2020.



Digitally signed by PANCHALI MUNSHI
Date: 2020.03.05 16:44:59 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 2020/03/05 04:44:59 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.

(This document is digitally signed.)