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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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08 JUN 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE
ON THIS THE 08th DAY OF = JUNE =
2022 (TWO THOUSAND AND TWENTY TWO),
ANNO DOMINI.

BETWEEN

ENSHAN ALI SARDAR (PAN KTXPS 0645 K), son of Rahen Ali Sardar, by occupation Business, by faith Islam, by nationality Indian and residing at Brahmapur, Badamtala, Post Office Brahmapur, Police Station Banskroni (previously Regent Park), Kolkata - 700096, District South 24 Parganas, hereinafter called and referred to as the LAND OWNER (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include his heir/ s, successor/s, executor/s, administrator/s, legal representative / s, assignee/s and person /s, deriving title under him) of the FIRST PART.

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ALAUDDIN NASKAR (PAN AEKPN 5507 P), son of Late Mulluk Naskar, by faith Islam, by nationality Indian, by occupation Business and residing at 265, Seikhpura, Brahmapur, Post Office Brahmapur, Kolkata - 700096, Police Station Banskroni (previously Regent Park), District : South 24-Parganas, hereinafter called & referred to as the DEVELOPER (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include his heir/s, successor/s, executor/s, administrator/s, legal representative/s and assign/s) of the SECOND PART.

WHEREAS the Land Owner has agreed to authorize and entrust the Developer herein-named to construct a multi storied building on the said land property more-fully and particularly described in the FIRST SCHEDULE, according to the Plan which will be sanctioned by the Competent Authority and as per the following terms and conditions on which both the Parties have mutually agreed.

AND WHEREAS in this agreement unless it be contrary or repugnant to the context the following words or terms shall have the following meaning:-

DEFINITION

II} The "FIRST PARTY" shall mean and include the OWNER of the Land Property, which is more fully mentioned under the First Schedule hereunder written and his heirs and successors, representatives, executors.

III} The "SECOND PARTY" shall mean and include the "DEVELOPER" and his heirs, successors, representatives, executors.

III} The said "PROPERTY OR LAND" shall mean ALL THAT piece or parcel of Bastu Land measuring or containing more or less 05 (Five) Cottahs 09 (Nine) Chittacks, within the District : South 24 - Parganas, Police Station – Bansdroni (previously Regent Park), Additional District Sub – Registrar Office at Alipore, Pargana Magura, Touzi No. 60, J.L. No. 48, R.S. No. 169, Mouza - Brahmapur, appertaining to the R.S. Khatian No. 549, comprising R.S. Dag No. 575, within the limits of the Kolkata Municipal Corporation Ward No. 111, Borough – XI, being known and numbered as the KMC Premises No. 270, Rishi Rajnarayan Road, Post Office Brahmapur, Kolkata – 700096 and assessed under the Assessee No. 31-111-19-0339-6.

IV} "PROPOSED BUILDING" shall mean a G + 4 storied building, which is going to be constructed, on the said premises mentioned above, to be sanctioned by the Competent Authority of the Kolkata Municipal Corporation.

V} "THE PLAN" shall mean the said Building Plan, to be sanctioned, by the Competent Authority of the Kolkata Municipal Corporation, for the purpose of construction of a Multi-Storied Building over the land and shall include any amendments and modifications thereof.

VI} "THE ARCHITECT" shall mean any duly qualified person or persons firm or firms having proper License to undertake construction work to be appointed by the Developer for construction of the said Building in the said premises as per the Building Plan, to be sanctioned by The Kolkata Municipal Corporation.

VII} "THE SALEABLE AREA" shall mean the space in the said proposed Building available for independent use and occupation including common portions and or common facilities (i.e. super built-up area).

VI: "LAND OWNER'S ALLOCATION" shall mean in exchange of land the Land Owner First Party will be provided out of the proposed (probably a G + 4 storied) building, which will be constructed, as per the Building Plan, to be sanctioned by the Kolkata Municipal Corporation, i.e. -

RESIDENTIAL ALLOCATION:

* Entire Second Floor (except the common areas and any other statutory portion which shall be kept reserved) AND

* Entire Fourth Floor (except the common areas and any other statutory portion which shall be kept reserved)

CAR PARKING SPACE ALLOCATION:

* 50% (Fifty Percent) of the Car Parking Spaces at the Back Portion (Beside Staircase portion), out of the entire Car Parking Spaces, on the Ground Floor (except the common areas and any other statutory portion which shall be kept reserved)

COMMERCIAL ALLOCATION:

*04 (Four) Shop Rooms, on the Ground Floor (Front side), (except the common areas and any other statutory portion which shall be kept reserved) -- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A lump sum non-refundable amount of Rs. 14,00,000/- (Rupees Fourteen Lakh) only will be paid by the Developer to the Land Owners herein jointly, out of which Rs. 3,30,000/- (Rupees Three Lakh and Thirty Thousand) only has been paid already to the Land Owner, Rs. 3,70,000/- (Rupees Three Lakh and Seventy Thousand) only will be paid at the time of First Floor Roof Casting, Rs. 4,00,000/- (Rupees Four Lakh) only will be paid at the time of Fourth Floor Roof Casting and balance amount of Rs. 3,00,000/- (Rupees Three Lakh) only will be paid at the time of Completion of Brick Work.

IX} "DEVELOPER'S ALLOCATION" shall mean the remaining portion of the building, out of the said proposed (probably a G + 4 storied) building, which will be constructed, as per the Building Plan, to be sanctioned by the Kolkata Municipal Corporation i.e.,

RESIDENTIAL ALLOCATION:

* Entire First Floor (except the common areas and any other statutory portion which shall be kept reserved) AND

* Entire Third Floor (except the common areas and any other statutory portion which shall be kept reserved)

CAR PARKING SPACE ALLOCATION:

* 50% (Fifty Percent) of the Car Parking Spaces at the Back Portion (Western side), out of the entire Car Parking Spaces, on the Ground Floor (except the common areas and any other statutory portion which shall be kept reserved);

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* Entire Car Parking Space / Commercial Space at the Back side of the Shop Rooms and Beside the Staircase of the Ground Floor, (except the common areas and any other statutory portion which shall be kept reserved) -- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed will be of the Developer's Allocation.

X} "COMMON PARTS, USERS AND FACILITIES" shall mean and include common passage, common users, staircase - cum - landing, equipments and accessories for common use and enjoyment.

XI} "PROPORTIONATE SHARE" means the share which is agreed to be fixed Owner's and Developer's shares respectively in the land, on the basis of the respective allocation.

DETAILS OF THE TITLE OF THE LAND

WHEREAS one Sahida Bibi alias Sahida Beoya Sardar and Enshan Ali Sardar are the joint and absolute Owners and Possessors of ALL THAT piece or parcel of Bastu Land

measuring or containing more or less 05 (Five) Cottahs 09 (Nine) Chittacks, within the District : South 24 - Parganas, Police Station - Bansdroni (previously Regent Park), Additional District Sub - Registrar Office at Alipore, Pargana Magura, Touzi No. 60, J.L. No. 48, R.S. No. 169, Mouza - Brahmapur, appertaining to the R.S. Khatian No. 549, comprising R.S. Dag No. 575, within the limits of the Kolkata Municipal Corporation Ward No. 111, Borough - XI, by way of inheritance.

AND WHEREAS the said Sahida Bibi alias Sahida Beoya Sardar, out of natural love and affection, gifted, transferred and /or bequeathed ALL THAT the piece and parcel of undivided and un - partitioned 50% (Fifty Percent) of the Share and Interest of land measuring about 02 (Two) Cottahs 12 Chittacks and 22.5 (Five) Sq. Ft., out of the Total Land measuring or containing more or less 05 (Five) Cottahs and 09 (Nine) Chittacks, within the District South 24 Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub Registrar at Alipore, Pargana Magura, Touzi No.60, J.L. No. 48, R.S. No. 169, Mouza Brahmapur, appertaining to the R.S. Khatian No. 549, comprising R.S. Dag No. 575, within the limits of the Kolkata Municipal Corporation, Ward No. 111, Borough - XI, by virtue of execution of a Deed of Gift dated 25.02.2021, to and in favour of her only son namely Enshan Ali Sardar (the Land Owner herein named). The said Deed was duly registered at the Office of the District Sub Registrar V, at Alipore and recorded in Book No. I, Volume No. 1630-2021, from 45059 to 45080 pages and being Deed No. 163001051 for the year 2021.

On and from the date of execution and registration of the said Deed of Gift, the said Land Owner herein - named, has become the sole and absolute Owner and Possessor of the entire Schedule A mentioned Property and thereby started to possess and enjoy the said property solely and absolutely and without any disturbance and / or hindrance from anybody and thereafter mutated his name in the books and records of the Competent Authority of the Kolkata Municipal Corporation and the said property has continued to be known and numbered as the KMC Premises No. 270, Rishi Rajnarayan Road, Post Office Brahmapur, Kolkata - 700096 and assessed under the Assessee No. 31-111-19-0399-6.

During his such sole, absolute and peaceful possession and enjoyment of the said property, the said Enshan Ali Sardar, being the Land Owner herein-named, for the purpose of better utilization of the property and to gain something more out of his property, has decided to raise a multi – storied building there on his Schedule mentioned land property, but not having so much fund, man power and set-up, time to endeavor, as also with the intention to materialize his desire through a Developer, he has decided to entrust the above-named ALAUDDIN NASKAR, to raise a multi – storied building there on his Schedule 'A' mentioned land property, under some specific terms and conditions.

Finding the project a viable one the said Alauddin Naskar has agreed to take charge of the project, under some settled terms and conditions as mentioned below:

TITLE ENTITLEMENT AND COVENANTS THEREOF:-

- a. The Land Owner does hereby declare that he has absolutely seized and possessed of the said premises, as enumerated under the FIRST SCHEDULE herein, without having any claim, right, title or interest of any person thereto and the said property is absolutely free from all charges, liens, demands, Suits, requisitions/ acquisitions etc. and the Land Owner has good right, title, interest and power to enter into this Agreement with the Developer for the purpose contained in these presents.
- b. The Land Owner hereby further undertake that the Developer shall be entitled to construct and complete the proposed building in the said Premises, more fully described in the FIRST SCHEDULE hereunder as per the Building Plan, to be sanctioned by The Kolkata Municipal Corporation.
- c. The Land Owner further covenants that there is no excess vacant land within the meaning of Urban land (Ceiling & Regulation) Act. 1976.
- d. The Developer is entering into this Agreement, on the basis of the representation made by the Land Owner that he is the absolute owner of the said property having indefeasible right and title of premises thereunto.

EXCAVATION, DEVELOPMENT AND COVENANTS THEREOF:-

a) On and from the date of sanction of the Building Plan, the Land Owner shall put ~~the~~ Developer into Joint possession with him in the said premises and the Land Owner ~~does~~ hereby authorize the Developer for Development and construction of the proposed ~~building~~ for RESIDENTIAL purpose contemplated these presents and after completion of the proposed building, as per the Building Plan, to be sanctioned, the Developer will deliver the possession to the Land Owner of his allocation at first by issuing Letter of Possession more fully stated in THE SECOND SCHEDULE herein below and the Developer will be free from the obligation after handing over the Owner's Allocation to the Owner, except anything / dispute, which may arise for the acts, as performed by the Developer herein.

ii) The Developer herein shall not assign this agreement unto any person, organization or firm for development of this property, without the written consent of the Land Owner herein.

iii) The debris, which will be realized by demolishing the existing structure, will be realized exclusively by the Developer and the Developer shall not provide any shifting charges to the Land Owner herein.

iv) It is to be mentioned here that there are Five Shop Rooms out of which Four are Tenanted portion in the said premises, the Liability and shifting charges for the Tenant shall be part of the Land Owners herein and the Developer shall handover 04 Shop Rooms after completion of the building, of more or less same size, as per the Plan to be sanctioned by the Competent Authority of the Kolkata Municipal Corporation and that shall be deducted from Land Owners' Allocation.

v) The Developer hereby undertakes to complete the construction of the proposed building in accordance with the Plan, to be sanctioned by the authorities consisting of Flats, Car Parking Spaces and common portions etc. at the costs of the Developer and/or at the cost of the proposed buyers by taking advance from them against respective Agreement for Sale.

vi) After completion of construction, the Developer shall hand over the Land Owner's allocation in habitable condition *in lieu of* proportionate share in the land and only after handing over the possession as aforesaid the Developer shall be entitled to complete the

of the Flats, Car Parking, etc., to the intending Purchaser / s out of his allocation, together with proportionate share in the land of the said premises by virtue of Registered Deed of Conveyance to be executed by the Land Owner herein through the Developer, being his constituted Attorney, in favour of the intending Purchaser / s to be confirmed by the Developer herein. It is to be mentioned here that the Land Owner herein will be under strict obligation to take the delivery of the possession of his Allocation within 30 (Thirty) days from the date of intimation, to be made by the Developer.

vi) The Developer shall submit the Building Plan with its modification and / or alteration, if any, to The Kolkata Municipal Corporation and / or to the appropriate authority for its modifications or approval in the name of the Land Owner for completing construction of the said proposed building at the said premises expeditiously and without any delay with due consent and prior approval of the Land Owner and the Architect herein and all expenses thereto shall be borne by the Developer. In this context, it is to be mentioned here that if the Land Owner will make any modifications or alteration out of his allocation, after getting the required Building Plan, sanctioned from the Competent Authority of The Kolkata Municipal Corporation, then the Land Owner has to bear the expenses for regularization of the same.

viii) The Developer will be under the obligation to raise the construction of the proposed building, as per the Building Plan, to be sanctioned by the Competent Authority of the KMC, but during the process of construction, if the Developer will make any deviation, addition and/or alteration, subject to the approval of the Engineer and/or Architect, engaged for the Project and the same must be approved and/or regularized by the Competent Authority of the KMC, at the costs and responsibilities of the Developer and the Developer will remain positively liable to avail the required Completion Certificate from the Competent Authority of the KMC, after completion of the construction of the proposed building and will further remain duty bound to hand over a copy of the same to the Land Owner.

ix) All applications, plans, papers and documents referred hereinabove for the purpose of obtaining the necessary modification of the building plan/plans for construction of the

building, shall be submitted by the Developer in the name of the Land Owner PROVIDED always that the Developer shall be exclusively liable to bear all such expenses on behalf of the Land Owner, Developer shall make all payments and / or deposits to the appropriate or Concerned Authority.

The Land Owner shall render all reasonable assistance to the Developer necessary for applying and/or obtaining quotas, permissions, clearance, approvals from the Authority or Authorities concerned and other Authorization required to sign, make, file, amend, prosecute withdraw and/or to follow up the same and/or do all other acts deeds matters and things necessary for such purpose.

xi) The Land Owner and the Developer shall abide by all the terms and conditions contained herein and the Rules and Regulations of the Authorities concerned for its implementation as the case may be and shall attend to answer them.

xii) Any outstanding payment of rents, rates and taxes etc. will be the responsibility of the Developer and the cost and responsibility of regularization of the property in all respect for the purpose of materialization of the project will also be the responsibility of the Developer, the Developer will make payment of all payables in respect of the Project during the continuation of the Project and only after getting the possession of the Allocation of the Land Owners, the Land Owners will become duty bound to pay the proportionate share of all payables in respect of his allocation.

xiii) That the Developer shall take all necessary steps to pay all taxes and the outstanding Government Revenue and all other outgoings thereto from the date of handing over possession of the said premises till the date of delivery of the Land Owner's Allocation.

xiv) The Developer will be at liberty to put his name anywhere in the property by fixing board or by any other method for the purpose of advertisement or to bring the notice of the General Public about the construction and the Land Owner and / or his nominee or nominees will never obstruct in that case, unless the same in any way hurts anybody's interest.

xv) That the Land Owner shall have full right and liberty to inspect all the building materials, sanitary goods, electrical fittings and fixtures, etc. which are to be used for

construction of the proposed building and if the Land Owner will find that the said building materials, etc. are sub – standard then at the instance of the Land Owner, the Developer shall be bound to alter or replace the said sub – standard material by placing standard material.

xvi) The Land Owner shall not be liable for any demand by the Local Club, supplier, Local Party, neighbours, etc., in respect of the said proposed building construction. The Developer shall solve all these types of problems.

PROPOSED CONSTRUCTION AND COVENANTS THEREOF:

i) After execution of this Agreement the Developer shall construct the said proposed building in workmanship like manner in accordance with the Building Plan, to be sanctioned by the Kolkata Municipal Corporation with standard building materials and facilities and in conformity with the Building Rules.

ii) The Developer shall be authorized in the name of the Land Owner in so far as it necessary to apply for and obtain quota, entitlement and other allocation for cement, steel, bricks and other materials allocable to the Land Owner for the construction of the proposed building and similarly to apply for and obtain temporary and/ or permanent connections of Electricity and Water Supply, if any, necessary for the construction of the proposed building and for all commission and omission in respect of the above, the Developer shall remain responsible and liable.

iii) Barring force majeure and / or circumstances beyond its control i.e. flood, earthquake, cancellation of plan, delay in availability of building materials under quota, strike, change in Government policies, any legal or other litigation, the Developer will complete the construction of the said proposed building in the said premises expeditiously within 36 (Thirty Six) calendar months from the date of the sanction of building plan from the K.M.C., failing which the time for completion of the Building may be extended for a further 06 (Six) months.

In this context, it is to be mentioned here that If the Developer fails to hand over the Land Owners' Allocation within the 42 (Forty Two) months then the Developer shall

pay a sum of Rs. 10,000/- (Rupees Ten Thousand) only per month from 43rd month till handing over the Land Owners' Allocation.

iv) The Certification of the Architect so appointed in respect of the quality of the material used in the said building shall be final and binding to the Land Owner as well as the Developer subject to the further inspection of the concerned authority of the Kolkata Municipal Corporation.

CONSIDERATION AND COVENANTS THEREOF:

i) All costs of construction as to be so incurred by the Developer on behalf of the Land Owner shall be deemed to be the payment made by the Land Owner towards the consideration for the permission given by the Land Owner to utilize his land for construction of the proposed building and for the cost of the construction of the Land Owner's allocation in the said proposed building in its habitable conditions and upon making all arrangements to put the Land Owner in occupation in his allocated portion together with proportionate share in the land and the common areas and facilities available in the said proposed Building and the Certificate of the Architect so appointed regarding the completion thereof shall be final and binding upon the parties hereto.

ii) For the part of the Developer's Allocation as aforesaid in the said proposed building, the Developer shall be entitled to charge a remuneration out of costs for construction to be collected from the proposed buyers of the entire saleable area out of his allocation in the proposed building to be constructed by the Developer at his own costs and / or at the expenses of the proposed buyers or expected buyers of the flats, garages, spaces, etc., and the Land Owner shall not interfere with the Developer's fixing any rate for construction of the proposed flats, garages, spaces, etc., within his allocated portion to the respective Purchaser/s of the said flats and spaces and also shall not be entitled to claim any portion thereof.

iii) That all the expenses in respect of searching and investigation of title of the said premises, documentation, execution and registration thereof shall be borne and paid by the Developer solely.

COMMON FACILITIES AND LIABILITIES AND COVENANTS
THEREOF.

- i) After the execution of this Agreement all taxes and other outgoings in respect of the said properties shall be paid and borne by the Developer and there after the Developer shall be liable to pay in proportion for the undelivered and unsold flats out of his allocation.
- ii) As and from the date of handing over the physical possession of the Land Owner's Allocation of the flats, etc., to the Land Owner, the Land Owner shall be responsible to pay and bear all rates, taxes, service charges etc., for the common facilities / portions of his allocated portion in the proposed building proportionately and for flats wholly and for the saleable space, under the Allocation of the Developer, as kept by the Developer, the Developer shall be liable for payment of the same in the above manner.

COMMON USE AND ENJOYMENT AND COVENANTS THEREOF:

The Developer herein on transfer of all the flats to the proposed buyers or to any other occupier shall cause to form a Society, making the Owner and the Occupiers of the flats and all the prospective buyers, members thereof for maintenance and management of the proposed building, common portions thereof etc., and the Land Owner herein shall not object to that.

IT IS FURTHER DECLARED AND AGREED BY AND BETWEEN THE
PARTIES HEREIN :

- i) The Developer after examination of all documents, which are produced before him, title of the Land Owner and being fully satisfied with the marketable title has entered into this agreement.
 - ii) That the Land Owner and the Developer have entered into this Agreement purely on a principal basis and nothing stated herein shall be deemed or constructed as a Partnership between the Developer and the Land Owner nor shall be the Developer and the Owner in any manner constitute as an association of persons and each party shall keep the other indemnified from and against the same.
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iii) To construct the entire multi-storied building the Developer shall use standard quality building materials according to the specification mentioned hereinafter.

iv) After execution of this Agreement, the Developer shall be entitled to enter into agreement for sale of self-contained flats and garage or any portion of the proposed building out of the Developer's allocation except the Owner's allocation, with any prospective buyer or buyers and the Developer shall also be entitled to receive money as advance and/or part payment of the consideration for the sale of any flat or any portion thereof at the Developer's price at his own risk and responsibility.

v) The Developer will be under the obligation to put the Land Owners into the possession of the Allocation of the Land Owner at first in full complete condition of the building and after availing the required Completion Certificate from the Competent Authority of the KMC and only then the Developer will become entitled to put any Third Party into the possession, in respect of the Developer's Allocation and/or any part thereof or execute and make the same registered any type of Deed of Transfer (including Deed of Sale) to and in favour of any intending Purchaser/s, but during the process of construction, the Developer will become entitled to enter into any Agreement for Sale with any intending Purchaser /s in respect of the Developer's Allocation and/or any part thereof and may receive the consideration amount and/or any portion thereof from the intending Purchaser/s at the risk and responsibility of the Developer.

vi) The Land Owner shall at the request of the Developer, execute and register with the Competent Authority the required General Power of Attorney, in favour of the Developer, on the strength of which the Developer will become eligible to execute the required Deed or Deeds of Sale of any flat/s or any portion of the said building from the Developer's allocation to every intending or prospective buyer or buyers, on behalf of the Owner and the Developer shall join the said Deed as Developer / Confirming Party personally.

vii) The Developer shall have absolute right to sell, lease or utilize the entire portion of the said proposed building except the Owner's allocation in lieu of and/or as and by way of cost of construction along with the remuneration of the Developer for the construction of the building, described in the THIRD SCHEDULE only after the handing over the

Owner's Allocation at first to the Owner herein and the said Developer shall be liable to pay all taxes and outgoings including Income tax thereof for his transfers and/or assignments.

viii) The Land Owner shall not claim any part of the consideration as may be mentioned in the proposed Deed of Sale in respect of the Developer's allocation to be executed by the Land Owner and the Developer, in favour of any buyer of any flat or any portion thereof together with proportionate share or interest in the land and the Developer shall be entitled to appropriate the entire sale proceeds of the said sale, subject to payment of all taxes and outgoings.

ix) The consideration money which will be mentioned in the Deed of Sale executed by the Owner, through his constituted Attorney, in favour of the buyer and/or transferee out of the Developer's allocation or any portion thereof, shall not be treated or considered under any circumstances as income of the Land Owner and the Land Owner shall not be liable to pay any tax in respect of the said money. Subject to the aforesaid, the Land Owner and/or his constituted Attorney shall be liable to execute the Deed of Conveyance for transfer in favour of the prospective buyer or buyers the proportionate share or Interest in the land only.

x) The Developer shall not be entitled to claim any money from the Land Owner for the construction of the said building and also for Land Owner's allocation.

xi) The Land Owner does hereby authorize and fully empower the Developer to prepare and to do all acts deeds and things which will be necessary to be done by the Land Owner for construction of the building, upon the land described in the FIRST SCHEDULE hereunder written pursuant to this Agreement only and in that respect the LAND OWNER shall execute and register the necessary General Power of Attorney in favour of the Developer to do all the acts, deeds and things in respect of his disposal and execution of the Deeds by the Developer for and on behalf of the Owner as his Attorney, but the right and power of disposal and execution of the Deed / s will be in respect of the Developer's Allocation only.

- xii) If any dispute or differences arises between the parties for the implementation of the terms of this agreement or regarding the interpretation of the language of this Agreement or in respect of any of the terms of this Agreement, the parties shall refer the same to any Arbitrator, the parties hereto both do hereby nominate in consensus, whose decision in resolving the matter in dispute shall be binding upon the parties hereto and each of them undertake to abide themselves by such decision and all dispute between the parties herein shall be governed by the Arbitration and Conciliation Act, 1996. It is to be mentioned here that in case of dissatisfaction and/or disagreeing by the Parties, they or any of them may seek any other relief from any Jurisdictional Court of Law for proper relief on the basis of any applicable Law/s in force.
- xiii) In case of natural calamity or change of the law or any unforeseen circumstances, not for any act or negligence arising out of the works of the Developer, if the construction of the building will not be completed within the stipulated time or the construction is delayed the time will be extended by the parties on mutually agreed terms as aforesaid.
- xiv) The Land Owner shall under no circumstances create any impediment or obstruction to the smooth construction of the building as per the building plan to be sanctioned by the Kolkata Municipal Corporation and render all possible co-operations but the Land Owner shall have access to the construction site for inspection of the progress of the work and in case of any untoward incident or violation of the terms of the Agreement, the Land Owner will become entitled to take necessary action for the same.
- xv) It is hereby agreed that the Land Owner is under the strict obligation to pay up-to-date all the dues and arrears, in respect of the property tax and the Developer shall pay all rent, rates & taxes to the Concerned Authorities after taking the physical possession of the said land property and upon delivery of the possession of the respective portion and/or portions after issuing Letter of Possession and/or executing Sale Deed and/or Deeds to the respective Owner and/or Owners the liability of paying all kinds of rates and/or taxes and/or other outgoing liabilities in respect of the said proposed building will proportionately devolve upon the respective Owner/s. In the process if the Developer pays any excess amount to The Kolkata Municipal Corporation and/or any other Authority
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and/or Authorities concerned in course of construction of building on the said property in the name of the Land Owner, then the Developer shall be entitled to have the amount refunded by his own name and to enable that the Land Owner or his appointed or nominated person/s will stand ready to execute any legal document and/or documents and/or to act without raising any objection or requisition.

xvi) The Land Owner does hereby give license and permission to the Developer and/or his representative/s, to enter upon the said property described in the Schedule written below or any part thereof as aforesaid with full right and authority to commence, carry on and complete the said construction work thereon in accordance with the permission herein given.

xvii) The Land Owner or his appointed or nominated person/s will be under the obligation to sign and execute from time to time the papers and the necessary applications for layouts, sub-division, construction of the building for the approval by the Kolkata Municipal Corporation or other Authorities but all the costs, charges and expenses including the charges for Architect in this connection shall be borne and paid by the Developer and he shall hereby indemnify and keep indemnified the Land Owner from and against all the actions, suits, proceedings, fines, penalties, fees and all costs, expenses, charges and damages incurred and/or suffered by the Land Owner.

xviii) If necessary, the Land Owner or his nominated or constituted person/s will be under the obligation to sign all the application or papers for seeking necessary permission and sanction by the Competent Authority of the State Govt. under the provisions of the Urban Land (Ceiling and Regulation) Act, of 1976 for the transfer of the said property described in the Schedule hereunder written either by one Deed or as many deeds as required in favour of the Competent Person. However, it will be the responsibility of the Developer to file application and/or applications with the Concerned Authorities and pursue the said application/s and obtain the said permission of the State Government and/or Competent Authority at its own costs, expenses, charges and risks.

xix) The Land Owner has not agreed, committed or constructed or entered into any Agreement including Agreement for Sale or Lease in respect of the said property with any

other Firm or company other than this Developer and that he has not created any mortgage, charge or any other encumbrances of the said property as mentioned herein.

xx) The Land Owner has not done any act, deed, matter or thing whereby or by reason whereof, the Development of the said property may be prevented or affected in any manner whatsoever.

xxi) The Land Owner has not received any notice from the Government nor from any local body or authority or body nor has any type of notice been served upon him.

xxii) Each and every document about or involving the said property will be prepared by the Advocate for the Developer and approved by the Land Owners themselves or their Attorney or their Advocate. Each and every part of this Agreement should bear their respective Advocates' fees from their own pocket / fund.

xxiii) Simultaneously with the execution of this Agreement the Land Owner shall deliver all the original documents relating to the right, title, interest and possession of him in the said property and the Developer will grant proper receipt to that effect and the Land Owner undertakes to hand-over all such other original documents to the Developer. It is assured by the Land Owner that he will give marketable title to the said property relating to the Schedule below and in the event of any disputes over such property the Land Owner will resolve and settle the same at his own cost and expenses but if required the Developer will co-operate the Land Owner keeping himself within the jurisdiction of Law.

xxiv) The Developer and his men, agents, engineers, architects, masons, labours, contractors will have free access at the said premises and will take all necessary steps/actions required for implementation of the project by construction of Building on the said property, inviting buyers by putting on banners and advertisement in respect of its allotted portion and also by publication in the paper. And the Land Owner will not raise any objection or put any question or ask anything for the same if not prejudiced in any way.

xxv) The Land Owner further undertake to execute (and if required will be registered) a Power of Attorney in favour of the Developer simultaneously with the execution of this Agreement or afterwards when required conferring authority to dispose of the Developer's

xxi) If any accident or mishaps occurs during the construction of the building, the Developer shall be solely liable for the same and in any circumstances, the Land Owner shall not have any liability.

xxii) If during the mid-way of construction, the work of construction is stopped, by the Land Owner illegally or the Agreement is cancelled by the Land Owner illegally or the Developer is restricted illegally to construct, then the Developer will be at liberty to claim for his investment, charges for labour, set-up, ideas and profit in addition with the interest on investment and damages also and then the Land Owner will stand liable to reimburse the same as per the Bill raised on scrutiny, but in case the Developer could not be able to complete the construction within the stipulated period then the Land Owner may cancel the Agreement and then the Developer will remain entitled to get refund of his investments etc. and to release the Project.

xxxiii) If any Supplementary Agreement will be executed subsequently (in connection with this Agreement or with this Project) then that must be considered as the part and parcel of the instant Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE LAND PROPERTY)

ALL THAT piece or parcel of Bastu Land measuring or containing more or less 04 (Four) Cottahs 10 (Ten) Chittacks 12 (Twelve) Sq. Ft., along with a temporary shed structure measuring about 1800 (One Thousand and Eight Hundred) Sq. Ft. standing thereon, lying and situate within the District : South 24 - Parganas, Police Station - Bansdroni (previously Regent Park), Additional District Sub - Registrar Office at Alipore, Pargana Magura, Touzi No. 60, J.L. No. 48, R.S. No. 169, Mouza - Brahmapur, appertaining to the R.S. Khatian No. 549, comprising R.S. Dag No. 575, within the limits of the Kolkata Municipal Corporation Ward No. 111, Borough - XI, being known and numbered as the KMC Premises No. 270, Rishi Rajnarayan Road, Post Office Brahmapur, Kolkata - 700096 and assessed under the Assessee No.31-111-19-0399-6.

The property is butted and bounded by:

- ON THE NORTH : Sardar Apartment;
- ON THE SOUTH : Land and Building;
- ON THE EAST : 26' wide KMC Road;
- ON THE WEST : Land and Building.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(PARTICULARS OF THE LAND OWNER'S ALLOCATION)

The LAND OWNER'S ALLOCATION shall mean in exchange of land the Land Owner / First Party will be provided out of the proposed (probably a G + 4 storied) building, which will be constructed, as per the Building Plan, to be sanctioned by the Kolkata Municipal Corporation, i.e. –

RESIDENTIAL ALLOCATION:

* Entire Second Floor (except the common areas and any other statutory portion which shall be kept reserved) AND

* Entire Fourth Floor (except the common areas and any other statutory portion which shall be kept reserved)

CAR PARKING SPACE ALLOCATION:

* 50% (Fifty Percent) of the Car Parking Spaces at the Back Portion (Beside Staircase portion), out of the entire Car Parking Spaces, on the Ground Floor (except the common areas and any other statutory portion which shall be kept reserved)

COMMERCIAL ALLOCATION:

*04 (Four) Shop Rooms, on the Ground Floor (Front side), (except the common areas and any other statutory portion which shall be kept reserved) – TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A lump sum non-refundable amount of Rs. 14,00,000/- (Rupees Fourteen Lakh) only will be paid by the Developer to the Land Owners herein jointly, out of which Rs. 3,30,000/- (Rupees Three Lakh and Thirty Thousand) only has been paid already to the Land Owner, Rs. 3,70,000/- (Rupees Three Lakh and Seventy Thousand) only will be paid at the time of First Floor Roof Casting, Rs. 4,00,000/- (Rupees Four Lakh) only will be paid at the time of Fourth Floor Roof Casting and balance amount of Rs. 3,00,000/- (Rupees Three Lakh) only will be paid at the time of Completion of Brick Work.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(PARTICULARS OF THE OWNERS' ALLOCATION)

The "DEVELOPER'S ALLOCATION" shall mean the remaining portion of the building, out of the said proposed (probably a G + 4 storied) building, which will be constructed, as per the Building Plan, to be sanctioned by the Kolkata Municipal Corporation i.e.,

RESIDENTIAL ALLOCATION:

- * Entire First Floor (except the common areas and any other statutory portion which shall be kept reserved) AND
- * Entire Third Floor (except the common areas and any other statutory portion which shall be kept reserved)

CAR PARKING SPACE ALLOCATION:

- * 50% (Fifty Percent) of the Car Parking Spaces at the Back Portion (Western side), out of the entire Car Parking Spaces, on the Ground Floor (except the common areas and any other statutory portion which shall be kept reserved);

A N D

- * Entire Car Parking Space / Commercial Space at the Back side of the Shop Rooms and Beside the Staircase of the Ground Floor, (except the common areas and any other

statutory portion which shall be kept reserved) -- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed will be of the Developer's Allocation.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(PARTICULARS OF THE COMMON AREAS)

1. Boundary walls, parapet walls, common drain, sewerage system, roof and common spaces.
2. Common Staircase.
3. Underground water reservoir, septic tank, overhead tank.
4. Room for Electric Meter and Pump motor.
5. Main entrance gate from public road to the said proposed building.
6. Entrance passage of the building to be the common entrance from Public Road to proposed building.
7. Water connection pipe lines.
8. Common egress and ingress to the other parts of the said proposed building.
9. Lift, Lift Well, Lift Machine and Lift Room etc.

THE FIFTH SCHEDULE ABOVE REFERRED TO:
(GENERAL SPECIFICATION)

STRUCTURE: The structure will be a R.C.C. Structure made up with all types of standard materials.

WALLS: All the inner & outer walls would be made up with bricks and composition of medium course sand and good quality cement as available in the market. The thickness of exterior walls will be 8" and the thickness of the inner walls will be 3" and the thickness of the common walls will be 5".

FLOORING: All the floors (i.e. of rooms, verandah, kitchen & bathroom) will be made by Marble/ Tiles of 2'x2', Dining cum Drawing with white 2'x2' Marble slab and the staircases landing will be made by Marble.

KITCHEN: Kitchen will be provided with 2'x2' Marble Slab on floor and dado finish with Glazed Tiles up to 2'-6" from Black Stone Cooking Top and one steel sink will be provided herein and 2 tap connections will be therein kitchen.

BATHROOM: In all the Toilets and W.C. 2'x2' Marble slab floor and Dado finish with white glaze tiles of 8"x12" up to the level of 6' from the floor as per the height from the lowest level of the floor top of the Bathroom. All the Bathrooms will be provided with Western Style White coloured Commode and Two Tap connections and One Shower Connection and Two Cistern connection. All Sanitary fittings will be made by Standard Quality material as available in the market.

DOORS: All the doors of each of the flats will be Flush Door having wooden frame. The Bathroom & Kitchen will be provided with PVC types doors.

WINDOWS: All the windows will be so called aluminium sliding window with open pans having the pans fitted with glass. All the windows will be covered by painted M.S. Grill.

WALL FINISH: Inside walls will be plaster of Paris finishing and outside walls will be finished with Cement based paints (Snowcem).

ELECTRICAL FITTINGS & FIXTURES: Each of the Bed & Dining rooms will be provided with 02 numbers of Light points, 01 number of fan point and 01 number of 5 Amp. Plug point; the kitchen will be provided with 01 light point and 01 exhaust fan point and one 15 amp. Plug point and the bathrooms will be provided with 01 light point and 01 exhaust fan point and one Geyser Point will be provided and with one 15 amp. Plug point. The responsibility for installation of the main Electric Meter will be with the Developer i.e. the Second party herein but, the cost of the Common Meter and / or transformer's proportionate share will be borne by the Occupiers / purchasers / owners proportionately.

STAIR: The flooring of the stair case and landings will be finished with Marble having M.S. Grill guard and the walls of the stair case will be finished with Wall Putty.

STAIR HEADROOM: The walls of the stair head room will be brick built with lime wash or similar colour wash finishing and having R.C.C. roof, the top of which will be finished with net cement.

OVERHEAD TANK: The overhead tank will be of P.V.C. made of any recognized company available in the market like Sintex, Patton etc.

RESERVOIR: The underground reservoir will be made up with standard brick walls with RCC top slabs.

SEPTIC TANK: The underground septic tank will be made up with standard brick walls with RCC top slabs.

Wherever it requires the common portions and/or passages will have net cement finishing.

The Land Owner and Purchaser/s shall remain liable to bear the separate Meter cost.

Proportionate share of Transformer cost to be borne by the Land Owner and Purchaser/s.

A/C line will cost Rs.5000/- extra per point to be paid by the Land Owner / Purchaser/s if asked for.

: NOTE :

For any extra work other than the specifications the individuals have to bear the extra cost and / or difference of cost.

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and signatures on the day, month and year above mentioned after going through the contents herein, understanding the meaning of the same and realizing the results thereof.

IN THE PRESENCE OF:

(1) Riya Gupta
Advocate

Alipore Criminal Court,
Kolkata-700027.

স্বাক্ষরিত করিয়াছেন
ভূমি মালিক

SIGNATURE OF THE LAND OWNER

(2) Tapajit Roy
Advocate

Alipore Judges' Court,
Kof-27

Abu Adin Masud

SIGNATURE OF THE DEVELOPER

DRAFTED & PREPARED BY:

Tapajit Roy
Advocate
Alipore Judges' Court,
Kolkata-700027.

F-1180/500/2009.

RECEIPT

RECEIVED from the within named Developer a sum of Rs. 3,30,000/- (Rupees Three Lakh and Thirty Thousand) only as per the MEMO below:-

Wbnddr mds/17

MEMO

- | | |
|--|--------------------------------------|
| • By Cheque being No. 314100 dated 31.3.2019,
drawn on IDBI Bank, Bandra West Branch. | ... Rs. 2,00,000/- |
| • By cheque being No. 332815, dated 24.07.2020,
drawn on IDBI Bank, Bandra West Branch. | ... Rs. 50,000/- |
| • By cheque being No. 332815 332816, dated 27.07.2020,
drawn on IDBI Bank, Bandra West Branch. | ... Rs. 50,000/-
... Rs. 30,000/- |
| • Paid by Cash | |
| TOTAL | <u>Rs. 3,30,000/-</u> |

(Rupees Three Lakh and Thirty Thousand) only.

WITNESSES:

1) Riya Gupta
Advocate
Alipore Criminal Court,
Kolkata 700027.

স্বাক্ষরিত
SIGNATURE OF THE LAND OWNER

2) Tejrajit Ray
Advocate
Alipore Judge's Court,
Kolkata - 27.

Major Information of the Deed

Deed No :	I-1603-08705/2022	Date of Registration	08/06/2022
Query No / Year	1603-2001693413/2022	Office where deed is registered	
Query Date	06/06/2022 8:21:26 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	TAPAJIT ROY ALIPORE JUDGES COURT, KOLKATA, Thana : Alipore, District : South24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9330089897, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale. Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,30,000/-]		
Set Forth value	Market Value		
Rs 2 00 000 -	Rs. 48,72,378/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs 7,021/- (Article:48(g))	Rs. 3,353/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



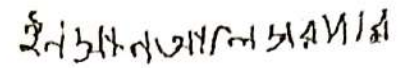
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Risi Rajnarayan Road, , Premises No: 270, , Ward No: 111 Pin Code : 700096

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Katha 10 Chatak 12 Sq Ft	1,00,000/-	43,86,378/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road.
Grand Total :					7.6588Dec	1,00,000 /-	43,86,378 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	1,00,000/-	4,86,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1800 sq ft	1,00,000 /-	4,86,000 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr ENSHAN ALI SARDAR Son of Late RAHEN ALI SARDAR Executed by: Self, Date of Execution: 08/06/2022 Admitted by: Self, Date of Admission: 08/06/2022, Place : Office	 08/06/2022	 LTI 08/06/2022	 08/06/2022



BRAHMAPUR BADAMTALA, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: KTxxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022
 Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Office

Developer Details :

Name,Address,Photo,Finger print and Signature				
SI No	Name	Photo	Finger Print	Signature
1	Mr ALAUDDIN NASKAR (Presentant) Son of Late MULLUK NASKAR Executed by: Self, Date of Execution: 08/06/2022 Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Office	 08/06/2022	 LTI 08/06/2022	 08/06/2022

Son of Late MULLUK NASKAR 265, SEIKHPARA BRAHMAPUR, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022
 Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASHIS HALDER Son of Late KHOKAN HALDER ALIPORE POLICE COURT, KOLKATA, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 08/06/2022	 08/06/2022	 08/06/2022

Identifier Of Mr ENSHAN ALI SARDAR, Mr ALAUDDIN NASKAR

Transfer of property for L1	
No	From
	Mr ENSHAN ALI SARDAR
To. with area (Name-Area)	
	Mr ALAUDDIN NASKAR-7.65875 Dec

Transfer of property for S1	
No	From
	Mr ENSHAN ALI SARDAR
To. with area (Name-Area)	
	Mr ALAUDDIN NASKAR-1800.00000000 Sq Ft

Endorsement For Deed Number : I - 160308705 / 2022

08-06-2022

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

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

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

Presented for registration at 11:10 hrs on 08-06-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr
ALAUDDIN NASKAR, Claimant.

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
48,72,378/-

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

Execution is admitted on 08/06/2022 by 1. Mr ENSHAN ALI SARDAR, Son of Late RAHEN ALI SARDAR,
BRAHMAPUR BADAMTALA, P.O: BRAHMAPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN
- 700096, by caste Muslim, by Profession Business, 2. Mr ALAUDDIN NASKAR, Son of Late MULLUK NASKAR, 265,
SEIKHPARA BRAHMAPUR, P.O: BRAHMAPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN -
700096, by caste Muslim, by Profession Business

Indetified by Mr ASHIS HALDER, , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, KOLKATA, P.O:
ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession
Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,353/- (B = Rs 3,300/- , E = Rs 21/- , H = Rs
28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 3,321/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/06/2022 12:01AM with Govt. Ref. No: 192022230044997581 on 08-06-2022, Amount Rs: 3,321/-, Bank:
IDBI Bank (IBKL0000012), Ref. No. 2750137746 on 08-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 1,000/-,
by online = Rs 6,021/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 654400, Amount: Rs.1,000/-, Date of Purchase: 06/06/2022, Vendor name: S B
Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/06/2022 12:01AM with Govt. Ref. No: 192022230044997581 on 08-06-2022, Amount Rs: 6,021/-, Bank:
IDBI Bank (IBKL0000012), Ref. No. 2750137746 on 08-06-2022, Head of Account 0030-02-103-003-02

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 306628 to 306663
being No 160308705 for the year 2022.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.06.08 16:31:50 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/06/08 04:31:50 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)