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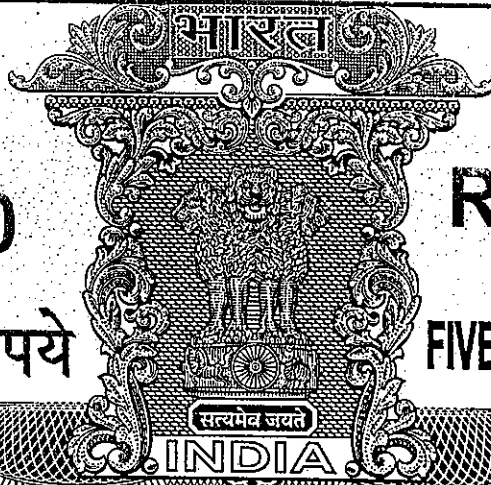
भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

7082

G 127896

Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheet Attached to the document are the part of the document.

Additional District Sub-Registrar  
Coochbehar Dum Dum, 24-Pgs. (North)

17 AUG 2021

17/8 1-55pm  
8-1476928  
2K  
+ 100000  
RTS

7/2

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT is made this 17th day of August  
Two Thousand Twenty One

BETWEEN

2343 - 12 জেলা উত্তর ২৪ পরগণা

বৈহাট এ. ডি.এস.আর.সাব রেজিস্ট্রী অফিস

তারিখ 12/8/2021

নাম P.K. Bandyopadhyay and

সং No. 1

মূল্য Rs. 2000

ভেডার প্রাক্তর [Signature]

ভেডারের নাম সর্দার

ভেডারি নাম নারায়ণপুর

প. ডি. নং

স্ট্যাম্প খরিশের তারিখ

ই.টি. ডি. নথরের মোট কত টাকা

খরিশ হইয়াছে

1 AUG 2021



Addl. District Sub-Registrar  
Cossipore, Dum Dum

17 AUG 2021

Amitava Sarkar  
S/o Late Kalyan Ch. Sarkar  
Old-18 New-24/1 P.O. Golekh  
R.O.P.S - Dum Dum  
Kno-28  
Business

**SRI SUBASH CHANDRA CHAKRABORTY (PAN-ABQPC0141F)**, son of Amulya Kumar Chakraborty, by faith-Hindu, by Nationality-Indian, by occupation-Retired Person, residing at 33E, U.K. Dutta Road, P.O. & P.S. Dum Dum, Kolkata-700028, hereinafter called and referred to as the "**OWNER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors administrators, legal representatives and assigns) of the **ONE PART**.

**AND**

**U.S. REALTORS (PAN-AAGFU3981Q)**, a partnership firm having its office at 44, P.K. Guha Lane, P.O. & P.S. Dum Dum Kolkata-700028 represented by its partners **(1) SRI UJJAL DATTA (PAN-AGUPD7242D)**, son of Late Santipada Dutta, by faith -Hindu, by Nationality-Indian, by Occupation-Business, residing at 57, P.K. Guha Lane, P.O.& P.S. Dum Dum, Kolkata-700028, and **(2) SRI SUBHASIS DAS(PAN-AFBPD8066R)**, Son of Late Hirendra Nath Das, by faith-Hindu, by Nationality-Indian, by Occupation-Business; residing at 44, P.K. Guha Lane, P.O. & P.S. Dum Dum, Kolkata-700028, hereinafter called as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs, successor or successors in office, executor, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** One Narottam Mallick was the owner of 25 Decimals of land at Mouza - Digla, P.S. Dum Dum, Khatian No.712, 276 with other land.

**AND WHEREAS** said Narottam Mallick by a registered Deed of Conveyance dated 14.05.1926, registered at the office of District Registrar at Alipore, recorded in Book No. 1, Volume No. 47, Pages 72 to 78, Being No. 2186, for the year 1926 sold the said property to one Jagabandhu Dutta.

**AND WHEREAS** name of the said Jagabandhu Dutta is duly recorded in Settlement record in respect of 1 Acre 38 Decimals of land at Mouza - Digla, Dag No. 398, Khatian No. 276 and 25 decimals of land at Dag No. 397, Khatian No. 712.

**AND WHEREAS** said Jagabandhu Dutta died intestate on 19.11.1930 leaving behind him Laxmi Mani Dutta, Smt. Khiroda Sundari Dutta, Raj Kumar Dutta Banik, Chandra Kumar Dutta Banik, Sitanath Dutta Banik, Ananta Kumar Dutta Banik, Jagat Lakshmi Dutta Banik to inherit the property left by him.

**AND WHEREAS** said Raj Kumar Dutta Banik, Chandra Kumar Dutta Banik, Sitanath Dutta Banik, Ananta Kumar Dutta Banik instituted a Partition Suit in Calcutta High Court, being Partition Suit No. 595 of 1932 against Laxmi Mani Dutta, Smt. Kshiroda Sundari Dutta, Jagat Lakshmi Dutta Banik for the partition of the said property.

**AND WHEREAS** during the pendency of the said suit Chandra Kanta Dutta Banik died on 04.06.1932 leaving behind him his wife Kalitara Dutta Banik and his two minor sons Narayan Dutta Banik, Keshab Dutta Banik to inherit the property left by him.

**AND WHEREAS** in the final decree of the said Partition suit Raj Kumar Dutta Banik, Sitanath Dutta Banik, Ananta Kumar Dutta Banik, Kalitara Dutta Banik, Narayan Dutta Banik, Keshab Chandra Dutta Banik and Jagat Lakshmi Dutta Banik became the owner of 2 No. Digla Road, later on 5 No. Digla Road, again later known as 9, Nawpara Road, and Jagat Lakshmi Dutta Banik had only life interest in the said property.

**AND WHEREAS** said Sitanath Dutta Banik died intestate in the year 1939 leaving behind him his wife Bhagabati Dutta Banik to inherit the property left by him.

**AND WHEREAS** said Keshab Chandra Dutta Banik died intestate in the year 1939 as unmarried leaving behind him his mother Kalitara Dutta Banik & his brother Narayan Chandra Dutta Banik brother to inherit the property left by him.

**AND WHEREAS** said Kalitara Dutta Banik and Narayan Chandra Dutta Banik by a registered Deed of Conveyance, dated 01.04.1944 registered at the office of Registrar of Assurances, Calcutta, recorded in Book No. 1, Volume No. 39, Pages 1 to 12, Being No. 1038, for the year 1944 sold, transferred their undivided 1/3rd share of the said property to Raj Kumar Dutta Banik and others.

**AND WHEREAS** said Raj Kumar Dutta Banik and others by a registered Deed of Conveyance, dated 20.05.1944 registered at the office of Registrar of Assurances Calcutta, recorded in Book No. 1, Volume No. 52, Pages 51 to 60, Being No. 1565, for the year 1944 sold, transferred and conveyed land measuring an area of 2 Cottahs more or less with other land at Mouza-Digla, P.S. Dum Dum, Dag No. 398, Khatian No. 276 to Smt. Santi Dey.

**AND WHEREAS** said Smt. Santi Dey by a registered deed of conveyance, executed on 01.02.2001, registered on 12.05.2001 registered at the office of A.D.S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No. 65, Pages from 251 to 258, being No. 2699 for the year 2001 sold conveyed and transferred land area 2 Cottahs more or less at Mouza-Digla P.S. Dum Dum Dag No. 398 Khatian No. 276 in favour of Sri Subash Chandra Chakraborty.

**AND WHEREAS** said Sri Subash Chandra Chakraborty herein is seized and possessed of and sufficiently entitled to **ALL THAT** piece and parcel of land measuring 2 Cottahs more or less at Mouza- Digla, P.S. Dum Dum, District North 24 Parganas, Dag No. 398 Khatian No. 276 at Holding No.189/14 P.K. Guha Road Ward, No. 10, under Dum Dum Municipality within A.D.S.R.O. Cossipore Dum Dum, more fully and particularly described in the first schedule hereunder written.

**AND WHEREAS** the owner herein is desirous to develop the said Property and to construct a multistoried Building on the said Property but could not do it himself and the Developer knowing the intention of the owner

approached him to develop the said property and to construct a multi-storied building on the said property to which the owner agrees.

As a consideration of the said Property the owner is entitled to get 50% of the sanctioned Building Plan area together with common parts and portions together with proportionate share of land, hereinafter called the owner's allocation.

The Developer shall pay the owner an interest free refundable security deposit of **Rs. 2,00,000/-** at the time of execution of this Agreement. Owner will refund this amount when the Developer gives the owner possession of his allocated flats/portion alongwith common facility

The developer with the execution of this agreement has paid a sum of **Rs. 1,00,000/- (Rupees One Lakh) only**, the receipt of which the owner do hereby admits and acknowledge. The Developer shall pay the balance sum of **Rs. 1,00,000/- (Rupees One Lakh) only** within 1 (one) month from the date of this Agreement.

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

Unless in these presents it is repugnant to or inconsistent the following words and/or expression shall mean as hereinafter mentioned.

**ARTICLE-I:**

- 1.1 **OWNER** shall mean **SRI SUBASH CHANDRA CHAKRABORTY (PAN-ABQPC0141F)**, son of Amulya Kumar Chakraborty, by faith-Hindu, by Nationality-Indian, by occupation-Retired Person, residing at 33E, U.K. Dutta Road, P.O. & P.S. Dum Dum, Kolkata-700028, and his, executors, administrators, legal representatives and assigns.
- 1.2 **DEVELOPER** shall mean **U.S. REALTORS (PAN-AAGFU3981Q)**, a partnership firm having its office at 44, P.K. Guha Lane, P.O. & P.S. Dum Dum, Kolkata-700028 represented by its partners **(1) SRI UJJAL DATTA (PAN-AGUPD7242D)**, son of Late Santipada Dutta, by faith -Hindu, by Nationality-Indian, by Occupation-Business, residing at 57, P.K. Guha Lane, P.O.& P.S. Dum Dum, Kolkata-700028, and **(2) SRI SUBHASIS DAS(PAN-AFBPD8066R)**, Son of Late Hirendra Nath Das, by faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at 44, P.K. Guha Lane, P.O. & P.S. Dum Dum,

Kolkata-700028 and its heirs, executors, legal representatives and assigns, successors in office.

- 1.3 **THE PROPERTY** shall mean the abovementioned premises hereunder written in the first schedule property at Mouza- Digla, P.S. Dum Dum, District North 24 Parganas, Dag No.398 Khatian No.276 Holding No.189/14 P.K. Guha Road, Ward No. 10, under Dum Dum Municipality within A.D.S.R.O. Cossipore Dum Dum, morefully and particularly described in the first schedule hereunder written.
- 1.4 **THE BUILDING** shall mean the multi storied building to be constructed on the said property and/or property in accordance with the building plan to be sanctioned by the authority of Dum Dum Municipality at the cost of the Developer.
- 1.5 **THE UNIT** shall mean the partly or wholly constructed flat/apartment shop room in the building (which is agreed to be proportionate share in common portion of the said property and structure whatsoever as the case may be.
- 1.6. **PROPORTIONATE OR PROPORTIONATE PORTION OR** proportionately shall mean the area between the built up area of the unit and the total constructed portion within the said property which is the undivided share in the land comprised in the premises held by the Owner landlord.
- 1.7. **THE COMMON PORTION** shall mean and include the common portions to be mean and erected for convenience of the intending purchaser and/or lawful occupiers.
- 1.8. **THE ARCHITECT** shall mean such Architect or Architects appointed by the Developer, Architect for the building or such other architect or Architects of the building as may be appointed by the Developer cost of which will be borne by the Developer.
- 1.9. **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making due provisions for common areas and facilities and spaces required thereof, after deducting owner's/Landlord's portions.
- 1.10 **OWNER'S ALLOCATION** As a consideration of the said Property the owner is entitled to get 50% of the sanctioned Building Plan area

*change*

together with common parts and portions together with proportionate share of land, hereinafter called the owner's allocation.

The Developer shall pay the owner an interest free refundable security deposit of **Rs. 2,00,000/-** at the time of execution of this Agreement. Owner will refund this amount when the Developer gives the owner possession of his allocated flats/portion alongwith common facility.

The developer with the execution of this agreement has paid a sum of **Rs. 1,00,000/- (Rupees One Lakh) only**, the receipt of which the owner do hereby admits and acknowledge. The Developer shall pay the balance sum of **Rs. 1,00,000/- (Rupees One Lakh) only** within 1 (one) month from the date of this Agreement.

- 1.11 **DEVELOPER'S SHARE** shall mean rest of the constructed area i.e, all the constructed area except Owner's allocation with reference to the consideration clause of this Agreement and the Developer are entitled to appropriate the sale proceeds in respect of Developer's allocation.
- 1.12 **TRANSFER** with its grammatical variation shall mean as transfer of undivided proportionate share of land in multi storied building to purchaser thereof by execution and registering Deed of Conveyance in accordance with the provisions of law in this behalf by the Owner in favour of the purchaser on receipt of consideration.
- 1.13 **TRANSFeree** shall mean the person or persons firm, limited company or association to whom any space in the building has been transferred.
- 1.14 The word importing singular shall include plural and vice versa.
- 1.15 Sanctioned plan shall mean and include the new building plan to be sanctioned by the competent authority.

#### **ARTICLE - II: COMMENCEMENT**

- 2.1 This Agreement shall be deemed to have commenced on and from the date of execution of these presents.

#### **ARTICLE - III: OWNER'S RIGHT AND REPRESENTATIONS**

- 3.1 That excepting the Owner nobody else have any right, title and interest claim or demand whatsoever or howsoever into or upon the said property.



- 3.2 The Owner is absolutely seized and possessed of and or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it.
  - 3.3 The land property is free from all encumbrances, charges liens, lis-pendencies, attachments, trusts whatsoever or howsoever.
  - 3.4 There is no excess vacant land in the said property within the meaning of the urban Land Ceiling and Regulations Act. 1976 and the Developer is fully satisfied with the marketable title of the Owner.
  - 3.5 That the total area of the land comprise in the said property is 2 Cottahs more or less.
  - 3.6. That the Owner undertake to hand over the peaceful possession of the property for the purpose of raising the new construction at the said property to the Developer.
  - 3.7 That the Owner undertake to execute the registered General power of Attorney in favour of the Developer and the land Owner will give the Developer all the powers required for the purpose of making such construction at Developer's own risk and costs and to negotiate for sale and enter into agreement for sale and make registered Deed, documents for registration whatsoever required for it's portion.
- Owner or any of his representatives shall be entitled at any reasonable hours to make inspection of the allotted flats in course of construction of the buildings and shall also be entitled to raise technical objection in respect of quality of the materials used for constructional purpose at various stages of construction work including plinth work and any other relevant aspects of the construction. Developer shall in turn take immediate actions on the relevant points raised.

#### **ARTICLE - IV: DEVELOPER'S RIGHT**

- 4.1 **THAT** on the power and by virtue of this agreement the Developer is hereby empowered to raise the construction at the above mentioned property investing its own finance and resources and undertake to erect the said building as per the sanctioned building plan, after

mutating the name of the Owner within the Dum Dum Municipality, if required.

- 4.2 That the Developer is hereby empowered to suitable modify and to alter the sanctioned plan as and when required and submit the same for approval of the Dum Dum Municipality and entire cost shall be borne by the Developer alone.
- 4.3 The Developer shall be entitled to appoint its own labour, masons, contractor, building Engineer, Architect as necessary arising out of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Developer and all the risk and liability together with all responsibility shall remain with Developer and they will be liable or responsible for any debts payments misappropriation of any money or anything whatsoever eventually takes place at the time or after construction completed and hand over to the prospective purchaser.
- 4.4 The Developer for the purpose of raising the said construction shall have his absolute right to enter into any Agreement for sale of flats and apartments in respect of its own allocated portions as mentioned above and to that effect and shall be entitled to receive earnest money from the intending purchaser or purchasers together with all advance thereof but at all material times the Owner shall not be liable for such advances or earnest money. That the said earnest money accepted by the Developer shall remain charges only with the Developer and the Owner's allocation will remain unaffected and non-charged and purchaser shall have no right to interfere with the portion of the Owner's allocation for any misappropriation of any money by the Developer or for any deal nor they shall have any right to seek any order or injunction from any court in respect of the Owner' allocation.

**ARTICLE-V: TIME**

- 24 months from the date of execution of this S. AGR*
- 5.1 The Developer shall complete the said building within 24 months from the date of sanction of The Building Plan and obtain C.C. from the Dum Dum Municipality. Anyway, this time may be extended to 6 (Six) months under unavoidable circumstances in mutual discussion.

**ARTICLE - VI: DEVELOPER'S RIGHT AND REPRESENTATIONS**

- 6.1 The Developer hereby undertakes to complete the whole project within 24 months from the date of the sanctioned building plan and within this time the Developer shall give complete possession of the Owner's allocation and the time may be extended for another 6 months for the reasons beyond the control of the Developer. Failure on the part of the Developer to give complete possession of owner's allocation, within the agreed timeline shall entail a penalty of Rs. 15,000/- (Rupees Fifteen Thousand) only per month of delayed period/month and the Developer will be liable to pay their penalty amount to the owner at the time of handing over the Owner's allocation.
- 6.2 To bear all costs charges and expenses for construction of the building at the said premises.

**ARTICLE - VII: OWNER'S ALLOCATION**

- 7.1. As a consideration of the said Property the owner is entitled to get 50% of the sanctioned Building Plan area together with common parts and portions together with proportionate share of land, hereinafter called the owner's allocation.

The Developer shall pay the owner an interest free refundable security deposit of **Rs. 2,00,000/-** at the time of execution of this Agreement. Owner will refund this amount when the Developer gives the owner possession of his allocated flats/portion alongwith common facility

The developer with the execution of this agreement has paid a sum of **Rs. 1,00,000/- (Rupees One Lakh) only**, the receipt of which the owner do hereby admits and acknowledge. The Developer shall pay the balance sum of **Rs. 1,00,000/- (Rupees One Lakh) only** within 1 (one) month from the date of this Agreement.

The units under owner's allocation shall be equitably distributed on all the floors/sides and will be mutually decided and specifically earmarked on the sanctioned building plan. The owner shall have absolute right over the flat(s) and apartment in respect of his own

allocated portion as mentioned above for his own use or for sale by entering into an agreement with any intending Purchaser or purchasers and to that effect the owner shall be entitled to receive earnest money together with advance above use from such Purchaser(s) and the Developer shall have no right to interfere with the matter in any way.

#### **ARTICLE VIII: - DEVELOPER'S ALLOCATION**

8.1 In consideration of the above the Developer shall be entitled to the remaining balance space leaving apart from the Owners allocation in the building of the constructed area to be constructed at the said premises together with the proportionate undivided share on the said land with the right of use of common facilities and amenities and the Developer shall be entitled to enter into agreement for sale and transfer in his own name or in the name of the nominee and to receive and release and collect all moneys in respect of the said property and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the Owner and this agreement itself shall be treated as consent of the Owner.

#### **ARTICLE - IX: PROCURE**

9.1 The Owner shall grant to the Developer a General Power of Attorney as may be required for the purpose of mutation and submit the building plan obtaining the sanction of the plan, C.C. from the Dum Dum Municipality and all other necessary permission from the different authorities in connection with the construction of the building and also from pursuing to follow up the matter with the statutory body and other authorities to negotiate for sale enter into agreement for sale and receive consideration from the intending purchaser and make registration deed and document whatsoever required of this portion.

9.2 **NOTWITHSTANDING** grant of Power of Attorney by the Owner in favour of the Developer no action of the Developer under this power of

Attorney shall in any manner fasten or create any financial or any other liabilities or any kind whatsoever upon the Owner.

#### **ARTICLE X: CONSTRUCTION**

10.1 The developer shall be solely and exclusively responsible for construction of the said building.

#### **ARTICLE XI: BUILDING**

11.1 The Developer shall at its own costs construct erect and complete in all respects of the said multistoried building and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality of materials.

11.2 The Developer shall install and erect in the said building at its own costs as per the specification and also the drawing provided by the architect-pump, water storage tanks, Lift, overhead, Reservoir, Electrification, transformer room (if required) for getting permanent electric connection from the CESC and electrification in the building also in all the flats through concealed wiring and other facilities as required are to be provide in a residential multi storied building in the locality in Ownership basis or otherwise. The Owner shall have to pay **Rs. 20,000/-** per Electric Meter of his flats

11.3 The Developer shall bear the entire costs of construction including Architects fees and fees for building plan without creating any financial or other liabilities on the Owner regarding the construction.

#### **ARTICLE XII: COMMON FACILITIES**

12.1 The Developer shall pay and bear all Municipal taxes and other dues and impositions and outgoings in respect of the said property as and from the date of agreement till hand over the possession within the stipulated period in favour of the Owner.

12.2 After completion of the total construction, respective flat Owner including their respective assignees will bear the cost of common facilities and maintenance charges like costs of lift, if any Durwan

pump Motor and Electric charges in the common areas in proportion of her respective possession including proportionate share or premium for insurance of the building, etc. if any.

#### **ARTICLE XIII: PROCEEDING**

13.1 It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer to defend allocations suits and proceedings which may arise in respect of the construction and Developer of the said premises to bear all costs, charges, and expenses incurred for that purpose.

#### **ARTICLE XIV: DEVELOPER INDEMNITY**

14.1 The Developer hereby undertake to keep the Owner indemnified against all third party claim and action arising out of any parts of act of omission or commission of the Developer or relating to the construction of the building.

14.2 The Developer hereby undertake to keep the Owner indemnified against all acts, suits costs, proceedings and claim that may arise out of the Developer action regard to the Development of the said premises and/or in the matter of construction of the said building and/or defect therein.

#### **ARTICLE XV: OWNER' S OBLIGATIONS**

The Owner doth hereby agrees and covenants with the developer not to cause any interference or hindrance in the construction of the said building at the said premises by the developer provided the terms and conditions, covenants and obligations as stated above are complied with.

The Owner doth hereby covenant with the developer not to do any act, deed or thing whereby the developer may be prevented from selling, assigning and/or disposing of any of the developer's allocation portion in the building at the said premises in favour of the intending buyers of flats/garages in the said building. The Owner further gives undertaking for and on behalf of his

agents, servants, representatives for similar act at his own liability and responsibility.

The Owner doth hereby declare that no part of the said property and or the premises is subject to any order or acquisition or requisition nor any notice of acquisition or injunction has been served upon the Owner.

The Owner further declare that the said property of the premises has not been subject to any notice of attachment under public demands recovery act or for payment of income tax and Municipal dues or any statutory dues or attached in respect of any suit.

That the Owner herein undertakes not to create any kind of charge or mortgage including that of equitable mortgage by depositing the title deed of the said premises/land or any portion thereof at any time during the subsistence of this agreement.

That the Owner and/or his solicitors or advocate shall answer the requisition on title required by the developer prior to commencement of construction.

The Developer shall pay the required security deposit payable to the Dum Dum Municipality for sanctioning of the building plan in the name of the Owner.

The developer shall take the refund of the same after the building is completed and the Owner shall be liable to sign all documents, papers forms etc. for getting the security deposit refunded.

#### **ARTICLE XVI: MISCELLANEOUS**

15.1 The Owner and the developer have entered into this Agreement purely on contractual basis and nothing contained herein shall be deemed to construct as partnership between the Developer and the Owner or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitutes as an association or persons.

15.2 The Owner hereby undertake to do all such act, deeds, matters and things which maybe reasonably required to be done in the matter and the Owner shall execute any additional Power of Attorney and/or authorization in favour of the Developer for the purpose and the

Owner also undertake to sign and execute all such additional applications and the documents as the case may be provided it in no way infringes any of the right of Owner and/or against the spirit of this Agreement.

- 15.3 The Developer and Owner shall frame a scheme for the management and administration of the said building and/or common parts thereof. The Owner & Developer hereby agreed to abide by the rules and regulations of such management society, Association, holding organization and hereby give his / her /their consent to abide by the same.
- 15.4 The name of the building shall be decided later on by the Developer.
- 15.5 As and from the date of the completion of the building the Developer's transferee and the Owner and/or their transferee and their successors shall each be liable to pay and bear proportionate charges on account of Ground rent and other taxes payable in respect of their respective share of the constructed areas.
- 15.6 There is no existing agreement regarding Development or sale of the said premises and that all other agreement, if any prior to this agreement have been cancelled.
- 15.7. All arrear Municipal Taxes and/or any other taxes and/or other taxes before to execution of this Agreement will be paid by the Owner and if anything is paid by the Developer that will be recovered from the Owner in cash.
- 15.8 At the time of signing of this agreement and execution of registered power of attorney in favour of the Developer, the Owner will hand over all original documents related to the said property and up-to-date payment of Municipal Tax Receipt, N.O.C. Developer shall also return the original title Deed of the property to the owner on completion of sale proceeds of all the flats/garages of the Developer's part.
- 15.9 Any dispute arises between the parties in this agreement for effective interpretation of the terms and conditions herein. The same shall be referred either to an Advocate or Arbitrator chosen, jointly by the parties hereto or to such separate advocate who will be appointed by



one of each party together with right to appoint an umpire and whose decision shall be binding upon the parties.

15.10 The Developer has right to amalgamate with the adjacent plot of better enjoyment of the parties.

**ARTICLE XVII: FORCE MAJEURE**

16.1 The developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existing of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

16.2 Force Majeure shall mean flood, earthquake, riot war, tempest civil commotion and/or any other acts or commission beyond the reasonable control of the Developer.

**THE FIRST SCHEDULE REFERRED TO ABOVE**

**ALL THAT** piece and parcel of Bastu land measuring 2 Cottahs more or less together with R.T. shed structure measuring 100 sq.ft at Mouza Digla, P.S. Dum Dum, R.S. & L.R. Dag No.398, R.S. Khatian No. 276, L.R. Khatian No. 758, J.L. No.18, R.S. No.161, Touzi No. 173, within the local limits of Dum Dum Municipality being Municipal Holding No 189/14 P.K. Guha Road, Kolkata-700 028, Ward No. 10, under additional District Sub Registry office at Cossipore Dum Dum, in the District 24 Parganas (North), which is butted and bounded as follows :-

**ON THE EAST** : Dag no 411.

**ON THE WEST** : 12ft wide Municipal Road.

**ON THE SOUTH** : Plot No. 15 as per plan.

**ON THE NORTH** : Plot no. 13 as per Plan.

Delineated the map or Plan annexed herewith, and therein bordered RED.

**THE SECOND SCHEDULE REFERRED TO ABOVE**  
**(OWNER'S ALLOCATION)**

As a consideration of the said Property the owner is entitled to get 50% of the sanctioned Building Plan area together with common parts and portions together with proportionate share of land, hereinafter called the owner's allocation.

The Developer shall pay the owner an interest free refundable security deposit of **Rs. 2,00,000/-** at the time of execution of this Agreement. Owner will refund this amount when the Developer gives the owner possession of his allocated flats/portion alongwith common facility

The developer with the execution of this agreement has paid a sum of **Rs. 1,00,000/- (Rupees One Lakh) only**, the receipt of which the owner do hereby admits and acknowledge. The Developer shall pay the balance sum of **Rs. 1,00,000/- (Rupees One Lakh) only** within 1 (one) month from the date of this Agreement.

**SPECIFICATION OF CONSTRUCTION WORK**

1. **STRUCTURE:** Building designs with RC.C framed, structure foundation 1:2:3 Ratio.
2. **BRICK WORKS:** All Brick works are with conventional bricks as 8", 5" or 3" Thick wherever necessary.
3. **FLOORING:** All floor vitrified tiles while toilet & stair will be of marble flooring.
4. **KITCHEN:** Marble/Tiles flooring, black stone cooking platform with a steel sink basin with water point with CP Bib cock and glazed wall tiles till 4'-0" above cooking platform Taps etc. with exhaust fan/kitchen chimney hole.

**5. TOILET:** Marble with wall glazed tiles (joint free) till 6'-0" height with standard fittings including hot/cold mixer, shower and concealed plumbing system with 1/2 inch PVC pipes (Astral/Supreme).

Commode/Pan (Hindware) & geyser point in common toilet.

**6. DOORS:** All frames will be good quality Sal wood. Main entrance will have both side laminated door while the internal doors will be of flush plywood door: (ISO Branded) with door lock of standard quality. Toilet will have PVC door & frame of reputed make.

**7. WINDOW:** All windows will be of an anodized aluminium sliding with glass fittings protected with M.S. grill. Balcony will be covered with box grill (at the owner's portion at a reasonable cost).

**8. ELECTRICAL:** Wiring will be concealed with Havells/Finolex wire & modular switches.

a. **BED ROOM:** Two light points, One Fan point, One 5 Amp plug point on switchboard, Installation of A.C. point (Master room only)

b. Living/Dining: Three light points, Two Fan point, Two 5 Amp plug point, One 15 Amp plug point, One Fridge point, T.V. point, with set Top Box point, One light over the entrance door and provision for one calling bell.

c. Kitchen: One light point, One Micro oven point (15Amps) point, One Exhaust Fan point, one 5 amp point for Aqua Guard.

d. Toilet: One light point, one Exhaust, one Geyser point (in common toilet only).

e. Balcony: One light point & one plug point

9. **WATER SUPPLY:** Municipal water supply connection along with installation of a sub-mersible pump (2 HP) with one underground and another overhead reservoir.

10. **WALL PAINTING:** Internal wall will finished with Plaster of Putty and outside wall finished with 2 coats of primer & 2/3 coats of weather guard paint (all from Berger make).

**EXTRA WORK:** Any extra work other than our specification shall charge extra as decided by our authorized Engineer and such amount shall have to be deposited before the execution of such work. All requisites for additions alteration work have to be given in writing before starting of brick work. Thereafter No request shall be entertained.

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

**SIGNED, SEALED AND DELIVERED**

In the presence of

**WITNESSES:-**

1. *Anilama Sarkar*  
*S/O Late Kalyan K. Sarkar*  
*old-18 New 2nd P.K. Guba lane*  
*Modern Park, Dum Dum*  
*KM-22*

*Subash C Chakrabarty*

**SIGNATURE OF THE OWNER**

For U. S. REALTORS

*Subramaniam*

Partner

For U. S. REALTORS

*Ujjal Datta*

Partner

**SIGNATURE OF THE DEVELOPER**

2. *Pradeep K. Sarkar Pal*  
*Aliga P.S. Dum Dum*  
*207-65*

RECEIVED of and from the within named Developer, mentioned sum of Rs.  
1,00,000/- (Rupees One Lakh) only as per memo given below:-

**MEMO OF CONSIDERATION**

| Sl. No.        | Bank & Branch  | Cheque no. | Date       | Amount (Rs.)   |
|----------------|----------------|------------|------------|----------------|
| 01             | S.B. INDUM DUM | 734918     | 17.08.2021 | 1,00,000/-     |
|                |                |            |            |                |
| Total Amount = |                |            |            | Rs. 1,00,000/- |

(Rupees One Lakh) only.

**WITNESSES:**

1. *Anitoma Sarkar*

*Subash C Chakraborty*

SIGNATURE OF THE OWNER

2. *Pradeep Kumar Pal*

**DEED PREPARED BY ME:**

*P. K. Bandyopadhyay*

P. K. BANDYOPADHYAY  
Advocate  
HIGH COURT, CAL - 1  
F. No. - W.8. - 2653/99



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

AN Details

ARN: 192021220053526371 Payment Mode: Online Payment  
GRN Date: 16/08/2021 18:37:40 Bank/Gateway: State Bank of India  
BRN : IK0BFTNVE6 BRN Date: 16/08/2021 18:08:00  
Payment Status: Successful Payment Ref. No: 2001476928/2/2021  
[Query No\*/Query Year]

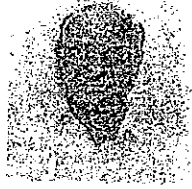
Depositor Details

Depositor's Name: ASHOK CHOWDHURY  
Address: S S PALLY  
Mobile: 9830142268  
Depositor Status: Others  
Query No: 2001476928  
Applicant's Name: Mr UJJAL DATTA  
Identification No: 2001476928/2/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

| Sl. No.      | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹)  |
|--------------|-------------------|--|--------------------|-------------|
| 1            | 2001476928/2/2021 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 2021        |
| 2            | 2001476928/2/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 1021        |
| <b>Total</b> |                   |  |                    | <b>3042</b> |

IN WORDS: THREE THOUSAND FORTY TWO ONLY.



Subash Chandra Chakraborty  
জন্মতারিখ / DOB: 11/28/1954  
পুলক / MALI



2931 5887 7266

আমার আধার, আমার পরিচয়

*Subash Chandra Chakraborty*



भारतीय विश्वविद्यालय प्राधिकरण  
GOVERNMENT OF INDIA

ঠিকানা:

Address:

এস/ও: অমল্য কুমার চক্রবর্তী,  
33/ই, ইউ কে দুট্টা রোড,  
দুমদুম (এম), উত্তর ২৪  
পরগনা,  
পশ্চিম বঙ্গ - 700028

S/O: Amulya Kumar Chakraborty,  
33/E, U K Dutta Road, Dum  
Dum(m), North 24 Parganas,  
West Bengal - 700028

2931 5887 7266

MERA AADHAAR, MERI PEHACHAN



U.S. REALTORS

*Muzal Datta*

For  
*Subhans Das*

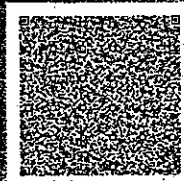


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

आयकर विभाग  
Income Tax Department

परामर्श संख्या  
Reference No. **AFBRD8066R**



सुभासि दस  
SUBHASIS DAS

पिता का नाम  
Father's Name  
**HIRENDRA NATH DAS**

2703/1966

Signature

*Subhasis Das*



ভারতীয় পরিচিতি পরিষদ  
**ভারত সরকার**  
 Unique Identification Authority of India  
 Government of India

অনিকার্তৃত্বের আই ডি / Enrollment No. : 1062/11010/22347

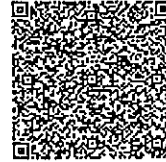
To  
 Subhasis Das  
 শুভাশিষ দাস  
 S/O: Hirendra Nath Das  
 44  
 P.K GUHA LANE  
 Dum Dum(m)  
 Dumdum, North 24 Parganas  
 West Bengal - 700028  
 9874463863

06/12/2015



KH597435770FT

59743577



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7471 9677 4109**

আধার - সাধারণ মানুষের অধিকার



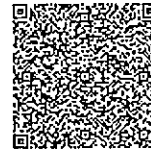
ভারত সরকার  
 Government of India



শুভাশিষ দাস  
 Subhasis Das


জন্মতারিখ / DOB: 27/03/1966  
 পুরুষ / Male

7471 9677 4109




আধার - সাধারণ মানুষের অধিকার

Subhasis Das


 भारत सरकार  
 Government of India  
 JAYDEVI SARKAR  
 Kalyan Sarkar  
 5372 3559 7418  
 साक्षरता - साधारण मानवों के अधिकार

*Anilana Sarkar*


 Unique Identification Authority of India  
 Address: 18, PK.GUHA  
 LANE, MODERN PARK  
 Dumdum, Kolkata - Dum Dum  
 West Bengal, 700028  
 5372 3559 7418

*Anilana Sarkar*

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ABQPC0141F



नाम / NAME

SUBASH CHANDRA CHAKRABORTY

पिता का नाम / FATHER'S NAME

AMULYA KUMAR CHAKRABORTY

जन्म तिथि / DATE OF BIRTH

01-04-1954

हस्ताक्षर / SIGNATURE

(PRADYOT K. MISRA)

आयकर शासक (कंप्यूटर ऑपरेशंस)

Commissioner of Income-tax (Computer Operations)

*Subash C Chakraborty*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

UJJAL DATTA

SANTI PADA DATTA

06/11/1968

Permanent Account Number

AGUPD7242D

1084  
12  
KOL1361

*Ujjal Datta*  
Signature

*Ujjal Datta*



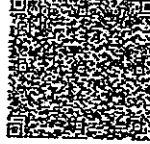
ভারত সরকার

Government of India



উজ্জল দত্ত  
Ujjal Datta  
পিতা : সন্তিপদ দত্ত  
Father : Santipada Datta

জন্মতারিখ/DOB: 06/11/1958  
পুরুষ / Male



6929 4863 3826

আধার - সাধারণ মানুষের অধিকার



অধার  
ঠিকানা: , পি.কে. গুহা লেন, দুম দুম  
দুমদুম (ম), দুমদুম, উত্তর ২৪ পরগণা  
পশ্চিম বঙ্গ,

ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

Address: 57, P.K.GUHA  
LANE, DUM DUM, Dumdum  
(m), North 24 Parganas,  
Dum Dum, West Bengal,  
700028

6929 4863 3826

1947  
1800 300 1947

✉  
help@uidai.gov.in

www  
www.uidai.gov.in

*Ujjal Datta*

### Major Information of the Deed

|  |  |                                  |                      |
|--|--|----------------------------------|----------------------|
| Deed No:   | I-1506-06971/2021  | Date of Registration:            | 17/08/2021           |
| Query No./Year:  | 1506-2001476928/2021   | Office where deed is registered: |                      |
| Query Date:  | 12/08/2021 8:16:52 PM  |                                  | 1506-2001476928/2021 |
| Applicant Name, Address & Other Details:                     | UJJAL DATTA<br>57, P.K. GUHA LANE, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL,<br>PIN - 700028, Mobile No. : 9836300512, Status :Attorney of Executant |                                  |                      |
| Transaction:   | Additional Transaction   |                                  |                      |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]                             |                                  |                      |
| Set Forth value:   | Market Value   |                                  |                      |
| Rs. 2/-  | Rs. 36,26,999/-  |                                  |                      |
| Stamp duty Paid (SD):  | Registration Fee Paid  |                                  |                      |
| Rs. 7,021/- (Article:48(g))                                  | Rs. 1,021/- (Article:E, E, B)  |                                  |                      |
| Remarks:   | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)   |                                  |                      |

### Land Details :

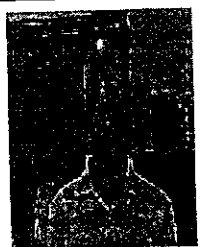

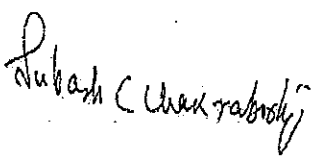
District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: P.K. Guha Road, Mouza: Digla, , Ward No: 10, Holding No:189/14 JI No: 18, Pin Code : 700028

| Sch No               | Plot Number    | Khatian Number | Land Use Proposed | Use ROR | Area of Land | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details   |
|----------------------|----------------|----------------|-------------------|---------|--------------|--------------------------|-----------------------|---|
| L1                   | LR-398 (RS :-) | LR-758         | Bastu             | Bastu   | 2 Katha      | 1/-                      | 35,99,999/-           | Width of Approach Road: 12 Ft., Adjacent to Metal Road, |
| <b>Grand Total :</b> |                |                |                   |         | 3.3Dec       | 1 /-                     | 35,99,999 /-          |   |

### Structure Details :

| Sch No   | Structure Details | Area of Structure | Set forth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--|-------------------|-------------------|--------------------------|-----------------------|---------------------------|
| S1   | On Land L1        | 100 Sq Ft.        | 1/-                      | 27,000/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                          |                       |                           |
| <b>Total :</b>   |                   | 100 sq ft         | 1 /-                     | 27,000 /-             |                           |



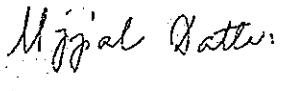
id Lord Details :

| Sl No   | Name,Address,Photo,Finger print and Signature   |   |  |  |
|---|---|---|--|--|
| 1   | Name  | Photo   | Finger Print   | Signature  |
|   | <b>Mr SUBASH CHANDRA CHAKRABORTY</b><br>Son of Amulya Kumar Chakraborty<br>Executed by: Self, Date of Execution: 17/08/2021<br>, Admitted by: Self, Date of Admission: 17/08/2021 ,Place : Office | <br>17/08/2021 | <br>LTI<br>17/08/2021 | <br>17/08/2021 |
| 33E, U. K. Dutta Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/08/2021<br>, Admitted by: Self, Date of Admission: 17/08/2021 ,Place : Office |   |   |  |  |



Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature  |  |  |  |
|-------|--|--|--|--|
| 1     | <b>U S REALTORS</b><br>44, P.K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, PAN No.:: AAxxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |  |  |  |

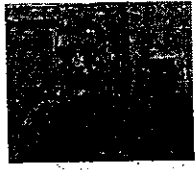

Representative Details :

| Sl No  | Name,Address,Photo,Finger print and Signature  |   |  |   |
|--|--|---|--|---|
| 1  | Name   | Photo   | Finger Print   | Signature   |
|  | <b>Mr UJJAL DATTA (Presentant)</b><br>Son of Late Santipada Dutta<br>Date of Execution - 17/08/2021, , Admitted by: Self, Date of Admission: 17/08/2021, Place of Admission of Execution: Office | <br>Aug 17 2021 5:02PM | <br>LTI<br>17/08/2021 | <br>17/08/2021 |
| 57, P.K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : U S REALTORS (as PARTNER) |  |   |  |   |



| Name   | Photo   | Finger Print  | Signature           |
|--|---|---|---------------------|
| <b>Mr SUBHASIS DAS</b><br>Son of Late Hirendra Nath Das<br>Date of Execution -<br>17/08/2021, , Admitted by:<br>Self, Date of Admission:<br>17/08/2021, Place of<br>Admission of Execution: Office   |  |  | <i>Subhasis Das</i> |
|  | Aug 17 2021 5:03PM  | LTI<br>17/08/2021   | 17/08/2021          |
| 44, P.K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal,<br>India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.::<br>AFxxxxx6R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : U S<br>REALTORS (as PARTNER) |   |   |                     |

#### Identifier Details :

| Name  | Photo   | Finger Print  | Signature             |
|---|---|---|-----------------------|
| <b>Mr Amitava Sarkar</b><br>Son of Late Kalyan Kumar Sarkar<br>18, P. K. Guha Lane, City:- , P.O:- Dum<br>Dum, P.S:-Dum Dum, District:-North 24-<br>Parganas, West Bengal, India, PIN:-<br>700028 |  |  | <i>Amitava Sarkar</i> |
|   | 17/08/2021  | 17/08/2021  | 17/08/2021            |
| Identifier Of Mr SUBASH CHANDRA CHAKRABORTY, Mr UJJAL DATTA, Mr SUBHASIS DAS  |   |   |                       |

| Transfer of property for L1 |                               |                                 |
|-----------------------------|-------------------------------|---------------------------------|
| Sl.No                       | From                          | To. with area (Name-Area)       |
| 1                           | Mr SUBASH CHANDRA CHAKRABORTY | U S REALTORS-3.3 Dec            |
| Transfer of property for S1 |                               |                                 |
| Sl.No                       | From                          | To. with area (Name-Area)       |
| 1                           | Mr SUBASH CHANDRA CHAKRABORTY | U S REALTORS-100.00000000 Sq Ft |

#### Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: P.K. Guha Road, Mouza: Digla, , Ward No: 10, Holding No:189/14 JI No: 18, Pin Code : 700028

| Sch No. | Plot & Khatian Number                 | Details Of Land   | Owner name in English as selected by Applicant     |
|---------|---------------------------------------|---|--|
| L1      | LR Plot No:- 398, LR Khatian No:- 758 | Owner:জগবন্ধু দত্ত, Gurdian:মঙ্গল দাস দত্ত,<br>Address:2নং রামকৃষ্ণ লেন বাগবাজার কলিকাতা ,<br>Classification:বাড়, Area:1.08720000<br>Acre, | Seller is not the recorded Owner as per Applicant. |

17-08-2021

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

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

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

Presented for registration at 13:55 hrs on 17-08-2021, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr UJJAL DATTA .

**Certificate of Market Value (WB PUVI rules of 2004)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 36,26,999/-

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

Execution is admitted on 17/08/2021 by Mr SUBASH CHANDRA CHAKRABORTY, Son of Amulya Kumar Chakraborty, 33E, U. K. Dutta Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Retired Person

Identified by Mr Amitava Sarkar, , Son of Late Kalyan Kumar Sarkar, 18, P. K. Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Others

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

Execution is admitted on 17-08-2021 by Mr UJJAL DATTA, PARTNER, U S REALTORS (Partnership Firm), 44, P.K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr Amitava Sarkar, , Son of Late Kalyan Kumar Sarkar, 18, P. K. Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Others

Execution is admitted on 17-08-2021 by Mr SUBHASIS DAS, PARTNER, U S REALTORS (Partnership Firm), 44, P.K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr Amitava Sarkar, , Son of Late Kalyan Kumar Sarkar, 18, P. K. Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,021/- ( B = Rs 1,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2021 6:40PM with Govt. Ref. No: 192021220053526371 on 16-08-2021, Amount Rs: 1,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BFTNVE6 on 16-08-2021, Head of Account 0030-03-104-001-16

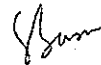
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2343, Amount: Rs.5,000/-, Date of Purchase: 12/08/2021, Vendor name: SAMIR SAMANTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2021 6:40PM with Govt. Ref. No: 192021220053526371 on 16-08-2021, Amount Rs: 2,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BFTNVE6 on 16-08-2021, Head of Account 0030-02-103-003-02



Suman Basu  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM  
North 24-Parganas, West Bengal

ificate of Registration under section 60 and Rule 69.  
istered in Book - I  
ume number 1506-2021, Page from 295032 to 295067  
ing No 150606971 for the year 2021.



Digitally signed by SUMAN BASU  
Date: 2021.08.25 20:16:19 +05:30  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 2021/08/25 08:16:19 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)

SPECIMEN FORM FOR TEN FINGERPRINTS

S: Signature of the  
No. Executants / Pres- its



|  |              |      |        |      |        |
|--|--------------|------|--------|------|--------|
|  | Little       | Ring | Middle | Fore | Thumb  |
|  | (Left Hand)  |      |        |      |        |
|  |              |      |        |      |        |
|  | Thumb        | Fore | Middle | Ring | Little |
|  | (Right Hand) |      |        |      |        |
|  |              |      |        |      |        |



|  |              |      |        |      |        |
|--|--------------|------|--------|------|--------|
|  | Little       | Ring | Middle | Fore | Thumb  |
|  | (Left Hand)  |      |        |      |        |
|  |              |      |        |      |        |
|  | Thumb        | Fore | Middle | Ring | Little |
|  | (Right Hand) |      |        |      |        |
|  |              |      |        |      |        |



|  |              |      |        |      |        |
|--|--------------|------|--------|------|--------|
|  | Little       | Ring | Middle | Fore | Thumb  |
|  | (Left Hand)  |      |        |      |        |
|  |              |      |        |      |        |
|  | Thumb        | Fore | Middle | Ring | Little |
|  | (Right Hand) |      |        |      |        |
|  |              |      |        |      |        |

Rabash Chinnaboy