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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the Document is admitted to registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.



Additional Registrar

- 8 APR 2024

**DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY .**

**THIS DEVELOPMENT AGREEMENT** is made this the 08<sup>th</sup> day of April, Two Thousand and Twenty Four (2024) A.D.

**BETWEEN**

**SRI JAHARLAL PAKIRA**, son of Late Nilmani Pakira, having PAN No.AQTPP3236A, Aadhar No.9922-7136-1696, by faith Hindu, by Nationality-Indian, by Occupation-Business, residing at Vill-Krishnarampur Paschimpara, P.O.-Krishnarampur, P.S.-Chanditala, District-Hooghly, Pincode-712702, in the state of West Bengal hereinafter called and referred to as the "**LAND OWNER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**A N D** ✓

**PAKIRA VILLAGE PRIVATE LIMITED**, [PAN-AANCP6439Q], a limited company having its office at 69/3/3/9, Mondal Para Lane, Post Office and Police Station-Barahnagar, Kolkata-700090, represented by its directors namely (1) **SRI JAHARLAL PAKIRA**, [PAN-AQTPP3236A], son of Late Nilmani Pakira, having **PAN-AQTPP3236A, Aadhar No.9922-7136-1696**, by faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at Vill-Krishnarampur Paschimpara, P.O.-Krishnarampur, P.S.-Chanditala, District-Hooghly, Pincode-712702, and (2) **SRI NAVEEN VIJH**, [PAN NO.AERP9366B], son of Sri Madan Lala Vjih, by religion - Hindu, by Nationality-Indian, by occupation-Self Employed, residing at 69/3/3/9 Mondal Para Lane, Police Station-Barahnagar and Post Office-Noapara, District-North 24 Parganas, Kolkata-700090, hereinafter called the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the subject or context to be deemed to mean and include successor or successors-in-office for the time being) of the **OTHER PART**.

**WHEREAS** one Krishnadhan Bandyopadhyay was sole and absolute owner and sufficiently entitled in possession over **ALL THAT** piece and parcel of Shali land measuring 2.28 Acre equivalent to 228 Decimals be the same a little more or less together is situated at Mouza-Patul, Police Station-Chanditala, District-Hooghly, J.L. No.03, R.S. Dag No.1236



comprised in Hal L.R Dag No.1278, Hal under L.R Khatian No. 345, under Siyakhala Gram Panchayet.

**AND WHEREAS** the said Krishnadhan Bandyopadhyay had mutated his names in the records of the local Gram Panchayet and B.L & L.R.O and have been paying the taxes regularly.

**AND WHEREAS** after the death of said Krishnadhan Bandyopadhyay his wife, one son and two daughter is sole and absolute joint owner as per Hindu Succession Act,1956 of **ALL THAT** piece and parcel of Shali land measuring 2.28 Acre equivalent to 228 Decimals be the same a little more or less together is situated at Mouza -Patul, Police Station -Chanditala, District-Hooghly, J.L. No.03, R.S. Dag No.1236 comprised in Hal L.R Dag No.1278, Hal under L.R Khatian No. 345, under Siyakhala Gram Panchayet.

**AND WHEREAS** wife, one son and two daughter of deceased Krishnadhan Bandyopadhyay has mutated their names in the records of the local Gram Panchayet and B.L & L.R.O and have been paying the taxes regularly.

**AND WHEREAS** thereafter by a registered deed of gift dated on 24<sup>th</sup> February, 2010 and registered before the Additional District Sub-Registrar-Janai, District-Hooghly, being Deed No. 01264 for the year 2010 the aforesaid wife and two daughter of deceased Krishnadhan Bandyopadhyay gifted their entire 3/4<sup>th</sup> Share in favour of Sri Ranjan Banerjee alias Ranjan Bandyopadhyay who is only son and brother of donor.

**AND WHEREAS** after gift said Sri Ranjan Banerjee alias Ranjan Bandyopadhyay had mutated his names in the records of the local Gram Panchayet and B.L & L.R.O and have been paying the taxes regularly.

**AND WHEREAS** after such aforesaid gift said Sri Ranjan Banerjee alias Ranjan Bandyopadhyay seized and possessed otherwise or well sufficiently entitled to all that piece or parcel of Shali land measuring 2.28 Acre equivalent to 228 Decimals be the same a little more or less together

is situated at Mouza –Patul, Police Station –Chanditala, District-Hooghly, J.L. No.03, R.S. Dag No.1236 comprised in Hal L.R Dag No.1278, Hal under L.R Khatian No. 345, under Siyakhala Gram Panchayet and paying the taxes regularly enjoying the same free from all encumbrances.

**AND WHEREAS** by a Deed of Conveyance dated 04<sup>th</sup> day of November, 2022 Sri Ranjan Banerjee alias Ranjan Bandyopadhyay mentioned therein Vendor and Sri Jaharlal Pakira mentioned therein purchaser, the vendor therein sold, transferred, convey in respect of **ALL THAT** a piece and parcel of Shali land measuring 2.28 Acre equivalent to 228 Decimals be the same a little more or less together is situated at Mouza –Patul, Police Station –Chanditala, District-Hooghly, J.L. No.03, R.S. Dag No.1236 comprised in Hal L.R Dag No.1278, Hal under L.R Khatian No. 345, under Siyakhala Gram Panchayet, and recorded in Book No.I, Volume No.0608-2022, Being Deed No.12048 for the year 2022 for a valuable consideration mentioned therein.

**AND WHEREAS** the said Sri Jaharlal Pakira became the absolute owner in respect of the said Shali land measuring 2.28 Acre equivalent to 228 Decimals be the same a little more or less together is situated at Mouza –Patul, Police Station –Chanditala, District-Hooghly, J.L. No.03, R.S. Dag No.1236 comprised in Hal L.R Dag No.1278, Hal under L.R Khatian No. 345, present L.R Khatian No.3349 under Siyakhala Gram Panchayet free from all encumbrances.

**AND WHEREAS** after purchased said Sri Jaharlal Pakira had mutated his names in the records of the local Gram Panchayet and B.L & L.R.O and have been paying the taxes regularly.

**AND WHEREAS** the said premises is free from all encumbrances, charges, liens, mortgage and/or any other nature of attachments whatsoever and have no acquisition or requisition or any case or proceedings both in Civil and Criminal nature is/are not pending of the respective learned Court(s) or elsewhere in respect of the said premises



which is morefully and particularly described in the **FIRST SCHEDULE** written hereunder.

**AND WHEREAS** the present owner is not in a position to construct individual building on such land measuring 2.28 Acre equivalent to 228 Decimals be the same a little more or less together is situated at Mouza – Patul, Police Station –Chanditala, District-Hooghly, J.L. No.03, R.S. Dag No.1236 comprised in Hal L.R Dag No.1278, Hal under L.R Khatian No. 345, Present L.R Khatian No.3349 under Siyakhala Gram Panchayet in the state of West Bengal and the said Owner have been thinking to construct a new building thereon his better beneficial use of residential accommodation and other purposes but due to insufficient technical knowhow and want of required time said Owner could not materialize the same in respect of the said premises.

**AND WHEREAS** the said owner is now desirous to develop the said land measuring 2.28 Acre equivalent to 228 Decimals be the same a little more or less together is situated at Mouza –Patul, Police Station –Chanditala, District-Hooghly, J.L. No.03, R.S. Dag No.1236 comprised in Hal L.R Dag No.1278, Hal under L.R Khatian No. 345, present L.R Khatian No.3349 under Siyakhala Gram Panchayet in the state of West Bengal by constructing a multi storied building and some individual residential house or bungalow in or upon the said premises.

**AND WHEREAS** the present Owner intend to enter into agreement for development of Mouza –Patul, Police Station –Chanditala, District-Hooghly, J.L. No.03, R.S. Dag No.1236 comprised in Hal L.R Dag No.1278, Hal under L.R Khatian No. 345, present L.R Khatian No.3349 knowing from further intention of the said Owner, **PAKIRA VILLAGE PRIVATE LIMITED**, [PAN NO.AANCP6439Q], a limited company having its office at 69/3/3/9, Mondal Para Lane, Post Office-Noapara and Police Station–Barahnagar, Kolkata-700090, represented by its directors namely (1) **SRI JAHARLAL PAKIRA**, [PAN-AQTPP3236A], [Aadhar No.9922-7136-

1696] son of Late Nilmani Pakira, by faith Hindu, by Nationality-Indian, by occupation -Business, residing at Vill-Krishnarampur Paschimpara, P.O-Krishnarampur, P. S-Chanditala, District-Hooghly, Pincode-712702, and (2) **SRI NAVEEN VIJH**, [PAN No.AERPv9366B], son of Sri Madan Lala Vijh, by religion - Hindu, by Nationality-Indian, by occupation-Self Employed, residing at 69/3/3/9, Mondal Para Lane, Police Station-Barahnagar and Post Office-Noapara, District-North 24 Parganas, Kolkata-700090, hereinafter called the Developer, approached the said Owner for constructing a building consisting of several flats in each floor and other spaces on the ground floor on the said premises and some individual residential house or G+1, G+2 typed bungalow which is morefully and particularly described in the FIRST SCHEDULE written hereunder and after satisfying the terms and conditions the said Owner of the One Part have agreed to execute an Agreement with the aforesaid Developer under the terms and conditions hereunder appearing and the said Developer accepted the same.

**AND WHEREAS** relying upon the aforesaid representations made by the said Owner, the said Developer has agreed to enter into this Agreement with the said Owner in respect of the said premises under the terms and conditions hereunder appearing.

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

**ARTICLE - I**  
**DEFINATIONS**

In this agreement unless it be contrary or repugnant to the subject or context the following words and/or expressions shall mean as follows :-

- 1) **OWNER** : shall mean **SRI JAHARLAL PAKIRA**, son of Late Nilmani Pakira, having PAN No.AQTPP3236A, Aadhar No.9922-7136-1696, by faith Hindu, by Nationality-Indian, by occupation -



Business, residing at Vill-Krishnarampur Paschimpara, P.O.-Krishnarampur, P.S.-Chanditala, District-Hooghly, Pin code-712702, in the state of West Bengal and his heirs, administrators, successors, executors, representatives nominees and assignees as the case may be.

- 2) **DEVELOPER** : shall mean **PAKIRA VILLAGE PRIVATE LIMITED**, [PAN NO.AANCP6439Q], a limited company having its office at 69/3/3/9, Mondal Para Lane, Post Office and Police Station-Barahnagar, Kolkata-700090, represented by its directors namely (1) **SRI JAHARLAL PAKIRA**, [PAN NO. AQTPP3236A], [Aadhar No.9922-7136-1696], son of Late Nilmani Pakira, by faith Hindu, by Nationality-Indian, by occupation -Business, residing at Vill-Krishnarampur Paschimpara, P.O-Krishnarampur, P. S- Chanditala, District-Hooghly, Pincode-712702, and (2) **SRI NAVEEN VIJH**, [PAN NO.AERPV9366B] [Aadhar No.6271-4891-4063 son of Sri Madan Lala Vijh, by religion - Hindu, by Nationality-Indian, by occupation-Self Employed, residing at 69/3/3/9 Mondal Para Lane, Police Station-Barahnagar and Post Office -Noapara, District-North 24 Parganas, Kolkata-700090 and its heirs, administrators, successors, successors-in-office, executors, representatives nominees and assignees as the case may be.
- 3) **LAND & PREMISES** : shall mean all that piece and parcel of land measuring 2.28 Acre equivalent to 228 Decimals be the same a little more or less together is situated at Mouza -Patul, Police Station-Chanditala, District-Hooghly, J.L. No.03, R.S. Dag No.1236 comprised in Hal L.R Dag No.1278, Hal under L.R Khatian No.345, Present L.R Khatian No.3349 under Siyakhala Gram Panchayet in the state of West Bengal, within the jurisdiction of the Additional District Sub - Registrar -Janai which is morefully and particularly mentioned and described in the

FIRST SCHEDULE hereunder written and for the sake of brevity hereinafter referred to as 'the said Premises'.

- 4) **BUILDING** : shall mean a Multi-Storied building and some individual residential house, G+1, G+2 typed bungalow and multi-storied residential or commercial building which shall be constructed in accordance with building plan or plans and shall include other spaces intended for the use and enjoyment in common amongst the apartment Owner at the said newly proposed building as shall be constructed as per sanctioned Building Plan to be obtained from The Gram Panchayet.
- 5) **FLOOR AREA RATIO** : shall mean constructed area available for the purpose of getting sanctioned plan of the newly proposed building from The Gram Panchayet or B.L & L.R.O for construction purpose at the said premises as per the amended building regulation under The Panchayet Act.
- 6) **COMMON FACILITIES AND AREA** : shall include passage, ways, landing, lobbies stair-case, roof, lift, water pump and other spaces and facilities whatsoever necessary for the establishment provisions maintenance and/or management of the newly proposed individual residential house, G+1, G+2 type bungalow and multi-storied residential or commercial building and/or common facilities or any of them thereon as the case may be.
- 7) **SALEABLE SPACE** : shall mean the space of the Developer's allocation in the newly proposed building and some individual residential house, G+1, G+2 type bungalow and multi-storied residential or commercial building which is available for independent use and occupation before making due provisions for Owner' Allocation and common facilities and the space required therefore.



8) **PROPORTIONATE OR PROPORTIONATELY** : shall mean the proportion which the super built up area of any Unit be to the super built up area of all the Units in the said Building PROVIDED THAT where it refers to share of any rates and/or taxes amongst the common expenses, then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied, i.e. case the basis of any levy be area, rental income or user, then the same shall be shared on the basis of area rental include or user of the respective Units by the Co-owner respectively.

9) **OWNER'S ALLOCATION** : shall mean owner shall get two nos. G+1 type bungalow and two nos. G+2 independent house or bungalow and the specification thereof mentioned in the Second Schedule written.

**OWNERS CONSIDERATION :** **Total Rs. 1,00,000/-**

- |     |  |            |
|-----|--|------------|
| i.  | Already paid                               | Rs.50000/- |
| ii. | At the time of execution of these presents | Rs.50000/- |

10) **DEVELOPER'S ALLOCATION** : shall mean the remaining constructed area in the proposed building and individual independent house after deducting above Owner' Allocation, including proportionate share of underneath land and common areas common facilities and amenities attached with the proposed Multi Storied building in respect of Mouza -Patul, Police Station - Chanditala, District-Hooghly, J.L. No.03, R.S. Dag No.1236 comprised in Hal L.R Dag No.1278, Hal under L.R Khatian No. 345, Present L.R Khatian No.3349 under Siyakhala Gram Panchayet in the state of West Bengal, within the jurisdiction of the Additional District Sub - Registrar -Janai the particular of such premises more fully described in the **FIRST SCHEDULE** hereunder written with common facilities areas, utilities and civic amenities as to be provided in the newly constructed building and individual

independent house or bungalow at the said premises to be constructed as per specification given in the **FOURTH SCHEDULE** herein below written, as part of total consideration of the said land and premises.

- 11) **ARCHITECT/LICENSED BUILDING SURVEYOR** : shall mean any qualified person or persons and/or firm or firms appointed or nominated by the Developer for design and planning of the newly proposed building to be constructed at the said premises.
- 12) **BUILDING PLAN** : shall mean the plan or plans to be prepared by the registered Architect for construction of the newly proposed building to be sanctioned by The Siyakhala Gram Panchayet or Siyakhala B.L & L.R.O and shall include by amendments thereto and improvement thereon and/or modification thereof subject to approval by the Owner.
- 13) **TIME** : the building shall be completed within 60 months from the date of obtaining sanctioned building plan from The Siyakhala Gram Panchayet or Siyakhala B.L & L.R.O and/or receipt of peaceful vacant possession of the premises from the Owner whichever is later.
- 14) **TRANSFER** : with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is understood as a transferred of space in the newly constructed building to the intending Purchaser / Purchasers thereof.
- 15) **TRANSFeree** : shall mean a person, persons, firm, association to whom any space in the said newly proposed building at the said premises to be transferred by virtue of these presents.
- 16) **WORD** : importing singular shall include plural and vice versa.
- 17) **MASCULINE** : shall include the feminine and neuter gender and vice versa.



- 18) **ROOF** : shall mean and include the roof of the entire building and as well as individual house, G+1, G+2 type bungalow and multi storied residential or commercial building also excluding the space required for installation of overhead water tank, other common use, staircase, covered spaces at the top of the building required balance vacant space will be use for common purpose.
- 19) **ADVOCATE**: Shall mean SK IMANUR RAHMAN, Advocate of High Court, Calcutta, having its office at "Delta House" 4, Government Place, 6<sup>th</sup> Floor, Room No.611, Kolkata- 700 001.

**THE OWNER HAVE REPRESENTED TO THE DEVELOPER AS FOLLOWS :-**

- i) That the said Owner obtained necessary permission for construction of new building from the Gram Panchayet or B.L & L.R.O, thereon on the terms and conditions mentioned herein on the basis of the said Agreement at the cost of the developer.
- ii) That the said owner absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said premises mentioned hereinabove and shall retain symbolic possession until the said Premises is fully developed.
- iii) That the right title and interest of the said owner in the said Premises mentioned herein above is free from all encumbrances and the said owner have a marketable title to the same save and except as aforesaid.
- iv) That the said owner have not received any notice for acquisition or requisition of the said premises mentioned hereinabove or any part or portion thereof under any of laws for the time being in force.

- v) That the said owner have not entered into any Agreement for Sale, Lease, Development or otherwise for transfer and/or development of the said Premises mentioned hereinabove or any part or portion thereof in favour of anyone other than in favour of the Developer herein.
- vi) That the said owner are not aware of any impediment affecting the said Premises mentioned hereinabove whereby they are in any way barred from entering into this Agreement.
- vii) The owner shall pay Mutation dues and there are any separate agreement or agreements with anyone else relating to said premises and after payment of all the dues means Panchayet Tax amount and Mutation dues amount then there are no arrears of taxes and/or dues of the Owner with the any other tax and/or other appropriate body or authorities that may effect said Premises in any manner whatsoever. Neither the Said Premises nor any part thereof has been attached under any Decree or order of any court of law or due to Revenue or any other Public Demand.
- viii) That the owner shall pay all other taxes that may be decided or required by the Developer to be provided or directed by Government Notification, Rules or Circular in the said newly proposed building or at any time during construction or after completion of construction and/or on the Owner' Allocation area before taking the possession from the Developer and also shall pay any other tax shall be applicable time to time by the government or any other statutory body, owner shall transfer, sale from their allocation portion to any intending purchaser after getting the owner' allocation without prior consent from the developer and the Owner hereby agreed at the time of sale of Owner' allocation area to the third party said each intend



purchaser shall pay additional amount for connection of the electric charges.

- ix) There are no impediments or bar under any law or statute as on the date of this Agreement by which the Owner are prevented from selling or transferring their right, title and interest in the Said Premises and as such the owner are entitled to execute the necessary Deeds of Conveyance in favour of the Developer and/or the purchaser of the Developer's Allocation as the case may be in respect of the Said Building. Further the owner have not in any way dealt with the said Premises whereby the right, title and interest of the Owner as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.
- x) That the owner shall transfer, sale from their allocation portion to any intending purchaser after getting the owner allocation without prior consent from the developer and the Owner hereby agreed at the time of sale of Owner allocation area to the third party said each intend purchaser shall pay additional amount for connection of the electric charges.
- xi) The owner shall make available original copies of all the documents relating to the said property which are in possession and control of the owner at the time of requirement of the Developer on demand for verification and the Owner shall produce further other formalities for construction of the said building on the said property as and when required by the Developer.

**ARTICLE - II**  
**COMMENCEMENT**

This agreement shall be in force from the date hereof and subsequently time may be extended during the duration of the "FORCE MAJURE". This agreement shall cease to operate only in the event of complete

transfer and registration of all the Developer's allocated saleable space in the new proposed building by the Developer in the manner as provided herein which shall be preceded by construction and delivery of possession of the Owner's allocation.

**ARTICLE- III**

I) The Owner and the Developer do hereby declare and covenant as follows :-

- a) The said Owner shall at the cost and expenses of the Developer execute a registered Development Agreement, Power of Attorney in favour of the Developer for signing all deeds and documents in respect of the said Premises for development of the said premises/land incorporating the terms and conditions mentioned herein for obtaining the plan sanctioned by the Siyakhala Gram Panchayet or B.L & L.R.O and also to conduct all necessary works of development of the said property.
- b) That the Developer shall apply and obtain necessary clearance from The Siyakhala Gram Panchayet or B.L & L.R.O in respect of the Schedule below property.
- c) That upon completion of the new building the Developer shall put the Owner undisputed possession of the Owner's Allocation together with the right in common to the common facilities.
- d) That Owner and the Developer shall be exclusively entitled to their respective share of allocation in the Building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claims or interest therein whatsoever of the other and the Owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.
- e) That so far as necessary all dealings by the Developer in respect of the Building inclusive of Agreement for sale or transfer



concerning Developer's Allocation and shall be in the name of the Owner and the said owner to give the Developer a Power of Attorney in a form and manner required by the Developer, provided the same shall not create any financial liability upon the Owner in any manner whatsoever.

f) The developer shall sort out all suits and/or legal proceedings and/or litigations pending in any court involving the question of title to the Said Premises or any part thereof involving the Owner and shall pay any amount on behalf of Owner but it will be deducted from Owner's allocation area.

g) That the Developer shall at its own costs construct and complete the New Building at the said premises in accordance with the sanctioned plan to be obtained and confirm to such specification of materials to be used for construction of the new proposed building which is to be mentioned in this Agreement and as may be recommended by the Architect from time to time appointed for that purpose and it is hereby understood and agreed that the decision of the Developer regarding the quality of the materials used and to be used shall be final and binding on the parties hereto.

h) The Developer shall demolish the existing building under their supervision and may disburse such materials and rubbish to any third party at any price which they think fit and proper and the owner shall not raise any claim to it.

II) It is further agreed by and between the said owner and the Developer as follows :-

i) That the said owner shall not do any act deed of thing whereby the Developer shall be prevented from construction and completion of the said building.

- ii) That both the parties shall abide by all statutory rules and regulations, bye/laws etc. as the case may be and shall be responsible for any deviation violation and/or breach of the any of the said laws , bye-laws rules and regulations.
- iii) That the said owner shall not enter into any fresh Agreement for Sale or transfer of the said property till this Agreement remains in force.
- iv) That the said owner shall not induct any further any tenant or any person into upon the said property until this Agreement in force.
- v) That the said owner shall not enter into any other Agreement for Development in respect of the said property during the continuance of this Agreement until this Agreement remain in force.

#### **ARTICLE-IV**

#### **THE SAID OWNER AND THE DEVELOER FURTHER DECLARE THAT :-**

- I) That the said owner shall do or execute all such further deeds, matters and things not herein specified as may be required to be done by the Developer and for which the developer may need the authority of the Owner, including any such additional power of attorney and/or authorization as may be required for the purpose provided that all such acts deed matters and things shall not in any way infringe on the rights of the Owner and/or go against the spirit of these presents.
- II) That the said owner shall do or execute registered this development agreement in respect of the entire land measuring 2.28 Acre equivalent to 228 Decimals be the same a little more or less together is situated at Mouza-Patul, Police Station-Chanditala, District-Hooghly, J.L. No.03, R.S. Dag No.1236 comprised in Hal L.R Dag No.1278, Hal under L.R Khatian No. 345, Present L.R Khatian No.3349 under Siyakhala Gram



Panchayet in the state of West Bengal, within the jurisdiction of the Additional District Sub - Registrar -Janai and registered power of attorney and/or authorization as may be required for the purpose provided that all such acts deed matters and things shall not in any way infringe on the rights of the Owner and/or go against the spirit of these presents.

III) That parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligations prevented by the existence of the force major conditions i.e. floods, earthquake fire war, storm tempest civil war strike and/or any other act or commission beyond the control of the parties hereto.

#### **ARTICLE - V**

#### ***ARBITRATION***

All disputes and differences between the parties arising out of "the meaning, construction or import of this Agreement or their respective rights and liabilities" as per this Agreement shall be adjudicated by reference to the arbitration of two independent Arbitrators, one to be appointed by each party who shall jointly appoint an Umpire at the commencement of the reference and the Award of the Arbitrators or the Umpire shall be final and conclusive and binding on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration and Conciliation Act, 1996 and its statutory modifications and/or re-enactments thereof in force from time to time.

#### **ARTICLE - VI**

#### ***MISCELLANEOUS***

I) This Agreement shall always be treated as an agreement by and between 'Principal' to 'Principal'. The owner and the Developer have entered into this Agreement purely as a contract and nothing

contained herein shall be deemed to construe or constitute as Partnership between the owner and the Developer or an Association of persons. Nothing in these presents, shall be construed as a sale, demise or assignment or conveyance in lieu of the said premises or any part thereof to the Developer by the owner or as creating any right title or interest in respect thereof in favour of the Developer other than an exclusive permission and right in favour of the Developer to develop the same subject to the terms and conditions of these presents.

II) It is understood that from time to time to facilitate the construction of the building by the developer various acts, deeds matters and things not herein specified may be required to be done executed and performed and for which the Developer shall require adequate powers and authorities from the owner and for such matters, the owner shall provide all required power and authorities unto and in favour of the Developer as and when the same is or are required and called upon and to execute, sign all such additional applications and other papers and documents as may be required from time to time in accordance with law provided that those acts, deeds matters and things do not in any way infringe or prejudice the right of the owner and or be contrary to the terms and stipulations contained in these presents or against the spirit thereof.

III) The owner shall bear all costs and expenses for the tenants ~~and/or occupier repossessed the exciting tenants from owner's allocation in that premises~~ and the developer shall have no financial liabilities for such tenants/occupier ~~and owners shall not deduct any area from developer's allocation portion if the developer repossessed the exciting tenants in newly constructed building.~~

Jahar Lal Pakiro

Jahar Lal Pakiro



**ARTICLE - VII****JURISDICTION**

The High Court at Calcutta and its subordinate Court at District North 24-Parganas and Hooghly shall have the jurisdiction to entertain and determine all actions and proceedings arising out of these presents between the parties hereto.

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** a piece and parcel of land measuring 2.28 Acre <sup>Previously Shali Present or Baglu</sup> equivalent to 228 Decimals along with 100 Sq.ft. tin shed structure <sup>with cemented floor.</sup> standing thereon be the same a little more or less together is situated at Mouza -Patul, Police Station-Chanditala, District-Hooghly, J.L. No.03, R.S. Dag No.1236 comprised in Hal L.R Dag No.1278, Hal under L.R Khatian No. 345, Present L.R Khatian No.3349 under Siyakhala Gram Panchayet in the state of West Bengal, within the jurisdiction of the Additional District Sub - Registrar -Janai which is butted and bounded as follows :-

**ON THE NORTH** : By Shali Land of Hal Dag No.1256;

**ON THE SOUTH** : By Shali Land of Hal Dag No.1276,1277 & 1316;

**ON THE EAST** : By Shali Land of Hal Dag No.1311 & 1312;

**ON THE WEST** : By Shali Land of Hal Dag No.1271,1321 & 1322;

**SECOND SCHEDULE ABOVE REFERRED TO****OWNER' ALLOCATION**

**OWNER'S ALLOCATION** : shall mean owner shall get two nos. G+1 type bungalow and two nos. G+2 independent house or bungalow and the specification thereof mentioned in the Second Schedule written.

**OWNERS CONSIDERATION** : **Total Rs. 1,00,000/-**

- |     |  |             |
|-----|--|-------------|
| i.  | Already paid                               | Rs.50,000/- |
| ii. | At the time of execution of these presents | Rs.50,000/- |

Jahar Lal Pakira

**THIRD SCHEDULE ABOVE REFERRED TO**

**(Developer's Allocation)**

It is agreed by the parties that the Developer's allocation shall mean the remaining constructed area in the proposed building as well as individual independent house, G+1, G+2 type bungalow and multi-storied residential and commercial building after deducting above Owner's Allocation, including proportionate share of underneath land and common areas common facilities and amenities attached with the proposed building and bungalow in respect of 2.28 Acre equivalent to 228 Decimals be the same a little more or less land together is situated at Mouza -Patul, Police Station -Chanditala, District-Hooghly, J.L. No.03, R.S. Dag No.1236 comprised in Hal L.R Dag No.1278, Hal under L.R Khatian No.345, Present L.R Khatian No.3349 under Siyakhala Gram Panchayet in the state of West Bengal, within the jurisdiction of the Additional District Sub - Registrar -Janai, particular of such premises morefully described in the **FIRST SCHEDULE** hereunder written with common facilities areas, utilities and civic amenities as to be provided in the newly constructed building.

**FOURTH SCHEDULE ABOVE REFERRED TO**

**(The building in general shall be constructed as per Building plan.)**

- |            |    |   |
|------------|----|---|
| FOUNDATION | :: | The building is designed of R.C.C. footing and frame.   |
| BRICK WORK | :: | All external brick work 8" thick with 1 <sup>st</sup> class conventional bricks and brick work in between flats as well as bungalow would be 5" and in between rooms would be 3' thick. |
| FLOORING   | :: | All the floors and balcony will be furnished with Verified Tiles (2'-0" x   |



2'-0") size with 4" skirting and Kitchen & Toilet also will be finished with ceramic Antiskid Tiles.

- DOORS :: Front door Sanmica part and other doors frame shall be Shal Wood frames and 30 mm. thick flush door type.
- WINDOWS :: All windows will have in Aluminum Sliding with M. S. Steel grill with 4 mm. glass fittings will be provided as per Developer's choice.
- ELECTRIC WIRING :: Electric wiring will be concealing type with copper wire with modular switch.
- WALLS :: All the external walls shall be 8" thick inner walls 5" thick and partition wall 3" thick brick wall will both side cement plastering and all internal walls and ceiling of bed room, living rooms and verandah, kitchen and toilet shall be finished with putty finished and outside putty and colour.
- MAINTENANCE :: For over all maintenance of the building and bungalow the Developer advises the owner of all flats as well as bungalow to be a member of an

association well in advance against normal subscription. The activity of the said Co-operative will be effect after taking possession of the flat and it will be controlled by members only.

#### KITCHEN

:: Kitchen will be provided with glaze type up to 3'-0" height from the cooking platform and the cooking platform will be finished with black stone & top will be Green polish Marble, fitted with one stainless steel sink and two nos. water taps and one tap will be placed at balcony. Wash Basin will be provided at appropriate place.

#### TOILET, SANITARY & PLUMBING

:: All toilets will be provided with Western with white Commode and glazed tiles upto 6' height finished along with two tap and a shower point and a Gizzer points. All plumbing water pipe will be of standard quality (ISI approved) with Wash Basin will be placed at appropriate place.

#### ELECTRICAL

:: Concealed wiring with general points like lights, fans, plugs, one A. C. point and power points etc. of standard brand with provision for



exhaust fan points for kitchen and toilets for total 35 nos. electrical points per flat without fittings and fixtures.

**EXTRA WORK**

- :: Any extra work other than the standard schedule shall be charged extra and such amount shall be deposited by the developer before the execution of such works.

**GENERAL**

- :: All the internal approach roads shall be cement concrete (Jhama) and Brick point boundary wall up to height of 5' with inner sides plaster. Building shall be provided with water pump.

**LIFT**

- :: 4 (four) person capacity lift will be provided.

IN WITNESSES WHEREOF the parties hereto set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by the **OWNER** at Kolkata

In presence of:

*Aditya Nandy*  
69/3/3/13 Mondal para  
Lane Kolkata - 700090  
PS:- Baranagar

*SK Gm... Subman*  
3A main feeder Road  
Pak-20056

**SIGNED SEALED AND DELIVERED**

by the **DEVELOPER** at Kolkata

In the presence of :

*Aditya Nandy*  
69/3/3/13 Mondal para  
Lane, Kolkata - 700090  
PS:- Baranagar

*SK Gm... Subman*  
3A main feeder Road.

*Jahar Lal Pakira*

===== **SIGNATURE OF THE LAND OWNER**

Pakira Village Private Limited

*Jahar Lal Pakira*  
Director

Pakira Village Private Limited

*Navdeep K...*  
Director

===== **SIGNATURE OF DEVELOPER**



**MEMO OF CONSIDERATION**

Received from the developer a sum of **Rs.1,00,000/- (Rupees One Lakh) only** being the part payment in the following manner :-

DATE	BANK	BRANCH	CASH/CHQ/UTR NO.	AMOUNT
02/4/24	Cash	-	Cash	50,000/-
07/4/24	ICICI	Basahnoor	000036	50,000/-
			<b>TOTAL</b>	<b>Rs.1,00,000/-</b>

(Rupees One Lakh) only.

WITNESSES :-

*Aditya Nandy*

*Jahar Lal Paki*

*SK Immanur Rahman*

=====

**SIGNATURE OF LAND OWNER**

**DRAFTED BY ME :**

*SK Immanur Rahman*

**SK IMANUR RAHMAN,**  
Advocate.

High Court at Calcutta,

E. No.F-767/2023

"Delta House"

4, Government Place (North)

6<sup>th</sup> Floor, Room No.611,

Kolkata - 700 001.

(M)-9038410611.

**SPECIMEN FORM FOR TEN FINGERPRINTS**



Jahar Lal Pakir	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

**Pakira Village Private Limited**

*Jahar Lal Pakir*  
**Director**



Navroop K	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

**Pakira Village Private Limited**

*Navroop K*  
**Director**



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





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



192024250010012598

GRN Details

GRN: 192024250010012598 Payment Mode: SBI Epay  
GRN Date: 08/04/2024 17:39:56 Bank/Gateway: SBIEpay Payment Gateway  
ERN: 2691580551413 BRN Date: 08/04/2024 17:40:09  
Gateway Ref ID: 55499447 Method: Axis Bank-Retail NB  
GRIPS Payment ID: 080420242001001258 Payment Init. Date: 08/04/2024 17:39:56  
Payment Status: Successful Payment Ref. No: 2000890989/8/2024  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Ms Pakira Village Private Limited  
Address: Noapara, Baranagar, North 24-Parganas  
Mobile: 9038410611  
Period From (dd/mm/yyyy): 08/04/2024  
Period To (dd/mm/yyyy): 08/04/2024  
Payment Ref ID: 2000890989/8/2024  
Dept Ref ID/DRN: 2000890989/8/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000890989/8/2024	Property Registration- Stamp duty	0030-02-103-003-02	50
2	2000890989/8/2024	Property Registration- Registration Fees	0030-03-104-001-16	91
Total				141

IN WORDS: ONE HUNDRED FORTY ONE ONLY.

**PAID**







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



192024250010012598

GRN Details

GRN: 192024250010012598 Payment Mode: SBI Epay  
GRN Date: 08/04/2024 17:39:56 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 2691580551413 BRN Date: 08/04/2024 17:40:09  
Gateway Ref ID: 55499447 Method: Axis Bank-Retail NB  
GRIPS Payment ID: 080420242001001258 Payment Init. Date: 08/04/2024 17:39:56  
Payment Status: Successful Payment Ref. No: 2000890989/8/2024  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Ms Pakira Village Private Limited  
Address: Noapara, Baranagar, North 24-Parganas  
Mobile: 9038410611  
Period From (dd/mm/yyyy): 08/04/2024  
Period To (dd/mm/yyyy): 08/04/2024  
Payment Ref ID: 2000890989/8/2024  
Dept Ref ID/DRN: 2000890989/8/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000890989/8/2024	Property Registration- Stamp duty	0030-02-103-003-02	50
2	2000890989/8/2024	Property Registration- Registration Fees	0030-03-104-001-16	91
			<b>Total</b>	<b>141</b>

IN WORDS: ONE HUNDRED FORTY ONE ONLY.

**PAID**





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



192024250009511688

GRN Details

GRN: 192024250009511688 Payment Mode: SBI Epay  
GRN Date: 08/04/2024 13:07:00 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 8371145866115 BRN Date: 08/04/2024 13:08:17  
Gateway Ref ID: 55460316 Method: Axis Bank-Retail NB  
GRIPS Payment ID: 080420242000951167 Payment Init. Date: 08/04/2024 13:07:00  
Payment Status: Successful Payment Ref. No: 2000890989/2/2024  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Pakira Village Private Limited  
Address: Noapara, Baranagar, North 24-Parganas  
Mobile: 9038410611  
Period From (dd/mm/yyyy): 08/04/2024  
Period To (dd/mm/yyyy): 08/04/2024  
Payment Ref ID: 2000890989/2/2024  
Dept Ref ID/DRN: 2000890989/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000890989/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	9521 ✓
2	2000890989/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	1021 ✓
Total				10542

IN WORDS: TEN THOUSAND FIVE HUNDRED FORTY TWO ONLY.

PAID





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



192024250009511688

GRN Details

GRN: 192024250009511688 Payment Mode: SBI Epay  
GRN Date: 08/04/2024 13:07:00 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 8371145866115 BRN Date: 08/04/2024 13:08:17  
Gateway Ref ID: 55460316 Method: Axis Bank-Retail NB  
GRIPS Payment ID: 080420242000951167 Payment Init. Date: 08/04/2024 13:07:00  
Payment Status: Successful Payment Ref. No: 2000890989/2/2024  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Pakira Village Private Limited  
Address: Noapara, Baranagar, North 24-Parganas  
Mobile: 9038410611  
Period From (dd/mm/yyyy): 08/04/2024  
Period To (dd/mm/yyyy): 08/04/2024  
Payment Ref ID: 2000890989/2/2024  
Dept Ref ID/DRN: 2000890989/2/2024

Payment Details

Sl. No.	Payment RefNo	Head of A/C Description	Head of A/C	Amount (₹)
1	2000890989/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	9521
2	2000890989/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	1021
<b>Total</b>				<b>10542</b>

IN WORDS: TEN THOUSAND FIVE HUNDRED FORTY TWO ONLY.

PAID



### Major Information of the Deed

Deed No :	I-1901-03065/2024	Date of Registration	08/04/2024
Query No / Year	1901-2000890989/2024	Office where deed is registered	
Query Date	08/04/2024 10:26:18 AM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Abhishek Gupta Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9038410611, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [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. 82,34,918/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 1,112/- (Article:E, E, E,)		
Remarks			

#### Land Details :

District: Hooghly, P.S:- Chanditala, Gram Panchayat: SHIYAKHALA, Mouza: Patul, JI No: 3, Pin Code : 712705




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	LR-1278 (RS :-)	LR-3349	Bastu	Shall	228 Dec		82,07,918/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					228Dec	0/-	82,07,918 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		100 sq ft	0/-	27,000 /-	





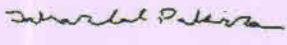



**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr JAHARLAL PAKIRA (Presentant)</b> Son of Late Nilmani Pakira Executed by: Self, Date of Execution: 08/04/2024 , Admitted by: Self, Date of Admission: 08/04/2024 ,Place : Office	 08/04/2024	 LTI 08/04/2024 Captured	 08/04/2024
City:- , P.O:- Chanditala, P.S:-Chanditala, District:-Hooghly, West Bengal, India, PIN:- 712705 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: AQxxxxxx6A, Aadhaar No: 99xxxxxxxx1696, Status :Individual, Executed by: Self, Date of Execution: 08/04/2024 , Admitted by: Self, Date of Admission: 08/04/2024 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>PAKIRA VILLAGE PRIVATE LIMITED</b> City:- , P.O:- Noapara, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx9Q,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 JAHARLAL PAKIRA</b> Son of Late Nilmani Pakira Date of Execution - 08/04/2024 , , Admitted by: Self, Date of Admission: 08/04/2024, Place of Admission of Execution: Office	 Apr 8 2024 5:14PM	 LTI 08/04/2024 Captured	 08/04/2024
City:- , P.O:- Chanditala, P.S:-Chanditala, District:-Hooghly, West Bengal, India, PIN:- 712705, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AQxxxxxx6A, Aadhaar No: 99xxxxxxxx1696 Status : Representative, Representative of : PAKIRA VILLAGE PRIVATE LIMITED (as DIRECTOR)				
2	Name	Photo	Finger Print	Signature
	<b>Mr NAVEEN VIJH</b> Son of Mr MADAN LALA VIJH Date of Execution - 08/04/2024 , , Admitted by: Self, Date of Admission: 08/04/2024, Place of Admission of Execution: Office	 Apr 8 2024 5:16PM	 LTI 08/04/2024 Captured	 08/04/2024



City:- , P.O:- Noapara, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AExxxxx6B, Aadhaar No: 62xxxxxxx4063 Status : Representative, Representative of : PAKIRA VILLAGE PRIVATE LIMITED (as DIRECTOR)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SK IMANUR RAHMAN</b> Son of Late Ahsanur Rahman City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056		 Captured	
	08/04/2024	08/04/2024	08/04/2024
Identifier Of Mr JAHARLAL PAKIRA, Mr JAHARLAL PAKIRA, Mr NAVEEN VIJH			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr JAHARLAL PAKIRA	PAKIRA VILLAGE PRIVATE LIMITED-228 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr JAHARLAL PAKIRA	PAKIRA VILLAGE PRIVATE LIMITED-100.00000000 Sq Ft

### Land Details as per Land Record

District: Hooghly, P.S:- Chanditala, Gram Panchayat: SHIYAKHALA, Mouza: Patul, JI No: 3, Pin Code : 712705

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1278, LR Khatian No:- 3349	Owner:জহর লাল পাকিরা, Gurdian:নীলমনি পাকিরা, Address:সুকরামপুর চণ্ডীতলা , Classification:শালি, Area:2.28000000 Acre,	Mr JAHARLAL PAKIRA



**Endorsement For Deed Number : I - 190103065 / 2024**

**On 08-04-2024**

**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 17:12 hrs on 08-04-2024, at the Office of the A.R.A. - I KOLKATA by Mr JAHARLAL PAKIRA ,Executant.

**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 82,34,918/-

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

Execution is admitted on 08/04/2024 by Mr JAHARLAL PAKIRA, Son of Late Nilmani Pakira, P.O: Chanditala, Thana: Chanditala, , Hooghly, WEST BENGAL, India, PIN - 712705, by caste Hindu, by Profession Business

Indetified by Mr SK IMANUR RAHMAN, , , Son of Late Ahsanur Rahman, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Muslim, by profession Advocate

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

Execution is admitted on 08-04-2024 by Mr JAHARLAL PAKIRA, DIRECTOR, PAKIRA VILLAGE PRIVATE LIMITED (Private Limited Company), City:- , P.O:- Noapara, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090

Indetified by Mr SK IMANUR RAHMAN, , , Son of Late Ahsanur Rahman, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Muslim, by profession Advocate

Execution is admitted on 08-04-2024 by Mr NAVEEN VIJH, DIRECTOR, PAKIRA VILLAGE PRIVATE LIMITED (Private Limited Company), City:- , P.O:- Noapara, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090

Indetified by Mr SK IMANUR RAHMAN, , , Son of Late Ahsanur Rahman, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Muslim, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,112.00/- ( B = Rs 1,000.00/- ,E = Rs 28.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,112/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/04/2024 1:08PM with Govt. Ref. No: 192024250009511688 on 08-04-2024, Amount Rs: 1,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 8371145866115 on 08-04-2024, Head of Account 0030-03-104-001-16

Online on 08/04/2024 5:40PM with Govt. Ref. No: 192024250010012598 on 08-04-2024, Amount Rs: 91/-, Bank: SBI EPay ( SBlePay), Ref. No. 2691580551413 on 08-04-2024, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 9,571/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1044, Amount: Rs.500.00/-, Date of Purchase: 08/04/2024, Vendor name: M GHOSH

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 08/04/2024 1:08PM with Govt. Ref. No: 192024250009511688 on 08-04-2024, Amount Rs: 9,521/-, Bank: SBI EPay ( SBlePay), Ref. No. 8371145866115 on 08-04-2024, Head of Account 0030-02-103-003-02

Online on 08/04/2024 5:40PM with Govt. Ref. No: 192024250010012598 on 08-04-2024, Amount Rs: 50/-, Bank: SBI EPay ( SBlePay), Ref. No. 2691580551413 on 08-04-2024, Head of Account 0030-02-103-003-02



**Pradipta Kishore Guha**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2024, Page from 122324 to 122360  
being No 190103065 for the year 2024.



*Pradipta*

Digitally signed by PRADIPTA KISHORE GUHA  
Date: 2024.04.19 19:03:46 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 19/04/2024  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2024, Page from 122324 to 122360  
being No 190103065 for the year 2024.



*Pradipta*

Digitally signed by PRADIPTA KISHORE GUHA  
Date: 2024.04.19 19:03:46 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 19/04/2024  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.