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 West Bengal District Sub-Registrar
 Kolkata, North 24-Parganas
 04 APR 2023

DEVELOPMENT AGREEMENT CUM POWER OF ATTORNEY

This DEVELOPMENT AGREEMENT CUM POWER OF ATTORNEY is made on 4th day of April 2023 (Two Thousand and Twenty Three) Christian era

BETWEEN

Conti.....

It is required that the person is admitted to registration of the document sheet / sheet's and the endorsement sheet / sheet's attached with this document are the part of the document.

Mou
 West Bengal District Sub-Registrar
 Kolkata, North 24-Parganas

04 APR 2023

Sub Adv

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স্বাক্ষর স্থান -

ভেদায় -

করাসাত কোর্ট, জেলা ২৪ পরগণা

ভেদায় - শ্রী হারান চন্দ্র দাস

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ইচ্ছারী অফিস - বাবাসাহু

Kausik Das
Advocate, Sealdah Court

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Identity by me
Moumita Paul
w/o Kausik Das
Sealdah Court Complex
Col-14
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District Sub-Registrar
Koderouf, North 24-Parganas

04 APR 2023

SRI ANUP KUMAR SAHA (PAN NO. KFFPS4090G) (AADHAAR NO 7239 9380 2616) son of Late Hari Madhab Saha, by faith- Hindu, by occupation- Retired Person, by nationality- Indian, residing at 164, Nandankanan, Rahara P.O.-Rahara, P.S.- Khardah, Kolkata-700118, herein after called and referred to as the **LAND OWNER** (which terms of expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives, administrators and assigns) of the **FIRST PART**.

AND

"SUMANGAL ENTERPRISE" (PAN ADTFS7993J), a partnership firm, within the meaning of Indian Partnership Act, having its office at Jaffarpur Panchanan Tala Pathagar, Post office- Nonachandanpukur, Barrackpore, Police Station Titagarh, Kolkata-700122, represented by its designated partners namely:-

1. **SRI INDRAJIT BHATTACHARYYA (PAN AJPPB2819Q) (AADHAAR NO 6065 9109 1909)** son of Late Debendranath Bhattacharyya, by faith - Hindu, by occupation - Business, by nationality- Indian, residing at 13/2B, Old Calcutta Road, Bank Park, Barrackpore, P.O.- Talpukur, P.S.-Titagarh, Kolkata-700123, District- North 24 Parganas;
2. **SMT. SUTAPA SARKAR (PAN AJJPS2985E) (AADHAAR NO 5854 1123 5126)** wife of Naresh Sarkar, by faith- Hindu, by Occupation- Business, by nationality- Indian, residing at Nandan Kanan South Rahara, Khardah Police Station- Khardah, P.O.- Rahara, Kolkata- 700119, District- 24paragonas (North),
3. **SRI RANJIT KUMAR MAJUMDER (PAN AEIPM5409B) (AADHAAR NO 5162 9709 3953)** son of Late Nepal Chandra Majumder, by faith - Hindu, by occupation - Business, by nationality- Indian, residing at 31, Muralidhar Pally, Sodepur, P.S. - Khardah, P.O.- Sodepur, Kolkata - 700110, District North 24 Parganas;
4. **SRI AJOY KUMAR SINGH (PAN AJFPS5766H) (AADHAAR NO 3926 2659 9360)** son of Late Ram Balak Singh, by faith - Hindu, by occupation- Business, by nationality- Indian, residing at Arabinda Arena, Block- C, flat no. 1, 2nd floor, Rahara Bazaar, Kolkata- 700118, District- North 24 Parganas.
5. **SRI ABHIJIT DAS (PAN AFZPD6704Q) (AADHAAR NO 3648 4839 9386)** son of Late Sarajit Das, by nationality Indian, by faith Hindu, by occupation Business, presently residing at Jaffarpur Panchanan Tala Pathagar, Post office- Nonachandanpukur Barrackpore, Police Station Titagarh, Kolkata-700122;
6. **SRI JIBAN KRISHNA DEY (PAN AEYPD7141R) (AADHAAR NO 2927 2816 7076)** son of Late Kanai Lal Dey, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 76 no. Muralidhar Pally, P.O. Sodepur, Police Station Khardah, Kolkata 700110 hereinafter called the **DEVELOPERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**

WHEREAS

1. That one Shri Jiban Chandra Ghosh (since Deceased) happens to be the absolute owner ,occupier and possessor in respect of the All That piece and parcel of Bastu land measuring about- 3(three) Kotthas lying and situated at Mouza- Rahara, J.L.no.-3, Touzi no.184-190,Re.Sa. no. 61 corresponding formerly R.S. Khatian no.4783 and R.S. dag no.1154 & 1155 under District 24 Parganas, died Intestate leaving behind his only legal heir namely Shri Tarak Chandra Ghosh and said Shri Tarak Chandra Ghosh who became the sole and absolute owner by virtue of Indian Succession Act ,1956 as class -I legal heirs of the deceased Shri Jiban Chandra Ghosh.

2. After inherited the aforesaid property by virtue of Succession said Shri Tarak Chandra Ghosh became the sole Owner, possessor in respect of the said land and enjoyed the same without any encumbrances, lispence, disturbance from any corner or any person whatsoever.

3. During peaceful enjoyment of the aforesaid land by the said Shri Tarak Chandra Ghosh, due to urgent need of money, decided to sold , conveyed ,transfer the entire land measuring about- 3(three) Kotthas lying and situated at Mouza- Rahara, J.L.no.-3, Touzi no.184-190, Re.Sa. no. 61 corresponding formerly R.S. Khatian no.4783 and R.S. dag no.1154 & 1155 under District 24 Parganas, to Shri Hari Madhab Saha by way of registered Deed of Sale dated 03.06.1964 which was registered in the office of Sub Registrar at Barrackpore and recorded in book no.1, Vol. no. 49, Pages 75 to 78, Being no. 3442 for the year 1964, Shri Hari Madhab Saha by virtue of the aforesaid Deed of Sale dated 03.06.1964, became the sole and absolute owner of the aforesaid land and he duly mutated his name before concern Municipality by paying all rates and taxes and also obtain a sanction plan for constructing brick built house thereon and thereafter constructed one brick built building and enjoyed the same without any encumbrances, lispence, disturbance from any corner whatsoever.

4. While being seized, possessed said Shri Hari Madhab Saha during peaceful enjoyment and having 16 anna rights upon the land died Intestate on 31.12.2003 leaving behind one son namely Sri Anup Kumar Saha who thereafter inherited the said land measuring about-3(three) Kotthas lying and situated at Mouza- Rahara, J.L.no.-3, Touzi no.184-190,Re.Sa. no. 61 corresponding R.S. Khatian no.4783 and R.S. dag no.1154 & 1155 under District North 24 Pgs, which is morefully and particularly described as **First Schedule mentioned** property by virtue of Indian Succession Act ,1956 as class -I legal heirs of the deceased Shri Hari Madhab Saha. That wife of said Shri Hari Madhab Saha namely Suvasini Saha had died on 23.11.1999 before the death of Shri Hari Madhab Saha.

5. After inherited the aforesaid property by virtue of succession aforesaid Sri Anup Kumar Saha duly mutated his name before the concern municipality and become the sole Owner , possessor in respect of the said land as aforesaid and enjoyed the same without any encumbrances , lispence, disturbance from any corner or any person whatsoever.

6. Now the owners of the aforementioned land namely Sri Anup Kumar Saha and Sumangal Enterprise through its partners decided to develop jointly their respective plot of land.

NOW THESE PRESENTS WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AS FOLLOWS :-

Article :-I (Definition)

In these presents unless there is something in the context repugnant to or inconsistent with :-

OWNER:- shall mean and include the said **SRI ANUP KUMAR SAHA (PAN NO. KFFPS4090G) (AADHAAR NO 7239 9380 2616)** son of Late Hari Madhab Saha, residing at 164, Nandankanan, Rahara P.O.-Rahara, P.S.- Khardah, Kolkata-700118, and their respective heirs, executors, administrators, legal representatives and assignees.

DEVELOPER:- shall mean and include "**SUMANGAL ENTERPRISE (PAN ADTFS7993J)**", a partnership firm, within the meaning of Indian Partnership Act, having its office at Jaffarpur Panchanan Tala Pathagar, Post office- Nonachandanpukur, Barrackpore, Police Station Titagarh, Kolkata-700122, represented by its designated partners namely:- 1. **SRI INDRAJIT BHATTACHARYYA (PAN AJPPB2819Q) (AADHAAR NO 6065 9109 1909)** son of Late Debendranath Bhattacharyya, by faith - Hindu, by occupation - Business, residing at 13/2B, Old Calcutta Road, Bank Park, Barrackpore, P.O.-Talpukur, P.S.-Titagarh, Kolkata-700123, District- North 24 Parganas; 2. **SMT. SUTAPA SARKAR (PAN AJJPS2985E) (AADHAAR NO 5854 1123 5126)**wife of Naresh Sarkar, by faith- Hindu, by Occupation- Business residing at Nandan Kanan South Rahara, Khardah Police Station- Khardah, P.O.- Rahara, Kolkata-700119, District- 24 paragonas [North], 3. **SRI RANJIT KUMAR MAJUMDER (PAN AEIPM5409B) (AADHAAR NO 5162 9709 3953)** son of Late Nepal Chandra Majumder, by faith - Hindu, by occupation - Business, residing at 31, Muralidhar Pally, Sodepur, P.S. - Khardah, P.O.- Sodepur, Kolkata - 700110, District North 24 Parganas; 4. **SRI AJOY KUMAR SINGH (PAN AJFPS5766H) (AADHAAR NO 3926 2659 9360)**son of Late Ram Balak Singh, by faith - Hindu, by occupation- Business, residing at Arabinda Arena, Block- C, flat no. 1, 2nd floor, Rahara Bazaar, Kolkata- 700118, District- North 24 Parganas. 5. **SRI ABHIJIT DAS (PAN AFZPD6704Q) (AADHAAR NO 3648 4839 9386)** son of Late Sarajit Das, by nationality Indian, by faith Hindu, by occupation Business, presently residing at Jaffarpur Panchanan Tala Pathagar, Post office- Nonachandanpukur Barrackpore, Police Station Titagarh, Kolkata-700122; 6. **SRI JIBAN KRISHNA DEY (PAN AEYPD7141R) (AADHAAR NO 2927 2816 7076)** son of Late Kanai Lal Dey, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 76 no. Muralidhar Pally, P.O. Sodepur, Police Station Khardah, Kolkata 700110 hereinafter called the **DEVELOPERS**, and their respective heirs, executors, administrators, legal representatives and assignees.

LAND/PREMISES:- All That Piece and Parcel of land measuring about 3 (three) Cottahs be little more or less standing with three storied structure measuring about 1017 (One Thousand and Seventeen) sq. ft. one Ground floor, 1017 (One Thousand and Seventeen)

sq. ft. be little more or less on the First Floor and 1017 (One Thousand and Seventeen) sq. ft. be little more or less on the Second Floor, total structure measuring about 3054 (Three Thousand and Fifty Four) sq. ft., be little more or less which is lying and situated at **Mouza- Rahara, J.L.no.-3, Touzi no.184-190, Re.Sa. no. 61** corresponding **R.S. Khatian no.4783, L. R. Khatian no. 6134** and **R.S. dag no.1154 & 1155, L. R. Dag no. 3046**, ward no 12, **Holding no 164, Road:- Nandankanan, Rahara** within the municipal jurisdiction of Khardah Municipality, under P. S. – Khardah, District North 24 Parganas, D. S. R. at Barasat and A. D. S. R. at Sodepur.

BUILDING :- shall mean and include proposed multi storied building to be constructed on the Land **3 (three) cottahs** , be the same or little more or less lying and situated at **Mouza- Rahara, J.L.no.-3, Touzi no.184-190, Re.Sa. no. 61** corresponding **R.S. Khatian no.4783, L. R. Khatian no. 6134** and **R.S. dag no.1154 & 1155, L. R. Dag no. 3046**, ward no 12, **Holding no 164, Road:- Nandankanan, Rahara** within the municipal jurisdiction of Khardah Municipality, under P. S. – Khardah, District North 24 Parganas, D. S. R. at Barasat and A. D. S. R. at Sodepur in the state of West Bengal.

COMMON FACILITIES :- shall mean and include corridors, stairways, passageways, drain ways, lift, lift machine, lift cage , submersible water pump , common lavatories, pump room, tube wells, underground water reservoir, overhead water tank, water pump and plumbing line , roof , paths and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building.

SALEABLE SPACE :- shall mean and include the space in the building available for independent use and occupation for residential and commercial use except Owners' Allocation after due provision for common facilities and amenities and the space required thereof.

OWNERS' ALLOCATION:- That the land Owner herein will get and enjoy entire top floor of the newly constructed multi storied building, be little same more or less, Sanction of Building plan by the competent authority of the Khardah Municipality if any deviation with the sanction plan then all responsibility , liabilities of such fine/penalties to be imposed by the competent authority shall be borne by the Developer

DEVELOPERS' ALLOCATION :- That Developers' Allocation shall mean and include remaining entire floors of the newly constructed multi storied building, be little same or more or less, according to the sanction plan to be constructed by the Developer in the said proposed building including proportionate common passage on the ground floor of the premises to be developed .

ARCHITECT AND ADVOCATE :- shall mean and include the ARCHITECT and ADVOCATE who shall be appointed by the said Developer who shall be constructed and/or erected on the said land premise and shall be in charge of all legal acts , deeds and contracts .

BUILDING PLAN :- shall mean and include such plan/plans for the construction of the said proposed building to be sanctioned by the competent authority of Khardah Municipality and revisions and modifications .

TRANSFER :- shall be mean and include transfer by way of sale of flats, car parking spaces, shop rooms, office space etc. except Owners' Allocation after due provision for common facilities and amenities and the space required thereof.

SAID PLOT :- shall mean and include all that piece and parcel of land particularly mentioned and described in the FIRST SCHEDULE.

Article :- II (Commencement)

2. That the agreement shall be deemed to have commenced on and with effect from day of 2023 (two thousand twenty three) Christian era.

Article :-III (Owner's Right and Presentations)

3.1. Possession : The Owner are now absolutely seized and possessed of or otherwise well and sufficiently entitled in the said premises and shall retain symbolical possession until the said multi storied building to be erected thereon the said land premises.

3.2. The Owner shall have the authority to execute or enter into Agreement for Sale and received advance or earnest money from the intending Purchaser or purchasers respecting Owners' Allocation before, even before handing over possession of the Owners' Allocation by the Developer but not before the execution of the supplementary Agreement narrating the specific allocation of Owners' in the said newly constructed multi storied building .

3.3. The said land premises is free from all sorts of encumbrances , attachments , lispence, mortgage and liens of whatsoever and howsoever nature and the Owners herein have got valid and marketable title in all that the said land and premises , being their right remain undivided , proportionate impartible.

Article :- IV (Developer's Right)

4.1. The Developer shall have authority to deal with the property in terms of this agreement or negotiate with any of agreement person or persons or enter into any contract of agreement or borrow money or take any advance against their allocation or acquired right under these agreements moreover the Developer shall have right to mortgage said Developer's Allocation to raise funds for the purpose of completion of the said project.

4.2. That owner hereby grant subject to what have been herein under provided, exclusive rights to the Developer to build upon the said land in accordance with the plan to be sanctioned by the competent authority of Khardah Municipality in the name of the Owners and the Developer jointly with or without any amendment and/or modification thereto made or caused to be made by the parties thereto.

4.3. All applications, plans, and other papers and/or documents may be required by the Developer for the purpose of obtaining necessary sanction from competent authority of Khardah Municipality shall be prepared and submitted by the Developer on behalf of the Owner and the Owner shall sign all such plan application other papers and documents as and when necessary and all such cost and expenses will be borne by the Developer as the Developer will also procure the plan sanction costs and incidental expenses thereto connected therewith including the fees of the architect.

4.4. That the Developer herein shall carry the work of demolishing if any at its own cost and expenses in a most skilful manner and shall remain fully liable for all its acts, deeds and things of whatsoever and howsoever nature and also error in judgement on that account.

4.5. The selling rate of the Developers' Allocation will be fixed by the Developer without any prior permission or consultation with the Owner. The profit and Loss earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Owners' Allocation on account of loss or vice versa or on account of profit from Developers' allocation.

4.6. Booking from intending purchasers for Developers' Allocation will be taken by the Developer but the Agreement with the intending Purchasers will be signed in their own names on behalf of the Owners as Power of Attorney holder.

4.7. The Developer is empowered to collect consideration money from the sale of Developer's Allocation from the intending Purchasers and issue money receipts in their own names.

4.8. On completion of the said proposed building when the flats will be ready for giving possession to the intending purchasers the possession letters to the intending purchasers will be signed by the Developer. The Deed of Conveyance will be signed, if necessary by the Developer on behalf of and as representatives and Power of Attorney holder of the Owner and also will sign the Deed of Conveyance as confirming party.

4.9. All the construction costs and expenses will be borne by the Developer, no liability on account of construction costs and expenses will be charged from the Owners' allocation.

Article :- V (Consideration)

5.1. The Developer has agreed to build the said proposed building at its own costs and expenses and the Owners shall not be required to contribute any sums towards the construction of the said proposed building or otherwise.

5.2. In consideration of the Owners having agreed to grant exclusive right of developing the said premises.

5.3. Apart from the aforesaid consideration which has already been made by the Developer to the Owners as indicated in Clause No.5.1. hereinabove written, the Developer has agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of development of the said premises and such

consideration for all practical purposes will be deemed to be apparent consideration which are as follows:-

- a. space allocation of the Owners.
- b. costs, charges and expenses incurred for construction erection and completion of the said proposed new building at the said premises.
- c. Costs, charges and expenses an account of causing the plan or map prepared for the purpose of obtaining sanction by the competent authority of Khardah Municipality or its necessary alterations and/or modifications .
- d. costs, charges and expenses incurred for installation of sewerage, drainage and other connections.
- e. fees paying to architects and engineers as also fees payable to the Khardah Municipality for the purpose of obtaining necessary permission or sanction for sewerage , drainage and water connection.
- f] legal expense incurred and paid for this development arrangement and all other expenses and charges for the purpose of Development of the said premises including the fees payable to Advocate, legal retainer , as duly appointed to look after legal aspect of the said proposed project.
- g) costs of supervision of construction of the Owners' allocation of the said premises .

5.4. The Owner have agreed to grant exclusive right for developing the said premises in terms of these presents and the Developer has agreed and undertaken to build the building at its own costs and expenses and the Owners shall not be required to contribute any sum towards construction of the said building and/or development of the said land .It is hereby made clear that the Developer shall after completion of the construction of the said building in all respect will deliver the possession of the Owners' allocation as provided earlier before delivering the possession to the actual buyers under Developers' Allocation.

5.4. The owner have agreed to grant right for developing the said premises in terms of these present and the Developer has agreed and undertaken to build the said building at its own costs and expenses and the Owner shall not be required to contribute any sum towards construction of the said building and development of the said land . It is hereby made clear that the Developer shall after completion of the construction of the said building in all respect will deliver the possession of the Owner' Allocation as provide earlier before delivering the possession to the actual buyers under Developers' Allocation.

If before handing over owners' allocation , the Developer hand over possession of physical possession of Developer Allocation, it would stands as void ab initio.

Article :- VI (Procedure)

6.signing these presents the Owner being the Principals herein are empowering and appointing the said Developer namely include "SUMANGAL ENTERPRISE" (PAN ADTFS7993J), a partnership firm, within the meaning of Indian Partnership Act, having its office at Jaffarpur Panchanan Tala Pathagar, Post office- Nonachandanpukur, Barrackpore, Police Station Titagarh, Kolkata-700122, represented by its designated partners namely:- 1. **SRI INDRAJIT BHATTACHARYYA (PAN AJPPB2819Q) (AADHAAR NO 6065 9109 1909)** son of Late Debendranath Bhattacharyya, by faith - Hindu, by occupation - Business, by nationality- Indian, residing at 13/2B, Old Calcutta Road, Bank Park, Barrackpore, P.O.-Talpukur, P.S.-Titagarh, Kolkata-700123, District- North 24 Parganas; 2. **SMT. SUTAPA SARKAR (PAN AJJPS2985E) (AADHAAR NO 5854 1123 5126)** wife of Naresh Sarkar, by faith- Hindu, by Occupation- Business, by nationality- Indian, residing at Nandan Kanan South Rahara, Khardah Police Station- Khardah, P.O.- Rahara, Kolkata- 700119, District- 24paragonas (North), 3. **SRI RANJIT KUMAR MAJUMDER (PAN AEIPM5409B) (AADHAAR NO 5162 9709 3953)** son of Late Nepal Chandra Majumder, by faith - Hindu, by nationality- Indian, by occupation - Business, residing at 31, Muralidhar Pally, Sodepur, P.S. - Khardah, P.O.- Sodepur, Kolkata - 700110, District North 24 Parganas; 4. **SRI AJOY KUMAR SINGH (PAN AJFPS5766H) (AADHAAR NO 3926 2659 9360)** son of Late Ram Balak Singh, by faith - Hindu, by occupation- Business, by nationality- Indian, residing at Arabinda Arena, Block- C, flat no. 1, 2nd floor, Rahara Bazaar, Kolkata- 700118, District- North 24 Parganas. 5. **SRI ABHIJIT DAS (PAN AFZPD6704Q) (AADHAAR NO 3648 4839 9386)** son of Late Sarajit Das, by nationality Indian, by faith Hindu, by occupation Business, presently residing at Jaffarpur Panchanan Tala Pathagar, Post office- Nonachandanpukur Barrackpore, Police Station Titagarh, Kolkata-700122; 6. **SRI JIBAN KRISHNA DEY (PAN AEYPD7141R) (AADHAAR NO 2927 2816 7076)** son of Late Kanai Lal Dey, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 76 no. Muralidhar Pally, P.O. Sodepur, Police Station Khardah, Kolkata 700110, in the State of West Bengal, India, and their legal heirs, representatives and assignees.

Article :-VII(Power)

7.1 The owner of the First Schedule mentioned landed property appoint "SUMANGAL ENTERPRISE" (PAN ADTFS7993J), a partnership firm, within the meaning of Indian Partnership Act, having its office at Jaffarpur Panchanan Tala Pathagar, Post office- Nonachandanpukur, Barrackpore, Police Station Titagarh, Kolkata-700122, represented by its designated partners namely:- 1. **SRI INDRAJIT BHATTACHARYYA (PAN AJPPB2819Q) (AADHAAR NO 6065 9109 1909)** son of Late Debendranath Bhattacharyya, by faith - Hindu, by occupation - Business, by nationality- Indian, residing at 13/2B, Old Calcutta Road, Bank Park, Barrackpore, P.O.-Talpukur, P.S.-Titagarh, Kolkata-700123, District- North 24 Parganas; 2. **SMT. SUTAPA SARKAR (PAN AJJPS2985E) (AADHAAR NO 5854 1123 5126)** wife of Naresh Sarkar, by faith- Hindu, by Occupation- Business, by nationality- Indian residing at Nandan Kanan South Rahara, Khardah Police Station- Khardah, P.O.- Rahara, Kolkata- 700119, District- 24paragonas (North), 3. **SRI RANJIT KUMAR MAJUMDER (PAN AEIPM5409B) (AADHAAR NO 5162 9709 3953)** son of Late Nepal Chandra Majumder, by

faith - Hindu, by occupation - Business, by nationality- Indian, residing at 31, Muralidhar Pally, Sodepur, P.S. - Khardah, P.O.- Sodepur, Kolkata - 700110, District North 24 Parganas; 4. **SRI AJOY KUMAR SINGH (PAN AJFPS5766H) (AADHAAR NO 3926 2659 9360)** son of Late Ram Balak Singh, by faith - Hindu, by occupation- Business, by nationality- Indian, residing at Arabinda Arena, Block- C, flat no. 1, 2nd floor, Rahara Bazaar, Kolkata- 700118, District- North 24 Parganas. 5. **SRI ABHIJIT DAS (PAN AFZPD6704Q) (AADHAAR NO 3648 4839 9386)** son of Late Sarajit Das, by nationality Indian, by faith Hindu, by occupation Business, presently residing at Jaffarpur Panchanan Tala Pathagar, Post office- Nonachandanpukur Barrackpore, Police Station Titagarh, Kolkata-700122; 6. **SRI JIBAN KRISHNA DEY (PAN AEYPD7141R) (AADHAAR NO 2927 2816 7076)** son of Late Kanai Lal Dey, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 76 no. Muralidhar Pally, P.O. Sodepur, Police Station Khardah, Kolkata 700110, India as their constituted lawful attorney to act and deed the following in respect of aforesaid property :-

- 1) To look after and manage and control and supervise and administration and construction on our said property on our behalf and to take any steps in respect of the said property.
- 2) To enter into agreement for sale/lease with prospective buyer or buyers of the Developer's allocation as mentioned in the Development agreement and to receive earnest money or part payments and full consideration money from the prospective buyers. To receive from the intending purchaser any earnest money and/or advance and also the balance consideration money and to give good valid receipt and discharge for the same which will protect the purchaser without seeing the application of the money as per Development agreement. To enter into hold and defend possession of the said land and every part thereof and also to manage, maintain and administration the said land and every part thereof, to look after the said land and to control the areas for the development of the said land and construction of a multi storied building thereon as per sanctioned building plan and as per terms and condition of this Agreement.
- 3) To sign execute and admit any documents, statements, papers, undertaking declaration etc as may be required for necessary permission for construction of the building on the said property from the Khardah Municipality and other appropriate authorities.
- 4) To develop the said property by raising construction of multi storied building thereon as the said attorneys may deem fit and proper and for that purpose to take down, demolish and/or remain existing structure/land whatsoever nature at the said premises if any our said attorney shall think fit and proper.
- 5) To transfer of flats/shops of developer's allocation in the proposed new constructed building as per this Agreement.
- 6) To sign and executed all other deeds, instrument and assurances which Attorneys shall consider necessary and to enter into and/or agree to such covenants/lease and condition as may be required for fully and effectually conveying the flats of the said property as we could do ourselves, if personally present.

7) To present any such conveyance for registration or lease deed in respect of Developer's allocation and to admit execution and receipt of consideration before Additional District Sub-Registrar, District Registrar and Registrar having authority for and to have the said conveyance registered according to the law and to do all acts deed and things which our said Attorneys shall consider necessary for conveying the said property to the said purchaser/lessee as fully and effectually in all respects as we could do the same ourselves as per terms and conditions of this Agreement.

8) To represent us before the Khardah Municipality and sign all necessary paper for mutation and amalgamation of the property, building Plan , Addition and alteration and renovation plan & paper and submit before the Khardah Municipality for construction of the building on the said property as per terms and conditions this Agreement.

9) To pay fees, obtain sanction and such other orders and permission from the authorities in our name as be expedient for sanction, modification and/or alteration of any papers and documents as may be required by the necessary authorities .

10) To apply and obtain the electricity before the W.B.S.D.C.L. , water sewerage drainage telephone or any other service to the said newly constructed building and or connect or disconnect the same and for the those purpose to sign execute and submit all papers application documents before the concerned authorities and to do all other acts deeds and things as may be deemed fit and proper by the said attorney as per this Agreement .

11) To compromise suits, appeals or other legal proceeding in any court tribunal authority whatsoever and sign and verify applications thereof for the said property as per Development agreement. And also negotiate with tenant and other occupier of the building if any.

12) To execute, carry into effect and perform all agreements and contracts entered into by us with any other persons as our own act and deed as per terms and conditions of this agreement.

13) To appoint any Mason, Engineer, Architect, Planner, Revenue agent or any other legal practitioners relating to our said property on behalf of us and construct a building on our said property and sale the same to anybody as per this Agreement.

14) This power of attorney is being granted in favour of the said attorney without any consideration only undertaking the development work in terms of this Agreement.

AND GENERALLY I ratify and confirm to do all acts deeds and things and perform any other act or acts deed matter or thing whatsoever which in the opinion of my said attorneys ought to be done, executed and performed in relation to my personal affairs, engagements ancillary or incidental there to as fully effectually as I could do the same if I may personally present and it is also made clear herein that no separate power of attorney is required to be executed in favour of the landowner to the Developer for executing the aforesaid Deed, things etc . for executing conveyance of Developers' Allocation .

Article :- VIII (Dealing of Space in the said proposed building)

8.1 The Developer shall on completion of the said proposed building put the Owner first in possession of the Owners' allocation TOGETHERWITH THE RIGHTS in common to the facilities and amenities to be enjoyed proportionate with other flat Owner and after such completion the Developer will send an official notice to the Owner herein for taking the possession of the Owner Allocation end even if within 30 (thirty) days after receipt of such notice if the Owner neglect to receive such possession , in that case , the possession of the Owners' Allocation shall be deemed to be delivered to the Owner.

8.2. The Owner will be entitled to transfer or otherwise deal with Owners' allocation in the said proposed building after demarcation of their respective shares of floors/flats/car parking spaces , without any interference from the Developer herein.

8.3. The Developer being the party of the second part shall be at liberty with exclusive right and authority to negotiate for the sale of floors/flats/car parking spaces together with share of land excluding the space provided under Owners' allocation , as mentioned hereinbefore , of the said proposed building on the said premises with any respective buyers before or in course of the construction and on such terms and consideration as the Developers thinks fit and proper after demarcation of their respective shares of the said building .It is clearly agreed and declared by the parties herein that the consideration money for such transfer/transfers as aforesaid , including earnest money or initial payments or part payments or full payment thereof shall be received by the Developer and the Owner herein will have no right and share and will not be entitled to any portion thereof.

8.4. The Developer shall be entitle to enter into agreement for sale or transfer in respect of the developers' allocation if necessary on the basis of the Power of Attorney holder representing the Owner herein in its name and entitled to sign all necessary documents on behalf of the Owner however that such dealing shall not in any manner fasten or create any financial and legal liability upon the Owner herein.

8.5. The Developer shall execute the Deed of Conveyance or Conveyances in favour of the intending buyer and /or buyers in respect of the Developers' allocation of the building on behalf of the Owner herein being the constituted attorney of the Owner(as Owner herein do appoint, constitute and nominate the Developer as their true and lawful attorney) in favour of the Purchaser/Purchasers PROVIDED HOWEVER the costs of Conveyance or conveyances including Non Judicial stamps and registration expenses and all other legal expenses incidental thereto shall be borne and paid by the intending Purchaser/Purchasers thereof including the professional fees of the Solicitors/Advocate duly appointed .

Article :-IX(Building)

9.1. The Developer shall at the Developers' owner cost construct , erect and complete the said proposed building at the said premises/land in accordance with such material and

with such specification as are mentioned in the THIRD SCHEDULE herein under written and as may be recommended by architect from time to time.

9.2. The Developer shall install and erect in the said building at the Developer's Own cost and expenses standard New Pump set , tube wells , Water storage take, overhead tanks, lift, Electrical wirings, fittings and installations and other facilities as are required to be provided in a residential building having self contained apartments and constructed for sale of flats , offices and car parking spaces herein on Ownership basis and as mutually agreed .

9.3. Subject to as aforesaid , the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto provided which are not inferior to the standard as mentioned in the municipal building laws.

The Developer shall at its own costs and expenses and without creating any financial or other liabilities to Owner , construct and complete the said proposed building and various units and /or apartments, offices and car parking spaces therein , in accordance with the sanctioned building plan to be sanctioned from the competent authority of Khardah Municipality.

9.5. All cost , charges and expenses including Architect fees shall be discharged and paid by the Developer and the Owner will have no responsibility in this context to the Architect.

Article:-X (Space Allocation)

10.1 **Owners' Allocation** : - That the land Owner herein will get and enjoy entire top floor of the newly constructed multi storied building, be little same more or less, sanctioned by the competent authority, the entire constructed area in the said proposed building on super built up area basis to be constructed by the Developer upon obtaining a building plan to be sanctioned by the competent authority of the Khardah Municipality if any deviation with the sanction plan then all responsibility , liabilities of such fine/penalties to be imposed by the competent authority shall be borne by the Developer.

The owner also will be entitled to have the consideration as owner allocation in following manner:-

- a. Rs 50,000/- (Rupees fifty thousand only) will be paid to the Land owner herein at the time of execution of these presents.
- b. Rs. 50,000/- (Rupee fifty thousand only) will be paid to the Land owner herein after 8 months of these presents.
- c. Rs. 50,000/- (Rupee fifty thousand only) will be paid to the Land owner herein after 16 months of these presents.
- d. Rs. 50,000/- (Rupee fifty thousand only) will be paid to the Land owner herein after 24 months of these presents.

10.2. That Developers' Allocation shall mean and include remaining entire floors of the newly constructed multi storied building, be little same or more or less upon entire constructed built up area to be constructed by the Developer in the said proposed building

Paul

including proportionate common passage on the ground floor of the premises to be developed .

Be it mentioned here the Developer will be entitled to transfer or otherwise deal with Developer's allocation in the said proposed building after obtaining of sanction building plan from the competent authority and demarcation of their respective shares of floors/flats/car parking spaces , without any interference from the Land Owner herein.

10.3. That on completion of the proposed building the Owner agree to sign, execute and register at the cost of the Developer of intending buyer all such agreement ,documents , instrument and writings as may be necessary and expedient for the purpose of transfer or sale Deed of said Building ,provided that the Developer will hand over the Owner their allocation before handing over the physical possession to the other intending buyers. It would be contextual to mention that Clause 5.4. will effected then and there.

Article :- XI (common facilities)

11.1 The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due and from the date of signing of this agreement but the Owner herein will be liable to pay all out goings and claims of whatsoever and howsoever nature before the execution of this Agreement . Moreover the Owner herein have not yet mutated their names in the assessment records of the Khardah Municipality, being competent authority , hence the said process of mutation would be undertake by the Developers at their own cost and expenses .

11.2 As soon as the building will be completed , the Developer shall give written notice to the Owner requesting the Owner to receive possession of the Owner Allocation in the building. Then after 30 days from the date of serving of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all Municipal and property taxes , rates , duties due and other public outgoings and impositions whatsoever payable in respect of the Owners' allocation , the said rates to be apportioned prorate basis with reference to the saleable spaces in the building , if any ,levied on the building as a whole.

11.3. Any transfer of any part of the Owner allocation in the new building shall be subject to the other provision hereof and the respective transferee shall have to be responsible in respect of the space transferred , to pay the said rate and service charges for the common liabilities ,facilities as it is done in case of registered apartment Owner under Apartment Ownership act.

11.4. That Owner shall not do any unlawful act deed or thing whereby the Developer shall be prevented from construction and completion of the said building as per approved plan.

11.5. Both the Developer and the Owner herein shall enjoy their respective allocation / portions in the said proposed building under their occupation forever with absolute right to alienation, transfer , gift etc and such rights of the parties in no way could be taken off or infringed by either of the parties under any circumstances . Both the Owner and

Developers will start paying their proportionate maintenance charges regularly from the date of taking possession from Developer to the Owner, being the Developer's allocation and owners allocation respectively .

Article:- XII (Common Restrictions)

The Owner Allocation in the proposed building shall be subject to the same restrictions and use as is applicable to the developers allocation in the building intended for common benefits of all occupiers of the building which shall include the followings :-

12.1 Neither party shall use or permit to used of respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activities nor use thereof for any purpose which may cause any nuisance or hazard to other occupiers of the building.

12.2 Neither party shall demolish or permit to demolish of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf , subject to hampering super structure of the said proposed project .

12.3 Neither of the parties shall transfer or permit to transfer of their respective allocations or any portion thereof unless :-

a) such party shall have observed and performed all terms and conditions on their respective part to be observed and/or performed;

b) the proposed transferee shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.

12.4 Both the parties shall be abide by all laws, bye-laws, rule and regulations of the Government , Statutory bodies and /or local bodies as the case may be and shall attend to answer and be responsible for any deviation ,violation and or breach of any of the laws , bye laws, rules and regulations.

12.5. The respective allottees shall keep the interior walls , sewers , drains, pipes and other fittings and fixture and appurtenances and floor and ceiling etc. In each of their respective allocation in the building in good working condition and repair and in particular so as not to cause any damages to the building or any other space or accommodation therein and shall keep the other or them and/or the occupier of the building indemnified from and against the consequences of any breach.

12.6. Neither parties shall do or cause or permit to done any act or thing which any render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the building harmless and indemnified from and against the consequence of any breach.

12.7. No goods or other items shall be kept by either parties for display or otherwise in the corridors or other places of common use in the building and no hindrances shall be caused in any manner in the free movement of users in the corridors and other places of common use in the building.

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

12.9. Either of the parties shall permit other's agents with or without workmen and other at all reasonable times to enter into and upon the each's allocation and every part thereof of the purpose of maintenances for repairing any part of the building and or for the purpose of repairing maintain, rebuilding, cleaning, lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintain, repairing and testing drains, gas and water pipes and electrical wires and for any similar purposes.

Article-XIII (Owners Obligations)

13.1 The Owner doth hereby agree and covenant with the Developer not to cause any interference or hindrances in the lawful construction of the said proposed building at the said premises by the Developer. If any unlawful interferences or hindrances or impediments to such construction is done, the Owner will be liable for damages.

13.2 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 in the building at the said premises in favour of the intending buyers of flats /apartments in the said building. The Owner further give undertaking for and on behalf of their agents, servants, representatives for similar act at their own liability and responsibility.

13.3. The Owner doth hereby agree and covenants with Developer not to let out, grant, lease, mortgage and /or charge or part with possession of the said premises or any portion thereof without the consent in writing of the Developer on and from the date of execution of this Agreement.

13.4. The Owner and Developer herein mutually shall have right, authority and power to terminate and/or determine this agreement within the stipulated period of construction of the said building and this power will be active unless and until, completion of the said project. It is recorded herein that the completion period of the said proposed building shall be only **24 (Twenty Four) months** on and from the date of sanctioning of the building plan. If the Developer fails to complete the said proposed building within **24 (Twenty Four) months** in the that event Owner herein may allow another **6(six) months** more to complete the said proposed building subject to Force Majeure written herein under.

13.5 No part of the said properties and/or premises is subject to any order of acquisition or requisition nor any notice of acquisition or requisition has been served upon the Owner.

13.6. The said properties and/or premises have not been subject to any notice of attachment under Public Demand Recovery Act or for payment of Income Tax and Municipal dues or any statutory dues whatsoever or howsoever.

13.7. The Owner herein undertake not to create any kind of charges or mortgages including that of equitable mortgage by depositing the Title Deeds of the said premises /land or any portion thereof at any time during subsistence of this Agreement.

13.8. The said properties and/or premises does not being to any public wakf or any private wakf and/or mosque under any trust ,private or public or any endowment .

13.9. That after signing this agreement other than the Owner's Allocation provided herein no claim and/or demand either by the agents or by the nominee/ nominees would be entertained by Developer under whatever circumstance. If such flung happens, it would be settled and adjusted out of the said Owner' allocation.

13.10. That the Owner will be physically present to allow the Developer or its men and agent for the purpose of survey of land, testing of soil, sanction of building plan, installation of 440 electric meter , sewerage connection, water connection at the cost of the Developer and the Owner herein will give their consent by signing the required papers and documents for is effectively.

13.11. That immediately after the sanctioning of the said building plan for said proposed building and handing over of peaceful vacant and khas possession of the said land by the Owner to the Developer .

13.12 That before execution of this agreement , if the Owner herein above entered into any Agreement for Sale and /or Development Agreement with any intending Purchasers/ Developer respectively , it will solely be the responsibility and obligation for the Owner herein to execute proper Revocation Agreement with the said parties at their own costs and expenses.

13.13 That after the execution of this Agreement , if it is found that the Developer fails to fulfil the terms of the Agreement or violets any law of the land which will be detrimental to the progress of the said Project the owners may cancel this agreement and institute suit or proceedings and thereafter enter into fresh agreement with Third party and owners will be entitled to damages and/or compensation. Hence the Developer will be liable to pay such amount together with interest at the rate of 18% per annum being the liquidated demurrage for the same.

13.14 That in the event of death of the land owners above named during the continuance of the constructional work of the newly constructed building , his surviving legal heirs, successors namely 1. Smt. Gita Saha wife of Anup Kumar Saha, 2. Smt. Anutapa Dhar wife of Ananda Lal Dhar, 3. Smt. Anindita Saha and , 4. Smt Anita Sarkar wife of Alok Sarkar all are daughters of Shri Anup Kumar Saha, will inherited the property as per the owner's allocation laid down in the Agreement and they will bound to execute fresh Development Agreement and Development Power of Attorney in favour of the Developer for

uninterrupted progress of the construction work under the same terms and conditions as mentioned / embodied in the present Development Agreement .

. That after the execution of this Agreement if at a particular stage the Owner herein wants to back out or cancel this agreement or does any act or proceeding which will be detrimental for the smooth running of said project , the Developer under such circumstances will be truly responsible to claim and get back the refund of entire damages, demurrage and/ or compensation till the proceeding. Hence the Owners herein will be liable to pay such amount Together with interest at the rate of 18% per annum being the liquidated damage for the same.

13.15. That on or before the date of signing of this Agreement the Owners herein would keep all original papers and/or documents in respect of their title of the aforesaid property under the custody of Developer or his nominated Advocate/solicitor on valid receipt.

Article -XIV (Developer's Obligation)

14.1 the Developer doth hereby agrees and covenants with the Owners to complete the construction of the said building within 24 **(twenty four) months** from the date of sanction of the proposed building plan and after acquiring the peaceful vacant and khas possession of the said premises subject to the provision of Force Mejeure herein below written.

14.2 The Developer shall have no right to transfer and/or no right to assign the benefits of this Agreement or any portion thereof without the consent of the owners in writing .

14.3. The Developer doth hereby agrees and covenants with the Owners not to violets or contravenes any of the provisions of rules applicable for construction of the such building.

14.4. The Developer hereby agrees and covenants with the Owners not to do any act deeds or things whereby the Owners are prevented from enjoying selling , assigning and or disposing of any of the Owners allocation in the building at the said premises .

14.5. The Developer doth hereby agree not to part with possession of the Developer Allocation or any portion unless possession of the Owner allocation is delivered to the Owners at First.

14.6 The Developer doth hereby agree to pay rent to the owner unless and until possession of the Owner's allocation is delivered.

14.6. That for any defective construction and bad workmanship , the owners shall not held responsible.

Article-XV (Owners Indemnity)

15.1. The Owner hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances

on the part of the Owner Provided the Developer performs and fulfil all the terms and conditions herein contained and/or in its parts to be observed and performed.

Article -XVI (Developer 's Indemnity)

16.1. The Developer hereby undertake to keep the owner indemnified against all third claims and actions arising out of any sort of act or omissions or commission of the Developer in relation to the making of construction of the said building.

Article -XVII (Miscellaneous)

17.1. The Owner and the Developer have entered into agreement purely as a contract on the basis of Joint Venture Agreement and under any circumstances this shall not be treated as partnership and/or association of persons in between the Owners and Developer.

17.2. Immediately after possession of the said land premises , be handed over by the Owner to the Developer, the Developer shall be entitled to start construction of the said building on the said premise in accordance with the sanctioned building plan to be sanctioned by the competent authority of Khardah Municipality.

17.3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have served on the owners if delivered by hand been served on the Owners and duly acknowledge or set by prepaid registered post with Acknowledgement due and shall likewise be deemed to have been served on the Developer by the Owners if delivered by hands or sent by prepaid registered post to the registered office of the Developer .

17.4. The Developer and the owners shall mutually frame scheme for the management and administration of the said proposed building and/or common parts thereof. The owners hereby agrees to abide by the all rules and regulation to be framed by any society/association/holding/organisation and/or any other organisation who will be in charge of such management of the affirms of the build and/or common parts thereof and hereby give their consent to by such rules and regulation it is made clear the Owners of the respective flat shall maintain the said building after the same being handed over to the prospective buyers by the Developer .

17.5. The name of the said proposed building shall be "" as greed by the parties hereto forever.

17.6. As and from the date of completion of the building the Developer and or its transferees and the Owners and/or their transferee shall each be liable to pay and bear proportionate charges on account of ground rent and wealth taxes and other taxes payable in respect of their respective spaces and pay their proportionate maintenance charges of their respective spaces.

17.7. The building proposed to be constructed by the Developer shall be made in accordance with the specification more fully and particularly mentioned and described in the **THIRD SCHEDULE** herein under written .

Article -XVIII (Force Majeure)

18.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative objection presented by the existence of the "Force Majeure" and shall be suspended from the obligation during the duration of the "Force Majeure".

Force Majeure :- Any failure or omission by either party to perform its obligation shall not be deemed to be a breach of the Agreement, if the same is caused by reason of circumstances constituting Force Majeure which shall include but not be limited to acts of gods, acts of any Government or any agency thereof, fire war, civil commotion, strikes, lockouts, embargoed , disasters or any other caused beyond the control of the party affected.

18.2. Force Majeure shall mean flood, earth quake, riot, storms, tempest, civil commotion, strike , epidemic, pandemic and/or other act or commission beyond the control of the parties hereto.

Article- XIX (Penal Clause)

19.1 it is also made clear that in that event the Developer is prevented from proceeding with the construction work during continuation of such construction if prevented from starting the construction by any act on the part of the Owners and/or agents or any person claiming any right under the Owner, in that event Developer has right to rescind the agreement and refund back the all sums together with interest of 18% per annum and also entitled to claim loss , damages that Developer may suffer .

19.3. Save and except what has been specifically stated hereunder all disputes and differences between the parties arising out of as per the Agreement shall be adjudicated by reference to arbitration of two independent arbitrators one appointed by each parties as per the provision of the Arbitration and Reconciliation Act 1996 and Arbitration and Reconciliation Act ,2019 (Act XIV of 1940) at its statutory modifications and / re enactments thereof in force time to time .

Article - XX (Jurisdiction)

20.1. The Court of Barasat and High Court At Calcutta shall have the jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties hereto.

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THE FIRST SCHEDULE ABOVE REFERRED TO

All That Piece and Parcel of land measuring about 3 (three) Cottahs be little more or less standing with three storied structure measuring about 1017 (One Thousand and Seventeen) sq. ft. one Ground floor, 1017 (One Thousand and Seventeen) sq. ft. be little more or less on the First Floor and 1017 (One Thousand and Seventeen) sq. ft. be little more or less on the Second Floor, total structure measuring about 3054 (Three Thousand and Fifty Four) sq. ft., be little more or less which is lying and situated at **Mouza- Rahara**, J.L.no.-3, Touzi no.184-190, Re.Sa. no. 61 corresponding **R.S. Khatian no.4783**, L. R. **Khatian no. 6134** and **R.S. dag no.1154 & 1155**, L. R. **Dag no. 3046**, ward no 12, **Holding no 164**, Road:- **Nandankanan, Rahara** within the municipal jurisdiction of **Khardah Municipality**, under P. S. - **Khardah**, District North 24 Parganas, D. S. R. at **Barasat** and A. D. S. R. at **Sodepur** which is butted and bounded as follows:-

ON THE NORTH : 9 ft wide Municipal Road
ON THE SOUTH : House of Rajendra Brajabasi;
ON THE EAST : Land of Sumangal Enterprise;
ON THE WEST : House of Malay Saha .

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

That the land Owner herein will get and enjoy entire top floor of the newly constructed multi storied building,, be little same more or less, in case of Sanction of multi storied Building plan by the competent authority upon the entire constructed area in the said proposed building on super built up area basis to be constructed by the Developer upon obtaining a building plan to be sanctioned by the competent authority of the Khardah Municipality consisting of several flats, car parking, shop rooms, etc. if any deviation with the sanction plan then all responsibility, liabilities of such fine/penalties to be imposed by the competent authority shall be borne by the Developer.

The owner also will be entitled to have the consideration as owner allocation in following manner:-

- Rs 50,000/- (Rupees fifty thousand only) will be paid to the Land owner herein at the time of execution of these presents.
- Rs. 50,000/- (Rupee fifty thousand only) will be paid to the Land owner herein after 8 months of these presents.
- Rs. 50,000/- (Rupee fifty thousand only) will be paid to the Land owner herein after 16 months of these presents.
- Rs. 50,000/- (Rupee fifty thousand only) will be paid to the Land owner herein after 24 months of these presents.

Handwritten signature/initials

PART-II (DEVELOPERS' ALLOCATION)

That Developers' Allocation shall mean and include remaining entire floors of the newly constructed multi storied building, be little same or more or less of the newly constructed building, sanction plan of the entire constructed built up area to be constructed by the Developer in the said proposed building several flats, car parking, shop rooms, etc. TOGETHERWITH proportionate common passage on the Ground floor of the proposed building .

THIRD SCHEDULE ABOVE REFERRED TO

(specification)

SALIENT FEATURE:- RCC foundation and framed structure for G+3 storied.

FLOOR:- standard quality Tile.

WALLS:- 8" thick outside brick wall, 4" / 3"thick partition wall & 4"/5" thick common wall including plaster of paris over cement plaster

WINDOW:- Aluminum sliding window with MS grill with 3.5mm glass

DOORS:- Door frame made of sal wood, shutter made of phenol bonded flush

door With proper fittings , bathroom door will be made of P V C.

ELECTRICAL WIRING:- Conceal wiring up to switch board only having adequate number of points without any electrical fittings will be provided as follows.

BED ROOM :- light point 2 nos. fan point 1 no. and plug point 1 no,

Master bed room will be provided by one AC Point.

LIVING/DINING :- light point 3 nos. fan point 2 no. plug point 3 no. fridge

point 1 no .TV Point1 no

KITCHEN:- light point 1 no. plug point 2 nos. exhaust fan point 1 no.

TOILET :- each toilet having light point 1 no. exhaust fan point 1 no. and with all sanitary fittings including commode with cistern , seat cover , stop cock, bib cock (geyser point will be provided only at common Toilet)

BALCONY:- light point 1 no. Plug Point 1 no. with M.S. Railing

ENTRANCE :- door bell point 1 no.

WATER SUPPLY:- A underground water reservoir fitted with self priming submersible pump of adequate capacity for all flat owners and an overhead tank for The purpose of water supply will be arrange by the Developer but the maintenance shall be paid by the all Owners of the flat

Any work other than above would be regard as extra work, for which separate payment is required to be paid to the developer/promoter before execution.

Handwritten signature

FOURTH SCHEDULE ABOVE REFERRED TO

COMMON FACILITIES AND AMENITIES :- shall include corridors, stairways, passageways, drain ways, lift, lift machine, lift cage , submersible water pump , common lavatories, pump room, tube wells, underground water reservoir, overhead water tank, water pump and plumbing line , roof , paths and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building.

IN WITNESSES WHEREOF all the parties herein, hereby agreed, understood and have set and subscribed their hands and signatures on the day , month and year first above written.

**SIGNED AND DELIVERED
IN PRESENCE OF:**

WITNESSES:-

1. Ananta Dhar
828 B, Rabindra Sarani
Bagh bazar
KOL-3
2. Anita Sarkar
97/1E, Nandan Para Lane
KOL-36, Baranagar.

Anup Kumar Saha

SIGN OF ANUP KUMAR SAHA
(SIGNATURE OF THE LAND OWNER/ VENDOR)

For SUMANGAL ENTERPRISE

Indrajit Bhattacharyya

SIGN OF INDRAJIT BHATTACHARYYA

For SUMANGAL ENTERPRISE

Sutapa Sarkar

SIGN OF SUTAPA SARKAR

For SUMANGAL ENTERPRISE

Ranjit Kumar Majumder

SIGN OF RANJIT KUMAR MAJUMDER

Ajoy Kumar Singh

SIGN SRI AJOY KUMAR SINGH

For SUMANGAL ENTERPRISE

Abhijit Das

SIGN OF SRI ABHIJIT DAS

For SUMANGAL ENTERPRISE

Jiban Krishna Dey

SIGN OF SRI JIBAN KRISHNA DEY
(SIGNATURE OF THE DEVELOPER)

Drafted by me :-

Moumita Paul
MOUMITA PAUL (DAS)
ADVOCATE
HIGH COURT, CALCUTTA
Regd. No.-WB-2090/2010

MEMO OF RECEIPT

Received from the within mentioned Developer namely "SUMANGAL ENTERPRISE" the within mentioned sum of Rs. 50,000/- (Rupees Fifty Thousand) only by the Land Owner namely "ANUP KUMAR SAHA" in following manner :-

DATED	CH. NO./CASH	BANK & BRANCH	AMOUNT (RS)
04.04.2023	101938	IDBI BANK, SODEPUR	50,000/-

Totalling Fifty Thousand Rupees

WITNESSESS:-

1. Anutapa Saha

Anup Kumar Saha.

2. Anita Sarkan.

SIGN OF ANUP KUMAR SAHA
(SIGNATURE OF THE LAND OWNER/ VENDOR)

DISTRICT NORTH 24 PARGANAS

THE DISTRICT MAGISTRAR, NORTH 24 PARGANAS, WEST BENGAL, INDIA

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB



RIGHT HAND FINGER PRINT

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE *Asit Kumar Choudhary*

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB



RIGHT HAND FINGER PRINT

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE *Asit Kumar Sa*

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB



RIGHT HAND FINGER PRINT

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE *Subinjit Sa*

DISTRICT NORTH 24 PARGANAS

.....

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINT

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Jiban Krishna Das



LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINT

THUMB	FORE	MIDDLE	RING	LITTLE



SIGNATURE

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINT

THUMB	FORE	MIDDLE	RING	LITTLE



SIGNATURE



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



040420232000311422

GRIPS Payment Detail

GRIPS Payment ID:	040420232000311422	Payment Init. Date:	04/04/2023 10:13:51
Total Amount:	10425	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2411526205030	BRN Date:	04/04/2023 10:16:34
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: ranjit kumar majumder
Mobile: 9804590077

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240003114238	Directorate of Registration & Stamp Revenue	10425
Total			10425

IN WORDS: TEN THOUSAND FOUR HUNDRED TWENTY FIVE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240003114238

GRN Details

GRN:	192023240003114238	Payment Mode:	SBI Epay
GRN Date:	04/04/2023 10:13:51	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2411526205030	BRN Date:	04/04/2023 10:16:34
Gateway Ref ID:	202309441814546	Method:	State Bank of India New PG CC
GRIPS Payment ID:	040420232000311422	Payment Init. Date:	04/04/2023 10:13:51
Payment Status:	Successful	Payment Ref. No:	2000773593/8/2023

[Query No*/Query Year]

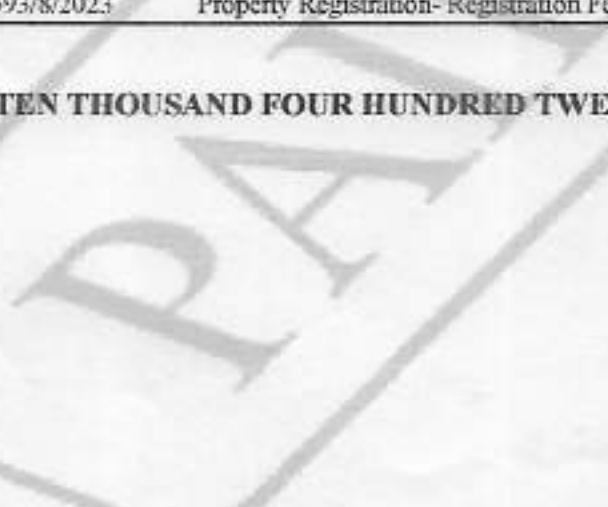
Depositor Details

Depositor's Name:	ranjit kumar majumder
Address:	31 MURALIDHAR PALLY, P.O. SODEPUR
Mobile:	9804590077
Email:	baburanjit13@gmail.com
Depositor Status:	Others
Query No:	2000773593
Applicant's Name:	Mr MOUMITA PAUL
Identification No:	2000773593/8/2023
Remarks:	Sale, Development Power of Attorney
Period From (dd/mm/yyyy):	04/04/2023
Period To (dd/mm/yyyy):	04/04/2023

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000773593/8/2023	Property Registration- Stamp duty	0030-02-103-003-02	9911
2	2000773593/8/2023	Property Registration- Registration Fees	0030-03-104-001-16	514
			Total	10425

IN WORDS: TEN THOUSAND FOUR HUNDRED TWENTY FIVE ONLY.



Major Information of the Deed

Deed No :	I-1524-02392/2023	Date of Registration	04/04/2023
Query No / Year	1524-2000773593/2023	Office where deed is registered	
Query Date	23/03/2023 8:42:21 AM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	MOUMITA PAUL SEALDAH COURT COMPLEX, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9804662781, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 60,29,561/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,011/- (Article:48(g))	Rs. 514/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



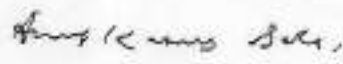
District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Nandan Kanan Road, Mouza: Rahara, , Ward No: 12 JI No: 3, Pin Code : 700118

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-3046 (RS :-)	LR-6134	Bastu	Bastu	3 Katha	1/-	41,03,999/-	Width of Approach Road: 9 Ft.,
Grand Total :					4.95Dec	1 /-	41,03,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3051 Sq Ft.	1/-	19,25,562/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1017 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 18 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1017 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 18 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1017 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 18 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		3051 sq ft	1 /-	19,25,562 /-	



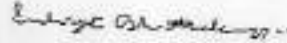
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ANUP KUMAR SAHA Son of Late HARI MADHAB SAHA Executed by: Self, Date of Execution: 04/04/2023 , Admitted by: Self, Date of Admission: 04/04/2023 ,Place : Office	Photo  04/04/2023	Finger Print  LTI 04/04/2023	Signature  04/04/2023
164 NANDANKANAN KHARDAH, City:- Not Specified, P.O:- RAHARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: KFxxxxxx0G, Aadhaar No: 72xxxxxxxx2616, Status :Individual, Executed by: Self, Date of Execution: 04/04/2023 , Admitted by: Self, Date of Admission: 04/04/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	SUMANGAL ENTERPRISE JAFFARPUR PANCHANANTALA PATHAGAR BARRACKPORE, City:- Not Specified, P.O:- TALPUKUR, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123 , PAN No.:: ADxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr INDRAJIT BHATTACHARYYA Son of Late DEBENDRANATH BHATTACHARYYA Date of Execution - 04/04/2023 , Admitted by: Self, Date of Admission: 04/04/2023, Place of Admission of Execution: Office	Photo  Apr 4 2023 2:38PM	Finger Print  LTI 04/04/2023	Signature  04/04/2023
13/2B OLD CALCUTTA ROAD BANK PARK, City:- Not Specified, P.O:- TALPUKUR, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx9Q, Aadhaar No: 60xxxxxxxx1909 Status : Representative, Representative of : SUMANGAL ENTERPRISE (as PARTNER)				

2

Name	Photo	Finger Print	Signature
Mrs SUTAPA SARKAR Wife of Mr NARESH SARKAR Date of Execution - 04/04/2023, , Admitted by: Self, Date of Admission: 04/04/2023, Place of Admission of Execution: Office			
	Apr 4 2023 2:35PM	LTI 04/04/2023	04/04/2023

NANDAN KANAN RAHARA, City:- Not Specified, P.O:- RAHARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx5E, Aadhaar No: 58xxxxxxxx5126 Status : Representative, Representative of : SUMANGAL ENTERPRISE (as PARTNER)

3

Name	Photo	Finger Print	Signature
Mr RANJIT KUMAR MAJUMDER (Presentant) Son of Late NEPAL CHANDRA MAJUMDER Date of Execution - 04/04/2023, , Admitted by: Self, Date of Admission: 04/04/2023, Place of Admission of Execution: Office			
	Apr 4 2023 2:33PM	LTI 04/04/2023	04/04/2023

31 MURALIDHARPALLY ROAD, City:- Not Specified, P.O:- SODEPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx9B, Aadhaar No: 39xxxxxxxx9360 Status : Representative, Representative of : SUMANGAL ENTERPRISE (as PARTNER)

4




Name	Photo	Finger Print	Signature
Mr AJAY KUMAR SINGH Son of Late RAM BALAK SINGH Date of Execution - 04/04/2023, , Admitted by: Self, Date of Admission: 04/04/2023, Place of Admission of Execution: Office			
	Apr 4 2023 2:34PM	LTI 04/04/2023	04/04/2023

ARABINDA ARENA 2ND FLR, Block/Sector: C, Flat No: 1, City:- Not Specified, P.O:- RAHARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx6H, Aadhaar No: 39xxxxxxxx9360 Status : Representative, Representative of : SUMANGAL ENTERPRISE (as PARTNER)

5

Name	Photo	Finger Print	Signature
Mr ABHIJIT DAS Son of Late SARAJIT DAS Date of Execution - 04/04/2023, , Admitted by: Self, Date of Admission: 04/04/2023, Place of Admission of Execution: Office			
	Apr 4 2023 2:35PM	LTI 04/04/2023	04/04/2023

JAFFARPUR PANCHANANTALA PATHAGAR BARRACKPORE, City:- Not Specified, P.O:- NONACHANDANPUKUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx4Q, Aadhaar No: 36xxxxxxxx9386 Status : Representative, Representative of : SUMANGAL ENTERPRISE (as PARTNER)

6	Name	Photo	Finger Print	Signature
	Mr JIBAN KRISHNA DEY Son of Late KANAI LAL DEY Date of Execution - 04/04/2023, , Admitted by: Self, Date of Admission: 04/04/2023, Place of Admission of Execution: Office	 <small>Apr 4 2023 2:34PM</small>	 <small>LTI 04/04/2023</small>	 <small>04/04/2023</small>
76 MURALIDHAR PALLY ROAD, City:- Not Specified, P.O:- SODEPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx1R, Aadhaar No: 29xxxxxxxx7076 Status : Representative, Representative of : SUMANGAL ENTERPRISE (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs MOUMITA PAUL Wife of Mr KAUSIK DAS SEALDAH COURT COMPLEX, City:- Not Specified, P.O:- ENTALY, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	 <small>04/04/2023</small>	 <small>04/04/2023</small>	 <small>04/04/2023</small>
Identifier Of Mr ANUP KUMAR SAHA, Mr INDRAJIT BHATTACHARYYA, Mrs SUTAPA SARKAR, Mr RANJIT KUMAR MAJUMDER, Mr AJAY KUMAR SINGH, Mr ABHIJIT DAS, Mr JIBAN KRISHNA DEY			

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Nandan Kanan Road, Mouza: Rahara, ,
 Ward No: 12 JI No: 3, Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3046, LR Khatian No:- 6134	Owner:অনুপ কুমার সাহা, Gurdian:হরি মাধব, Address:নিজ , Classification:বালু, Area:0.05000000 Acre,	Mr ANUP KUMAR SAHA

Endorsement For Deed Number : I - 152402392 / 2023

On 04-04-2023

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

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

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

Presented for registration at 14:00 hrs on 04-04-2023, at the Office of the A.D.S.R. SODEPUR by Mr RANJIT KUMAR MAJUMDER ..

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 60,29,561/-

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

Execution is admitted on 04/04/2023 by Mr ANUP KUMAR SAHA, Son of Late HARI MADHAB SAHA, 164 NANDANKANAN KHARDAH, P.O: RAHARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Retired Person

Indetified by Mrs MOUMITA PAUL, , , Wife of Mr KAUSIK DAS, SEALDAH COURT COMPLEX, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-04-2023 by Mr INDRAJIT BHATTACHARYYA, PARTNER, SUMANGAL ENTERPRISE (Partnership Firm), JAFFARPUR PANCHANANTALA PATHAGAR BARRACKPORE, City:- Not Specified, P.O:- TALPUKUR, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123

Indetified by Mrs MOUMITA PAUL, , , Wife of Mr KAUSIK DAS, SEALDAH COURT COMPLEX, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 04-04-2023 by Mrs SUTAPA SARKAR, PARTNER, SUMANGAL ENTERPRISE (Partnership Firm), JAFFARPUR PANCHANANTALA PATHAGAR BARRACKPORE, City:- Not Specified, P.O:- TALPUKUR, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123

Indetified by Mrs MOUMITA PAUL, , , Wife of Mr KAUSIK DAS, SEALDAH COURT COMPLEX, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 04-04-2023 by Mr RANJIT KUMAR MAJUMDER, PARTNER, SUMANGAL ENTERPRISE (Partnership Firm), JAFFARPUR PANCHANANTALA PATHAGAR BARRACKPORE, City:- Not Specified, P.O:- TALPUKUR, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123

Indetified by Mrs MOUMITA PAUL, , , Wife of Mr KAUSIK DAS, SEALDAH COURT COMPLEX, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 04-04-2023 by Mr AJOY KUMAR SINGH, PARTNER, SUMANGAL ENTERPRISE (Partnership Firm), JAFFARPUR PANCHANANTALA PATHAGAR BARRACKPORE, City:- Not Specified, P.O:- TALPUKUR, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123

Indetified by Mrs MOUMITA PAUL, , , Wife of Mr KAUSIK DAS, SEALDAH COURT COMPLEX, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 04-04-2023 by Mr ABHIJIT DAS, PARTNER, SUMANGAL ENTERPRISE (Partnership Firm), JAFFARPUR PANCHANANTALA PATHAGAR BARRACKPORE, City:- Not Specified, P.O:- TALPUKUR, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123

Indetified by Mrs MOUMITA PAUL, , , Wife of Mr KAUSIK DAS, SEALDAH COURT COMPLEX, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 04-04-2023 by Mr JIBAN KRISHNA DEY, PARTNER, SUMANGAL ENTERPRISE (Partnership Firm), JAFFARPUR PANCHANANTALA PATHAGAR BARRACKPORE, City:- Not Specified, P.O:- TALPUKUR, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123

Indetified by Mrs MOUMITA PAUL, , , Wife of Mr KAUSIK DAS, SEALDAH COURT COMPLEX, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 514.00/- (B = Rs 500.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/04/2023 10:16AM with Govt. Ref. No: 192023240003114238 on 04-04-2023, Amount Rs: 514/-, Bank: SBI EPay (SBlePay), Ref. No. 2411526205030 on 04-04-2023, Head of Account 0030-03-104-001-16

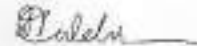
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,011/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,911/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8416, Amount: Rs.100.00/-, Date of Purchase: 24/02/2023, Vendor name: H C Sadhu

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/04/2023 10:16AM with Govt. Ref. No: 192023240003114238 on 04-04-2023, Amount Rs: 9,911/-, Bank: SBI EPay (SBlePay), Ref. No. 2411526205030 on 04-04-2023, Head of Account 0030-02-103-003-02



Debjani Haldar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2023, Page from 133854 to 133892
being No 152402392 for the year 2023.



Digitally signed by DEBJANI HALDER
Date: 2023.05.25 14:51:03 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 2023/05/25 02:51:03 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)