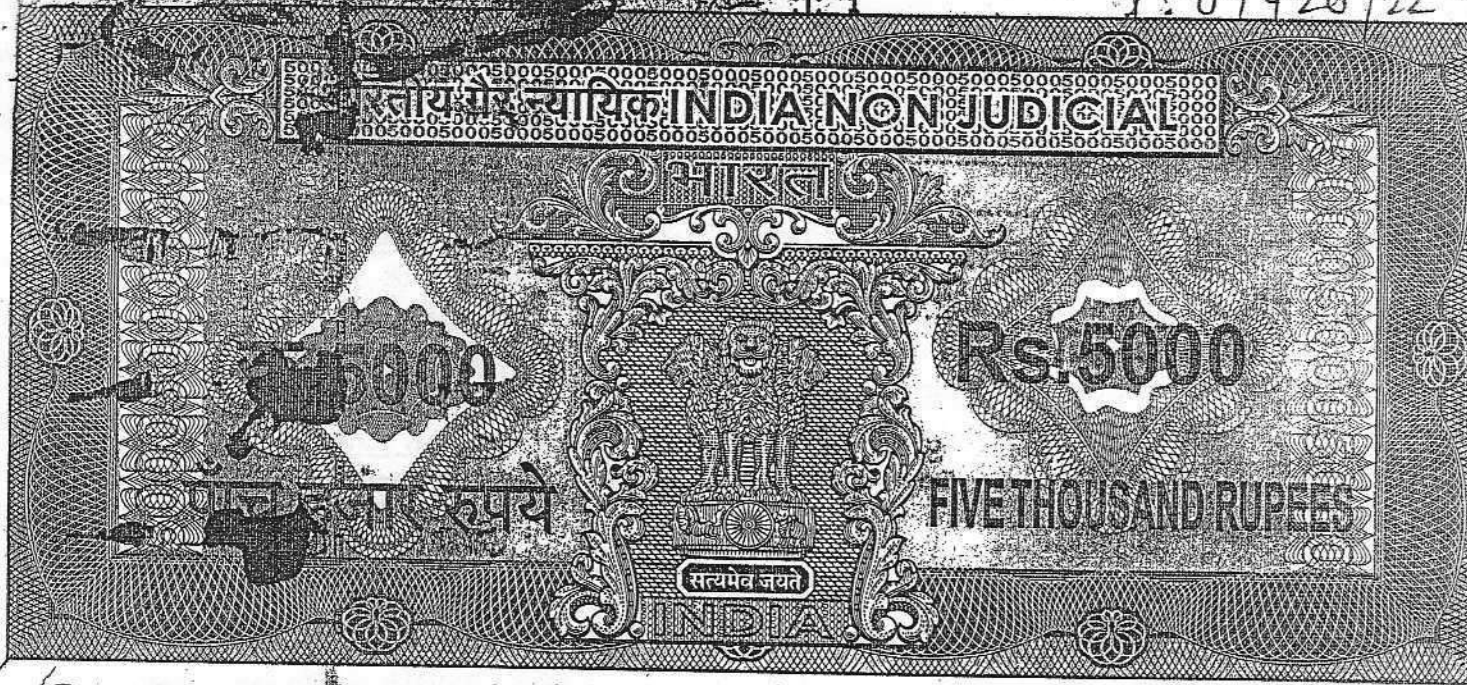


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16/02/22

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

(A)

Additional District Sub-Registrar
Medinipur Dum Dum 24 P.S. (North)
20 JUL 2022

DEED OF DEVELOPMENT AGREEMENT :-

THIS DEED OF DEVELOPMENT AGREEMENT is made on this the ^{20th} Day of July, Two Thousand and Twenty Two (2022) A.D
BETWEEN

1) MRS. CHANDANA DEY (PAN-BYJPD7508Q), (AADHAAR NO. 3595-2863-1580) wife of Sri Pradip Dey, by faith Hindu, by nationality Indian, by occupation Business, residing at 36, Middle Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700075, District South 24 Parganas, West Bengal, India AND **2) MS. SUJATA ROYCHOUDHURY (PAN-BBZPR1780D) (AADHAAR NO. 3461-0700-3375)**, daughter of Sri Rajat Roychoudhury, by faith Hindu, by nationality Indian, by occupation Business, residing at 3/1B, Mahendra Road, P.O. Bhawanipore, P.S. Bhawanipore, Kolkata-700025, District South 24 Parganas, West Bengal, hereinafter called the **OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to include its successors, successors-in-interest and assigns) of the **FIRST PART:**

AND

M/S. PARK PROPERTIES, a sole proprietorship Firm, represented by its sole proprietor **MR. UTPAL MAITY** Son of Late Gostha Behari Maity Having **(PAN.AGTPM4770C), (AADHAAR NO. 9122-3802-2348)** by Nationality-Indian, by Religion-Hindu and by Occupation-Business, residing at 40/1 Dum Dum Park, Bangur Avenue, North 24 Parganas, Kolkata - 700055, hereinafter called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or and include its heirs, successors, executors, context mean administrators, legal representatives and assigns) of the **SECOND PART.**

WHEREAS by a registered Deed of Conveyance one Brojendra Kumar Roychowdhury (since deceased) purchased the plot of land measuring about 7½ (seven and half) Bighas be the same a little more or less situate and lying at Shyamnagar Road, Mouza Satgachi, Sub-Registry Dum Dum more fully described in the Schedule "A" written hereunder and the said Deed of Conveyance was registered with the office of the Sub-Registrar, Cossipore Dum Dum and entered in Book No.1, volume No. 56, Being No. **3705** for the year **1950.**

AND WHEREAS after purchased of the said plot of land the said Brojendra Kumar Roychowdhury became the absolute owner of the said 7½ (seven

and half) Bighas of land as mentioned hereinabove and his name was duly mutated with the Municipal authorities.

AND WHEREAS the said Brojendra Kumar Roy chowdhury died intestate on 31.12.1977 leaving behind his widow Binapani Roy Chowdhury since deceased and his only son Sri Raghu Nath Roy chowdhury, as his heirs and legal representatives.

AND WHEREAS the widow of the said Brojendra Kumar Roychowdhury, Smt. Binapani Roychowdhury died intestate on 20.12.1992 leaving behind her only son Sri Raghunath Roychowdhury, as her only heir as there was no will, and as such there is no claimant of the said property except Vendor herein.

AND WHEREAS on the death of the said Brojendra Kumar Roychowdhury and the said Binapani Roychowdhury as aforesaid the said Raghunath Roychowdhury the became the absolute owner of the property left by his parents.

AND WHEREAS the said plot of land during the various municipal process divided into several Municipal holding Nos. 137, 138, 139, 140, 141, 142, 143, 144, 147, 148 and 149, Shyamnagar Road, Mouza Satgachi under South Dum Dum Municipality and the said plot of land commonly known as South Dum Dum Industrial Centre hereinafter called the said property.

AND WHEREAS the Municipal Holding No. 149, Shyamnagar Road, containing an area of 2 (two) Bighas of land area or a little more or less situated at Shyamnagar Road presently known as Gouri Nath Sastri Sarani, Municipal Ward No. 27, Mouza Stagachi, within the local limits of South Dum Dum Municipality under Dum Dum Police Station.

AND WHEREAS the Municipal Holding No. 149, Shyamnagar Road Kolkata 700055 was given under lease in the name of M/S. Chanda & Co. by a registered Deed of Lease executed by and between the earlier owner Brojendra Kumar Roychowdhury, since deceased for a period of 20 years and thereafter occupancy was under the term of Tenancy Agreement with the vendor and his mother since deceased and that in force thereafter;

AND WHEREAS said **Sri Raghu Nath Roy chowdhury** as lawful owner, sold, transferred and/or conveyed **ALL THAT** piece & parcel of land

measuring **2(Two) Bighas** lying and situated at Mouza-Satgachi , J.L. No-20, Touzi No-169, R.S. No-154, Comprised in C.S. Dag Nos-2861, 2862, 2863, 2864, 2865, 2866 & 2867 Under C.S. Khatian No-233, corresponding L.R. Dag No-7451, 7454, 7455, 7456, Within The Ambit of **South Dumdum Municipality**, under **Ward No.27 Being Municipal Holding No.149 Shyamnagar Road, P.S. Dum Dum, Kolkata-700055, District- North 24 Parganas** in favour of one **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED** by virtue of Registered Deed of Conveyance and the same was duly registered on dated **18th day of June 2010** and registered at the Office of A.D.S.R. Cossipore Dum Dum and the same was recorded in **Book. I, CD Vol No.16, Pages from 3337-3358, Being No.04362 for the Year 2011.**

AND WHEREAS after purchase by the strength of aforesaid deed, said **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED**, became the absolute owner of the property more fully mentioned in the First Schedule and mutated the said property at the office of **South Dum Dum Municipality** under Two Holdings Numbers being **295 & 295/A, Gouri Nath Sastri Sarani.**

AND WHEREAS the **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED** had got **Municipal Holding No.295 Gouri Nath Shastri Sarani (Old Holding No.149) under Ward No.27**, being assessment no- **1202901513753, P.S. Dum Dum, Kolkata-700055, District- North 24 Parganas** in respect of **ALL THAT** piece & parcel of land measuring **20 Cottahs** together with factory Shed/ structures standing thereon lying and situated at Mouza-Satgachi , J.L. No-20, Touzi No-169, R.S. No-154, Comprised in C.S. Dag Nos-2861, 2862, 2863, 2864, 2865, 2866 & 2867 Under C.S. Khatian No-233. **(Presently L.R. Khatian No.7138 under L.R. Dag No.7451, 7454, 7455 & 7456).**

AND WHEREAS the **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED** had got another **Municipal Holding No.295/A, Gouri Nath Shastri Sarani (Old Holding No.149) under Ward No.27**, being assessment no- **1202902967570, P.S. Dum Dum, Kolkata-700055, District- North 24 Parganas** in respect of **ALL THAT** piece & parcel of land measuring **20 Cottahs** lying and situated at Mouza-Satgachi , J.L. No-20, Touzi No-169, R.S. No-154, Comprised in C.S. Dag Nos-2861, 2862, 2863, 2864, 2865, 2866 & 2867 Under C.S. Khatian No-233. **(Presently L.R. Khatian No.7138 under L.R. Dag No.7455).**

AND WHEREAS after mutated the said property by the said **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED** started enjoying the same without any kinds of hindrances and/or disturbances from any corner in any manner what so ever and paying taxes regularly as yet.

AND WHEREAS due to Respect and Honour the said **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED** gifted of **ALL THAT** piece & parcel of land measuring **20 (Twenty) Cottahs** out of 40 Cottahs be the same a little more or less lying and situated within the limits of South Dum Dum Municipality, being **Holding No. 295/A, Gouri Nath Sastri Sarani, (Old holding NO. 149, Shyamnagar Road)** in Mouza Satgachi, Touzi No. 169, J.L. No. 20, Revenue Survey No. 154, comprised in L.R. Dag No. 7455, under L.R. Khatian No-7138, under ward No-27, being assessment no. **1202902967570, Police Station-Dum Dum, Kolkata-700055, District of 24 Parganas (North)** together with right title interest easement appendages appurtenances advantages passages common passages liberties privileges tenements hereditaments premises in favour of **MRS. CHANDANA DEY & MS. SUJATA ROYCHOUDHURY** by the way of Deed of Gift duly registered at A.D.S.R. Cossipore Dum Dum, recorded under Book No-I, Volume no-1506-2022, pages from 327230 to 327252, being Deed no-**150608245** for year **2022** as per resolution of Board Meeting of Director of **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED** held on dated 20/06/2022.

AND WHEREAS the Executor herein, being the owner, seized and possessed and/or well and sufficiently entitled to the said land and structure standing thereon, free from all encumbrances.

AND WHEREAS due to shortage of manpower, the owners were unable to raise the construction according to the sanctioned building plan on their own and coming to know about such difficulties of the owners, the above named Builder/Developer approached the said Owner to allow it to construct the said multistoried Building after developing the said property, as mentioned in the **SCHEDULE: "A"** hereunder written at its costs and expenses and by taking all responsibilities for constructing the said Building for and on behalf of the above named Owners, as the said Developer has acquired enough experience in the said land and able to construct the same.

AND WHEREAS the above named Developer has agreed to construct Building as per sanctioned Plan upon the said property of the Owner and

the Owner have accepted the said offer of the Developer and entrusted it to construct the said multistoried Building on the said property of the Owners.

AND WHEREAS before execution of this Agreement, the Owners have represented and assure to the Developer as follows:

- I. That the said property is free from all encumbrances, charges, liens, attachments, lispendences whatsoever or howsoever of **ALL THAT** piece & parcel of land measuring **20 (Twenty) Cottahs** be the same a little more or less lying and situated within the limits of South Dum Dum Municipality, being **Holding No. 295/A, Gouri Nath Sastri Sarani, (Old holding NO. 149, Shyamnagar Road)** in Mouza Satgachi, Touzi No. 169, J.L. No. 20, Revenue Survey No. 154, comprised in L.R. Dag No. 7455, under L.R. Khatian No-7138, under ward No-27, being assessee no. **1202902967570, Police Station Dum Dum, Kolkata-700055, District of 24 Parganas (North).**
- II. That excepting the present Owners nobody has any right, title, interest, claim, demand whatsoever or howsoever into or upon the said property.
- III. That there is no notice of acquisition or requisition received or pending in respect of **ALL THAT** piece & parcel of land measuring **20 (Twenty) Cottahs** be the same a little more or less lying and situated within the limits of South Dum Dum Municipality, being **Holding No. 295/A, Gouri Nath Sastri Sarani, (Old holding NO. 149, Shyamnagar Road)** in Mouza Satgachi, Touzi No. 169, J.L. No. 20, Revenue Survey No. 154, comprised in L.R. Dag No. 7455, under L.R. Khatian No-7138, under ward No-27, being assessment **1202902967570, Police Station Dum Dum, Kolkata-700055, District of 24 Parganas (North),** or any portion thereof.
- IV. That the Owners will execute a Development Power of Attorney in favour of the Developer except any transfer rights of the property/Building in Landlord's share of Flats (Owners' allocations) after the registration of the Development Agreement.
- V. That the Owner have declared to the Developer that the Owners have a marketable title in respect of the said property situated

thereon without any claim, right, title, interest of any person thereof or therein and the Owners have absolute right to enter into this Agreement with the Developer and the Owner hereby undertake to indemnify and keep the Developer indemnified against any or all Third Party's claims, actions and demands whatsoever with regard to the title and ownership of the Owner. The Developer has inspected the documents and is satisfied that the Owner has a good marketable title from all encumbrances and shall not raise any question/objection/dispute regarding the right or ownership of the Owner.

- VI. Relying on the aforesaid and believing the same to be true and acting on good faith thereof the Developer being desirous to develop the aforesaid properties on the terms and conditions as contained hereinafter appearing,

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

ARTICLE - "I"
(DEFINITION)

In these presents unless it is repugnant to the subject or context:

- 1.1. **OWNERS:** Shall mean **1)MRS. CHANDANA DEY (PAN-BYJPD7508Q),(AADHAAR NO. 3595-2863-1580)** wife of Sri Pradip Dey, by faith Hindu, by nationality Indian, by occupation Business, residing at 36, Middle Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700075, District South 24 Parganas, West Bengal, India **AND 2) MS. SUJATA ROYCHOU DHURY (PAN-BBZPR1780D) (AADHAAR NO. 3461-0700-3375).** daughter of Sri Rajat Roychoudhury, by faith Hindu, by nationality Indian, by occupation Business, residing at 3/1B, Mahendra Road, P.O. Bhawanipore, P.S. Bhwanipore, Kolkata- 700025, District South 24 Parganas, West Bengal, India , and its respective heirs, representatives, executors and assigns.

- 1.2. **DEVELOPER:** Shall mean **M/S. PARK PROPERTIES**, a sole proprietorship Firm, represented by its sole proprietor **MR.UTPAL MAITY** Son of Late Gostha Behari Maity Having (**PAN.AGTPM4770C**), (**AADHAAR NO. 9122-3802-2348**) by Nationality-Indian, by Religion-Hindu and by Occupation-Business, residing at 40/1 Dum Dum Park, Bangur Avenue, North 24 Parganas, Kolkata - 700055, West Bengal, India and its successors - in - office and assigns.
- 1.3. **PREMISES:** Shall mean homestead land situated at **ALL THAT** piece & parcel of land measuring **20 (Twenty) Cottahs** be the same a little more or less lying and situated within the limits of South Dum Dum Municipality, being **Holding No. 295/A, Gouri Nath Sastri Sarani, (Old holding NO. 149, Shyamnagar Road)** in Mouza Satgachi, Touzi No. 169, J.L. No. 20, Revenue Survey No. 154, comprised in L.R. Dag No. 7455, under L.R. Khatian No-7138, under ward No-27, being assessment **1202902967570, Police Station Dum Dum Kolkata-700055, District of 24 Parganas (North)**, more fully described in SCHEDULE: "A" hereunder written.
- 1.4. **BUILDING:** Shall mean Building to be constructed as per Plan sanctioned by the Dum Dum Municipality in the said property by the Developer herein.
- 1.5. **BUILT - UP AREA:** Shall mean and include the area of the unit from its outer walls together with its proportionate share of stair lobby and lift.
- 1.6. **THE SUPER BUILT - UP AREA OR SUPER BUILT - UP AREA OF A UNIT:** Shall mean built-up area of the Unit together with its proportionate share landings and passages with proportionate share in the common facilities and advantages as well as proportionate undivided share or interest in the land underneath the structure.
- 1.7. **COMMON AREAS:** Shall mean and include the passage, ways, stairways, gates, common lavatory, all rain water pipes, sewerage, fittings, fixtures, manholes pit, gullies, roof municipal filtered water connection and pipe lines water pump, lift, lift well and overhead tank, underground reservoir, fences, boundary wall, courtyard, C.E.S.C., electric connection, electric supply to the common areas facilities, electrical fixtures in the common areas, main switches,

electric from the garage room, interior walls and other facilities, which will be provided by the Developer from time to time.

- 1.8. **RATIO :-** 45-55% upto G+5 and 42-58% above 6th to 12th floor/Top floor of Total area for the owners and Developer respectively on the constructed area.

OWNERS' ALLOCATION: THE OWNER ALLOCATION shall mean the Owner shall be entitled to get **45% (forty five)** constructed area upto **G + 5** and **42%** from **6th** to top floor out of the area proposed to be constructed in a manner of several numbers of units in fully complete and habitable nature together with facilities of water and electric connection together with proportionate with undivided interest or share of the said land along with all proportionate rights on all common areas and facilities of the building and at the said premises which is to be allocated as follows : -

- a) Entire **4th Floor** and rest area will be adjusted on **1st & 2nd Floor**.
- b) **45%** of Entire car parking area.

AND **42%** of Constructed area from **6th Floor** and above upto **Top Floor** of the said premises which to be allocated as follows :

- a) Entire **8th Floor** and rest area will be adjusted on **10th and 12th Floor**.

After getting the building plan sanctioned from the concerned authority (South Dum Dum Municipality) Owner's Allocation will be demarcated by carpet area, built up area & Super Built up Area and if required, an Agreement for allocation of space will be entertained by and between the parties herein).

The Developer also hereby agrees to pay a lump sum interest free refundable amount of **Rs.10,00,000/- (Rupees Ten Lakhs only)** to the owner immediately, which was adjustable with constructed area basis from the owners allocation @ **Rs. 4500/- per Sq Ft.**

- 1.9. **DEVELOPER'S ALLOCATION:** Shall mean save and except the Owners' allocation, all Flats will be treated as Developer's allocation and the Developer shall enter into an Agreement or Agreements for sale or Agreement for Assignment for any type of transfer, lease or in any way of deed with the same as the absolute Owners thereof in the manner hereinafter provided. The Developer's allocation is mentioned

in **SCHEDULE: "C"** hereunder written. The developer shall adjusted Rs.10,00,000/-(Rupees Ten Lakhs only) from the owner owners allocation, on constructed area basis @ Rs.4500/- per Sq. Ft.

- 1.10. **ARCHITECT/LBS:** Shall mean such person or persons having requisite qualification and experience required under the relevant laws / rules to Act as Architect who will be appointed by the Developer for designing and supervision of the Building to be constructed in the said property.
- 1.11. **TRANSFER** shall mean and include transfer by possession or by any other means for effectuating the transfer of space of Flat or other Units lawfully in accordance with the terms and conditions of this Agreement and implementation of this project even though such transfer may not amount to transfer within the meaning of the Transfer of Property act.
- 1.12. **TRANSFEREES** shall mean and include all persons to whom any transferable areas are transferred or agreed to be so done.
- 1.13. **PROPORTIONATE OR PROPORTIONATELY** shall according to its context mean the proportion which the eatable area of any particular unit may bear to the entire salable area for the purpose of determining the share of rates and taxes and common expenses and service charges maintenance charges and it shall mean the proportion which the salable area of any unit may bear to the land on which the said Unit is complete for the purpose of executing the Conveyance.

ARTICLE - "II"

(COMMENCEMENT)

2.1. This Agreement shall be made to have commenced with effect from the date of handing over vacant possession by the owners of this present plot of **ALL THAT** piece & parcel of land measuring **20 (Twenty) Cottahs** be the same a little more or less lying and situated within the limits of South Dum Dum Municipality, being **Holding No. 295/A, Gouri Nath Sastri Sarani, (Old holding NO. 149, Shyamnagar Road) in Mouza Satgachi, Touzi No. 169, J.L. No. 20,**

Revenue Survey No. 154, comprised in L.R. Dag No. 7455, under L.R. Khatian No-7138, under ward No-27, being assessment no. **1202902967570, Police Station Dum Dum Kolkata-700055, District of 24 Parganas (North)**

ARTICLE - "III"

(OWNERS' DECLARATION)

THE OWNER HEREBY DECLARES THAT:

- 3.1. That there is no excess land within the meaning of Urban Land Ceiling & Regulation Act, 1976 on the said Property.
- 3.2. That there are no arrear taxes to be payable to the South Dum Dum Municipality and no proceedings for recovery of taxes is pending.
- 3.3. That the Owners till date have not yet entered into any Agreement with any other person or persons for sale or joint venture or whatsoever or any Third party.
- 3.4. That the **SCHEDULE: "A"** property is not affected by mortgage, liens, lispendences, debtor or trust or any Will, wakf and till date no notice of acquisition or requisition has been served upon the Owners from any concerning authority. That there is no other claimant who has any right, title or interest in respect of the **SCHEDULE: "A"** property other than the owners.
- 3.5. If at any time, defect in title shall be found out and if anybody shall dispute the title of the Owners in respect of the said property or any suit or action or proceedings shall be initiated, it shall be the responsibility of the Owner to defend such, action or all actions suits proceedings and cause and charge and expenses in respect thereof.

ARTICLE - "IV"

(DEVELOPER'S DECLARATION)

- 4.1 That the Developer hereby undertakes to construct the said Building in all respect within the stipulated period of **48 (Forty Eight)** months from the date of sanctioned Building Plan or vacant possession, whichever is later

and the said time period shall be extended for a period of **6 (Six)** months as Grace Period.

4.2 That if the Developer fails to handover the possession for the Owner herein within a maximum period of **48 (Forty Eight)** months and the said time period shall be extended for a period of 6(Six) months or as mutually agreed by both parties, as Grace Period afterwards whatever time will be extended.

4.3 If the second party fails to handover the possession with all requisite permits deemed fit to occupy all the flats in respect of the owner's allocation within extended time of 6 months mentioned in clause

4.4 Then the first party and the second party may extend the time to further after mutual consent. The second party will have to pay the penalty to the first party till such period of additional delay.

4.5 In case the second party continues to fail to handover the possession with all requisite permits deemed fit to occupy all the flats in respect of the owner's allocation, beyond extended time mentioned in clause

4.6, then the first party shall be at liberty to take necessary legal course as deemed fit and proper.

ARTICLE - "V"

(DEVELOPER'S RIGHTS)

5.1 That the Owner hereby grants rights to the Developer to construct the Building on the existing land of the said property.

5.2 That the Developer shall have Right to sell, transfer ,assign, alienate and/or conveyed the Developers Allocation without any kinds of interruption after given KHAS POSSESSION and all related building permits deemed fit for occupation to the owners allocation.

5.3 That the Developer shall have right to apply Loan by mortgaging the said property more fully mentioned in the below schedule for the sole purpose of construction of the proposed Building, save & except owners allocation.

ARTICLE -"VI"**(CONSTRUCTION)**

6.1 In consideration of the Owner have agreed to allow the Developer to commercially develop the said property by constructing the Building, the Developer has agreed to allocate the Owners' constructed space in the said premises together with the proportionate share in the common parts and facilities which shall hereinafter called the Owners' allocation, which is mentioned in **SCHEDULE: "B"** hereunder written.

6.2 That the said Owner's allocation shall be constructed and completed with good standard materials and the said Building will be decent one and shall contain all other amenities which are normally provided in a decent residential flat which is mentioned in the General Specification hereunder written.

ARTICLE-"VII"**(PROCEDURE)**

7.1 That the Owners shall grant to the Developer and/or its nominated person or persons Power of Attorney as may be required only for the purpose of obtaining necessary permission and approvals from the different authorities in connection with the construction of the Building, the Developer shall make the Deed of Conveyance's and/or Deed of Assignment's to the Purchaser's directly as the Attorney of the land owners from the Developers allocation.

7.2 That the Developer shall sell and transfer the undivided proportionate share of land underneath the Building comprised in the portion of the said Flat after retaining for itself undivided proportionate share in the land underneath the Building attributed to the Owner allocation to the Owners as mentioned in **SCHEDULE : "B"** hereunder written.

7.3 That the Developer shall give the finish possession with all amenities as per Specification, to the Owner herein and thereafter Developer handover the possession to the Buyers. The Developer will not be liable or respectable in anyway if the Owners do not shift /take possession after completion of the Flats and issuance of all related building permits deemed fit for possession (Owners' allocation).

7.4 That the Developer shall execute Deed of Sale and/or Deed of Assignment or any Documents relating to transfer as constituted Attorney of the Owners for the Developer's allocation after handing over the possession of the Owners and the Owners shall have no right to execute any Deed of Transfer for the Developer's allocation without Developer's consent.

7.5 All men and machinery and materials will be supplied by the Developer at its own costs and expenses and by the Supplier nominated by the Developer.

7.6 That the Owner's shall not do anything by which the Developer may be restrained from doing or completing the constructional work of the said Building in **SCHEDULE: "A"** property except due to reasons of doing inferior work or using poor grade of material by the material.

7.7 All the materials e.g. electrical goods, sewerage goods, water pipe lines, bricks, sands, irons, windows, doors, stone chips and all materials relating to the construction will be supplied to the ISI standard grade or as specified as the list of makes by the Developer at its own cost from the Supplier of the Developer and the Owners cannot raise Any objection for the same.

7.8 That the Developer shall negotiate the terms and conditions with the intending Purchaser/s for the sale of Flat of the Developer's allocation portion and shall receive the entire consideration money from the intending Purchaser/s of the said Flat/s and shall discharge the money receipt for the same as a constituted Attorney for the Owner/s in respect of the undivided share of land.

ARTICLE - "VIII"

(POSSESSION & CONSTRUCTION)

8.1 That the Owner's shall make over and deliver vacant possession of the **SCHEDULE: "A"** property for the purpose of construction after the developer obtains sanctioned Plan from the South Dum Dum Municipality subject to the arrangement of shifting and shall allow The Developer and its men and agents, mason to enter into the said premises for the purpose of construction and for the other purpose which, are required for the construction of the Building and the Developer shall be in possession of the

said property till completion of the Building and / or handing over the Flat to the respective Purchaser/s.

ARTICLE - "IX"
(OWNERS' INDEMNITY)

9.1 That the Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy the allocated share without any interference and / or disturbance provided the Developer perform and fulfills all the terms and conditions herein contained and/or its part to be observed and performed. The Owner shall have to hand over the photo copy of deed and last tax bill to the Developer for the necessary documents and paper works of the projects by taking valid receipt from the Developer and the same will be returned by the Developer to the Owner with the last registration of the Developer's allocation or with 48 (Forty Eight) months from start date (to be recorded) whichever is earlier, it is also settled during the work.

ARTICLE - "X"
(DEVELOPER'S INDEMNITY)

10.1 That the Developer hereby undertakes to keep the Owner indemnified against all Third Party claims and actions arising out of any sort of act or commission of the Developer in or relating to the construction/mortgage of the said Building/ land

ARTICLE-"XI"
(FORCE MAJEURE CLAUSE)

11.1 Force Majeure" is an event whose occurrence and/or consequences are inevitable, unforeseeable and uncontrollable, including (but not limited to) (i) acts caused by the human being including (but not limited to) acts of government, military authority, embargo, riot or war, etc.,(ii) any act of nature including (but not limited to) earthquakes, typhoons, flooding, fires etc., and (iii) any disease, epidemic, pandemic, quarantine or similar of threat to the health and safety of the either parties of the agreement.

11.2 That either Parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance for the relative

obligation is prevented by the existence of force majeure and shall be suspended from the obligation during the duration of the force majeure.

ARTICLE - "XII"

12.2 That after completion of the Owners' allocation, the Developer shall inform the Owners via an email or letter, to take possession of the Owners' allocation and the Developer shall hand over the Owners' allocation within 48 (Forty- Eight) months from the date of sanctioned Building Plan or vacant possession, whichever is later and the said time period shall be extended for a period of 6(Six) months as Grace Period.

12.3 That, if the Owner intend to undertakes any extra work which is beyond the Specification of the annexure, then the Owner have to apply to the Developer separately and the Developer shall raise the bill for such extra work, if the Owner agree to pay the bill raised by the Developer and gives written consent the Developer, the Developer shall undertake the extra work with the proper permission of the Architect appointed by the Developer.

ARTICLE - "XII"

(MISCELLANEOUS)

14.1 That the Developer shall be liable to pay all applicable taxes after getting the written possession from the Landowner. This Agreement till date of completion of the Building and after completion of the said Building and after taking possession and fulfillment of **SCHEDULE: "B"** hereunder written, the Owner shall pay proportional tax for his allocated portion and the intending Purchaser/s shall be liable to pay his/her/their allocated portion in pro - rata basis from the date of possession and/or Registration whichever is earlier.

14.2 Both the Parties shall abide by all Laws, Bye - laws, Rules and Regulations of the Government, 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 said Laws, Bye - laws, etc.

14.3 No goods or other items shall be kept by the Owner and no hindrance shall be caused in any manner in the free movement in the stairways, driveways and other places of common use in the new Building.

14.4 That the Developer and the Owner shall mutually frame scheme for the Management and Administration of the said Building and /or common parts thereon. The Owner and the Developer hereby agree to abide by all the rules and regulations of such Management/Society/Association/Holding Organization and hereby give their consent to abide by the same.

ARTICLE - "XIV"

That for the breach of any clause in this agreement both parties shall be at liberty to take necessary legal course as per law.

**-: SCHEDULE: "A" ABOVE REFERRED TO :-
(DESCRIPTION OF THE ENTIRE PREMISES)**

ALL THAT piece & parcel of land measuring **20 (Twenty) Cottahs** be the same a little more or less lying and situated within the limits of South Dum Dum Municipality, being **Holding No. 295/A, Gouri Nath Sastri Sarani, (Old holding NO. 149, Shyamnagar Road)** in Mouza Satgachi, Touzi No. 169, J.L. No. 20, Revenue Survey No. 154, comprised in L.R. Dag No. 7455, under L.R. Khatian No-7138, under ward No-27, being assessment no. **1202902967570, Police Station Dum Dum Kolkata-700055, District of 24 Parganas (North)**, which is butted and bounded as follows :-

ON THE NORTH: By Gouri Nath Sastri Sarani (Shyamnagar Road);

ON THE SOUTH: By Municipal Holding No.295, Gouri Nath Sastri Sarani (Shyamnagar Road);

ON THE EAST: By Canal;

ON THE WEST: By 16 Wide Private Common Passage;

-: SCHEDULE: "B" ABOVE REFERRED TO :-

(DESCRIPTION OF THE OWNERS' ALLOCATION)

THE OWNER ALLOCATION shall mean the Owner shall be entitled to get **45% (Forty Five)** constructed area upto **G + 5** and **42% (Forty Two)** from **6th to 12th Floor/top floor** out of the area proposed to be constructed in a manner of several numbers of units in fully complete and habitable nature

together with facilities of water and electric connection together with proportionate with undivided interest or share of the said land along with all proportionate rights on all common areas and facilities of the building and at the said premises which is to be allocated as follows :-

- a) Entire **4th Floor** and rest area will be adjusted on **1st & 2nd Floor**.
- b) **45%** of Entire car parking area.

AND **42%** of Constructed area from **6th Floor** and above to **12th Floor/Top Floor** of the said premises which to be allocated as follows :

- a) Entire **8th Floor** and rest area will be adjusted on **10th and 12th Floor**.

After getting the building plan sanctioned from the concerned authority (South Dum Dum Municipality) Owner's Allocation will be demarcated and if required, an Agreement for allocation of space will be entertained by and between the parties herein.

SCHEDULE: "C" ABOVE REFERRED TO

(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

DEVELOPER ALLOCATION shall mean save and except the Owner's Allocation the remaining **55% (fifty five)** of Constructed Area up to **G+5** and **58% (fifty eight)** of Constructed Area over from **6th Floor** to **12th Floor/top floor** an undivided proportionate share and /or interest in the common portion and Installation in consideration of constructing and completing the building in all respect and handing over the Owner's allocation fully constructed and habitable. After getting the building plan sanction from concerned authority (South Dum Dum Municipality) Developer's allocation will be demarcated and if required an Agreement for Allocation space will be entered by and between the parties herein.

GENERAL SPECIFICATION

(ANNEXURE-I)

S P E C I F I C A T I O N S

FOUNDATION

: Isolated footing / Pile foundation.

STRUCTURE

: R C C Frame Structure.

BRICK WORK: 200 mm. wall : 1:6 Cement mortar.
75/125 mm. wall: 1:4 Cement mortar with intermediate reinforcement at 4 ft.**TOILET EACH**

: One white Commode, Cistern, Shower, one white basin, provision for Geizer Point and Hot & Cold water line.

Wall of the Toilet would have upto 6 feet height Glazed Tiles.

FLOOR

: Entirely finished with vitrified tiles, Skirting - 4"

KITCHEN

: A) Cooking Platform with granite & Stainless Steel Sink.

B) Upto 2'-6" height over the Cooking Platform finished with Glazed Tiles.

DOOR

: Commercial Flush Door with fittings fixtures.

WINDOWS

: Alumunium Sliding window (with 1.5mm Thickness), glass and, with protective grill inside the window.

DOOR FRAME

: Wooden frame

ELECTRICALS

: Concealed wiring heavy duty copper super wire (ISI marked) and fitting and fixture of ISI marked.

LIVING -DINNING ROOM

: 2 Fan Points, 1ac point 2 Light Points, 4 Nos. 5 Amp. Plug point, TV & Telephone Point with cable installation,

STRUCTURE

: R C C Frame Structure.

BRICK WORK

: 200 mm. wall : 1:6 Cement mortar.
75/125 mm. wall: 1:4 Cement mortar with
intermediate reinforcement at 4 ft.

TOILET EACH

: One white Commode, Cistern, Shower, one
white basin, provision for Geizer Point and
Hot & Cold water line.

Wall of the Toilet would have upto 6 feet
height Glazed Tiles.

FLOOR

: Entirely finished with vitrified tiles,
Skirting - 4"

KITCHEN

: A) Cooking Platform with granite & Stainless
Steel Sink.

B) Upto 2'-6" height over the Cooking
Platform finished with Glazed Tiles.

DOOR

: Commercial Flush Door with fittings
fixtures.

WINDOWS

: Alumunium Sliding window (with 1.5mm
Thickness), glass and, with protective grill
inside the window.

DOOR FRAME

: Wooden frame

ELECTRICALS

: Concealed wiring heavy duty copper super
wire (ISI marked) and fitting and fixture of ISI
marked.

LIVING -DINNING ROOM

: 2 Fan Points, 1 ac point 2 Light Points, 4
Nos. 5 Amp. Plug point, TV & Telephone Point
with cable installation,

EACH BED ROOM

: 1 Fan point, 5 Amp. Plug Point, 2 Light points, & AC point.

KITCHEN

: 1(One) Exhaust point, 2 (Two) 5 Amp. Plug point, 1 (One) Light point, 2 Fifteen amp. Plug point. 1 geyser point

BALCONY

: One Light and fan Point each.

TOILET/WCEACH

: 1(One) Exhaust Point, 1 (One) Light Point and 1 (One) No. 15 Amp. geyser Point in Toilet.

SANITARY & PLUMBING

INSIDE: Concealed pipe line with heavy density UPVC

OUTSIDE : High density P V C Pipe ISI marked.

BASIN/PAN/COMMODE

: WHITE : Suitable Brand available in the Market.

PAINTING

: Drawing, Dinning & Bed Rooms & Kitchen / Toilet : Putty.

Door, Window & Grill : 2(Two) Coats white synthetic enamel paints.

OUTSIDE PAINTING : WEATHER COAT.

PARAPET WALL

: 3' 0" Height : Ornamental Design.

TERRACE

: Finish, treatment and water proofing method to be added.

LIFT

: 8 PERSONS.

OTHERS

: Over-head water tank (please specify capacity for each flat), Semi Underground

Water Reservoir, Septic tank, Drainage both inside & outside, Water from overhead tank would be available as per supply done by South Dum Dum Municipality.

IN WITNESS WHEREOF the parties hereto have here unto set and subscribed their respective hands and signature on the Day month and year first above written.

Chandana Dey

SIGNED SEALED AND DELEVERD

by the parties at Kolkata
in presence of:-

Sujata Roy Choudhury

WITNESSES:

1. *Apur K. Mishra*
Adv.
Alipore Police Court
KOL-27.

2. *Pratima Das*
Adv.
Alipore Police Court
KOL-27.

SIGNATURE OF THE OWNERS

PARK PROPERTIES
Utpal Maity
PROPRIETOR

SIGNATURE OF THE DEVELOPER

Drafted by me:-

Abir Kumar Mishra

Advocate
Enrolment No. F-853/2010
Alipore Police Court
Kolkata-700027.

:- MEMO OF CONSIDERATION :-

RECEIVED of and from within the named Developer the sum of **Rs.10,00,00,000/- (Rupees Ten Lakhs)** only as Settled price of the said Flat by the Owner herein as per memo below:-

MEMO

1. By cheque vide No. 438508
Dated-20/07/22, SBI, Dakshin Para Baguiali Br. 10,00,000/=

Total Rs.10, 00,000/-

(Rupees Ten Lakhs) only :

WITNESSES:-

1. Ajit K. Mohanthy
Adv.
Mysore Police Court
KOT-27.

Chandana Jay

Sujata RoyChoudhury











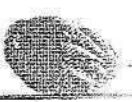
2. Pratima Das.
Adv.
Mysore Police Court
KOT-27.

SIGNATURE OF THE OWNERS

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					



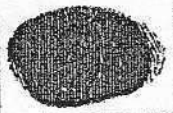
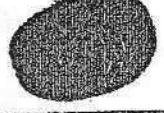



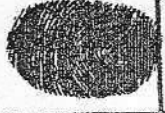
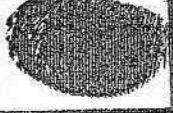
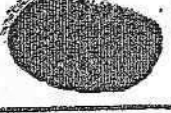

Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					



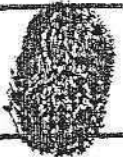



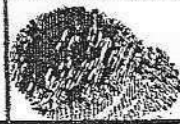




Name Chandana Dey.....

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature Sujata Roy Choudhary.....

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature Utpal Maity.....











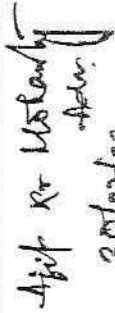
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15062002125980/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Chandana Dey 36 Middle Road, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Land Lord			<i>Chandana Dey</i> 20th July '22
2	Ms Sujata Roychoudhury 3/1B Mahendra Road, City:- , P.O:- Bhawanipore, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700025	Land Lord			<i>Sujata Roy Choudhury</i> 20th July '22
3	Mr UTPAL MAITY 40/1 DUM DUM PARK, City:- , P.O:- BANGUR AVENUE, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055	Representative of Developer [PARK PROPERTIES]			<i>Utpal Maity</i> 20/07/2022.

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr AJIT KUMAR MOHANTY Son of Mr Ashok Kumar Mohanty Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mrs Chandana Dey, Ms Sujata Roychoudhury, Mr UTPAL MAITY			 20/07/22

(Kauslava Dey)

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

Bengal
Addl. District Sub-Registrar
Cossipore, Dum Dum



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

GRN Details

GRN: 192022230077176041 Payment Mode: Online Payment
GRN Date: 19/07/2022 14:49:15 Bank/Gateway: Indian Overseas Bank
BRN: 202207190893819 BRN Date: 19/07/2022 14:50:33
Payment Status: Successful Payment Ref. No: 2002125980/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: MRS. CHANDANA DEY
Address: 36, MIDDLE ROAD, KOL-700075
Mobile: 9831113867
Depositor Status: Others
Query No: 2002125980
Applicant's Name: Mr AJIT KUMAR MOHANTY
Identification No: 2002125980/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002125980/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	35021
2	2002125980/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	10021
			Total	45042

IN WORDS: FORTY FIVE THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No	I-1506-09420/2022	Date of Registration	20/07/2022
Query No / Year	1506-2002125980/2022	Office where deed is registered	
Query Date	13/07/2022 11:40:42 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	AJIT KUMAR MOHANTY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7278121010, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 2,47,76,992/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 10,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gourinath Sastri Rd, Mouza: Satgachi, , Ward No: Q27, Holding No:295/A JI No: 20, Pin Code : 700055

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-7455 (RS :-)	LR-7138	BASTU WITH AREA>10 COTTAH	BASTU WITH AREA>10 COTTAH	10 Katha	1/-	1,23,74,996/-	Property is on Road
L2	LR-7455 (RS :-)	LR-7138	BASTU WITH AREA>10 COTTAH	BASTU WITH AREA>10 COTTAH	10 Katha	1/-	1,23,74,996/-	Property is on Road
		TOTAL :			33Dec	2 /-	247,49,992 /-	
		Grand Total :			33Dec	2 /-	247,49,992 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	50 Sq Ft.	1/-	13,500/-	Structure Type: Structure

Gr. Floor, Area of floor : 50 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

On Land L2	50 Sq Ft.	1/-	13,500/-	Structure Type: Structure
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Gr. Floor, Area of floor : 50 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	100 sq ft	2 /-	27,000 /-
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Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Chandana Dey Wife of Mr Pradip Dey 36 Middle Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: byxxxxxx8q, Aadhaar No: 35xxxxxxxx1580, Status :Individual, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Pvt. Residence</p>
2	<p>Ms Sūjata Roychoudhury (Presentant) Daughter of Mr Rajat Roychoudhury 3/1B Mahendra Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation Business, Citizen of: India, PAN No.:: bbxxxxxx0d, Aadhaar No: 34xxxxxxxx3375, Status :Individual, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>PARK PROPERTIES 40/1 DUM DUM PARK, City:- , P.O:- BANGUR AVENUE, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: AGxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr UTPAL MAITY Son of Mr P MAITY 40/1 DUM DUM PARK, City:- , P.O:- BANGUR AVENUE, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx0C, Aadhaar No: 91xxxxxxxx2348 Status : Representative, Representative of : PARK PROPERTIES (as PROPRIETOR)</p>

ier Details :

	Photo	Finger Print	Signature
AJIT KUMAR MOHANTY son of Mr Ashok Kumar Mohanty Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Mrs Chandana Dey, Ms Sujata Roychoudhury, Mr UTPAL MAITY

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Chandana Dey	PARK PROPERTIES-10 Katha

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Ms Sujata Roychoudhury	PARK PROPERTIES-10 Katha

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs Chandana Dey	PARK PROPERTIES-25.00000000 Sq Ft
2	Ms Sujata Roychoudhury	PARK PROPERTIES-25.00000000 Sq Ft

Transfer of property for S2

SI.No	From	To. with area (Name-Area)
1	Ms Sujata Roychoudhury	PARK PROPERTIES-50.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gourinath Sastri Rd, Mouza: Satgachi, , Ward No: 027, Holding No:295/A JI No: 20, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7455, LR Khatian No:- 7138	Owner:মেসার্স চন্দ এন্ড কোঃ (ইন্ডিজ) প্রাঃ লিঃ, Gurdian:পক্ষে নিহার কান্তি রায়চৌধুরী, Address:নিজ , Classification:বাস্ত, Area:0.37000000 Acre,	Mrs Chandana Dey
L2	LR Plot No:- 7455, LR Khatian No:- 7138	Owner:মেসার্স চন্দ এন্ড কোঃ (ইন্ডিজ) প্রাঃ লিঃ, Gurdian:পক্ষে নিহার কান্তি রায়চৌধুরী, Address:নিজ , Classification:বাস্ত, Area:0.37000000 Acre,	Ms Sujata Roychoudhury

20-07-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number: 4B (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:45 hrs on 20-07-2022, at the Private residence by Ms Sujata Roychoudhury one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,47,76,992/-

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

Execution is admitted on 20/07/2022 by 1. Mrs Chandana Dey, Wife of Mr Pradip Dey, 36 Middle Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. Ms Sujata Roychoudhury, Daughter of Mr Rajat Roychoudhury, 3/1B Mahendra Road, P.O Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business

Identified by Mr AJIT KUMAR MOHANTY, , Son of Mr Ashok Kumar Mohanty, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-07-2022 by Mr UTPAL MAITY, PROPRIETOR, PARK PROPERTIES (Sole Proprietorship), 40/1 DUM DUM PARK, City:- , P.O:- BANGUR AVENUE, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr AJIT KUMAR MOHANTY, , Son of Mr Ashok Kumar Mohanty, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021/- (B = Rs 10,000/- , E = Rs 21/-)
Registration Fees paid by Cash Rs 0/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/07/2022 2:50PM with Govt. Ref. No: 192022230077176041 on 19-07-2022, Amount Rs: 10,021/- Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202207190893819 on 19-07-2022, Head of Account 0030-03-103-003-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 40,021/- by online = Rs 35,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 40949, Amount: Rs.5,000/-, Date of Purchase: 19/07/2022, Vendor name: Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/07/2022 2:50PM with Govt. Ref. No: 192022230077176041 on 19-07-2022, Amount Rs: 35,021/- Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202207190893819 on 19-07-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 362563 to 362594
being No 150609420 for the year 2022.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2022.07.22 15:02:07 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 2022/07/22 03:02:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)