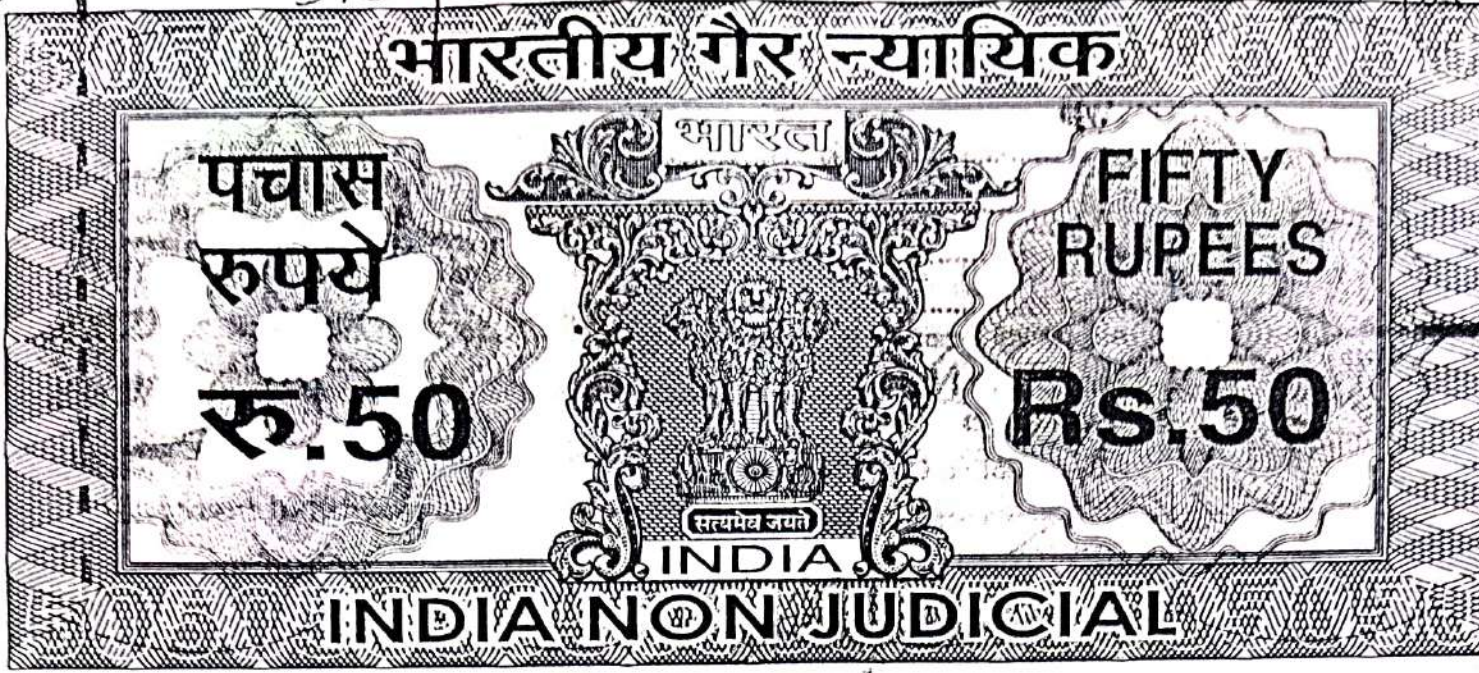


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 804890

Certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Addl. Dist Sub-Registrar
No. 30, South 24 Parganas

15 DEC 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this...^{14th}...
day of ~~December~~ Two thousand and twenty one, (2021),

BETWEEN

Contd.....P/2

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No. Rs. 50/- Date....

Name:

Address:

Vendor:

Alipur Collectorate, 24 Pgs. (5)

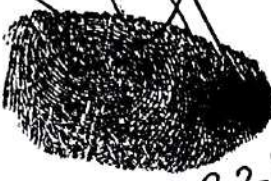
SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

Asim Kumar Jana
Advocate
High Court, Calcutta

Dhanil Chakravarti



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Dhanil Chakravarti



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SUCHANA

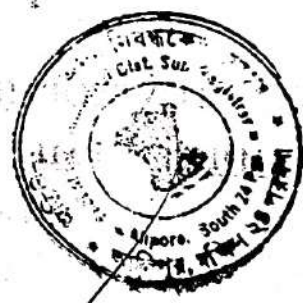
Praym Ghosh
PARTNER



3217

SUCHANA

Praym Ghosh
PARTNER



Adm. Dist. Sub-Registrar
Alipore
14 DEC 2021
South 24 Parganas
Kolkata-700027

Gosta Gopal Manna
s/o Late Radha North Manna
Occ: Service
Add:- 224A, N.S.C. Bose Road
P.O.: - Northaler
P.S.: - Netaji Singar
Kolkata - 700047

:: 2 ::

MR. INDRANIL CHAKRAVARTI, son of Late Himanshu Chakravarti, by occupation-Advocate, PAN-ACKPC3804E, AADHAAR no.9531 5038 0302, by faith-Hindu, by nationality-Indian, residing at 74A, Ashoke Avenue, within K.M.C. ward no. 098 of K.M.C., P.S. Jadavpur now Netaji Nagar, Kolkata-700092, District South 24-Parganas, West Bengal - hereinafter called and referred to as the "OWNER" (which expression unless excluded by or repugnant to the context be deemed to include his heirs, executors, agents and representatives) of the party of the FIRST PART:

AND

"SUCHANA", PAN- ACDFS8840H, a Partnership Firm, having its office address at 8/60, Netaji Nagar, P.S. -Jadavpur now Netaji Nagar, P.O.- Regent Estate, Kolkata-700092, District South 24-Parganas, West Bengal, and having as its Partners namely 1) SRI PRABIR GHOSH, son of Late Sudhir Ghosh, by occupation-Business, PAN-AHQPG0618P, AADHAAR No. 9792 7334 8075, by Faith-Hindu, by Nationality-Indian, residing at 8/64A, Netaji Nagar, P.O.- Regent Estate, P.S.- Jadavpur now Netaji Nagar, Kolkata-700092, District South 24- Parganas, West Bengal and 2) SRI BAPI DAS, son of Sri Bipin Das, by occupation-Business, PAN-AHFDP3158E, AADHAAR No. 9597 3428 4869, by Faith-Hindu, by Nationality -Indian, residing at 2/53, Netaji Nagar, P.O.- Regent Estate, P.S.- Jadavpur now Netaji Nagar, Kolkata-700092, District South 24- Parganas, West Bengal, - hereinafter called and referred to as "DEVELOPER/ CONTRACTOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, legal representatives and assigns) the Party of the SECOND PART.

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WHEREAS by an Indenture bearing date 04-01-1962 and executed by one Sm. Chitra Mehta, wife of Sri R.B. Mehta of 41, Southern Avenue, in the town of Calcutta now Kolkata, as the Vendor therein of the First Part and Sri R.B. Mehta, son of Late Sant Ram Mehta, of 41, Southern Avenue, in the town of Calcutta now Kolkata, as the Confirming Party therein of the Second Part, sold and conveyed to Sri Himanshu Chakrabarti (since deceased), son of Late Guruprasad Chakrabarti of P-595, Monoharpukur Road, Calcutta now Kolkata, as the Purchaser therein of the Third Part, a piece or parcel of land measuring 5 Cottahs more or less from the Western side of Plot no. 74A of the Asoke Park Building Estate Scheme and carved out partly of C.S. Plot No. 29, 30, 31 appertaining to Khatian No. 66 and 172 and 31 appertaining to Khatian No.99, Sub -Khatian 100 and Khatian No. 215, Sub -Khatian 216 partly of Mourashi Mocarari, partly Rayat Mocarari and partly Rayat Sthitiban right in Mouza Khanpur formerly within the limits of Tollygange Municipality, thereafter within Corporation of Calcutta and assessed and numbered with the said Corporation as Calcutta municipal premises no. 29/7/1, Puddapukur Road, P.S. - Tollygung, Sub-registration office Alipore, District 24 -Parganas now South 24 -Parganas and said Indenture was registered in the office of Sub-Registrar of Alipore and registered at Alipore, Sub-Registrar Alipore office in the Book no. I, Volume no. I, Volume no.4, pages 125 to 135, Deed no. 65 for the year 1962 and by another Indenture bearing date 04-01-1962 and executed by one Sm. Sumitra Mehta, wife of Sri G.K. Mehta of 41-B, Southern Avenue, in the town of Calcutta now Kolkata, as the Vendor therein of the First Part and Sri G.K. Mehta, son of Late Sant Ram Mehta, of 41-B, Southern Avenue, in the town of Calcutta now Kolkata, as the Confirming Party therein of the Second Part, sold and conveyed to Sri Himanshu Chakravarti (since deceased), son of Late Guruprasad Chakravarti of P-595,

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Monoharpukur Road ,Calcutta now Kolkata, as the Purchaser therein of the Third Part, a piece or parcel of land measuring 1 Cottah 7 Chhitaks 5 Sq.Ft. more or less from the Eastern side of Plot no. 74-B of the Asoke Park Building Estate Scheme and carved out partly of C.S. Plot No. 29,30, appertaining to Khatian No.66 and 172 partly of Mourashi Mokarari , partly Rayat Mokarari and partly Rayat Sthitiban right in Mouza Khanpur formerly within the limits of Tollygang Municipality thereafter within Corporation of Calcutta and assessed and numbered with the said Corporation as Calcutta municipal premises no. 29/7/2, Puddapukur Road, P.S. - Tollygung, Sub-registration office Alipore, District 24 -Parganas now South 24 -Parganas and said Indenture was registered in the office of Sub-Registrar of Alipore and registered at Alipore , Sub-Registrar Alipore office in the Book no. I, Volume no. 4, pages 136 to 146 , Deed no. 110 for the year 1962.

AND WHEREAS subsequently after purchasing Sri Himanshu Chakravarti (since deceased) constructed a two storied building along with garages on the said land pursuant to a plan approved by the C.M.C now K.M.C. authorities and the said land measuring 6 Cottahs 7 Chhitaks 5 Sq.Ft. more or less and building is collectively renumbered and recorded at Kolkata Municipal Corporation Premises no. 29/7/1B, N.S.C. Bose Road,(same known as 74A Ashoke Avenue) Kolkata-700092 and Assessee No.-21-098-07-0157-8.

AND WHEREAS the said Sri Himanshu Chakravarti died on 14th August 1997 after executing his last WILL and TESTAMENT dated 30th July,1997 in respect of the said property, whereby he appointed his sister namely Miss Amala Chakravarti of CD264 Sector I, Salt Lake City, Calcutta, as the sole executrix of the WILL. The Probate of the said will was granted in favour of Mr. Indranil Chakravarti on 5th September, 2000 by the Addl. District Judge, 2nd Court at Alipore, 24-Parganas(s) in Probate Case No. O.S. 6 of 1999 and

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thus Mr. Indranil Chakravarti became the absolute Owner of the said property morefully described Schedule-"A" hereunder written and he mutated his name in the records of the Kolkata Municipal Corporation in respect of the said property and is paying taxes thereon in his name under Assessee No.-21-098-07-0157-8.

AND WHEREAS thus the said Mr. Indranil Chakravarti become the absolute Owner of the said property (land and building) more particularly mentioned in the Schedule "A" hereunder written and is in lawful & khas possession of the said landed property, he has mutated his name in the K.M.C. and paying taxes regularly under Assessee No. 21-098-07-0157-8.

AND WHEREAS for better residential accommodation the Owner herein decided to develop his aforesaid property (land and building) by constructing new building in accordance with the building plan to be sanctioned by the K.M.C. and the Owner herein approached the Developer hereinto to construct a new building as per the sanctioned plan to be sanctioned by the K.M.C. and considering the experience of the Developer and the Developer herein agreed with the said proposal of the Owner's, now both the parties here have entered into this Agreement with the following terms and conditions hereinafter appearing.

AND WHEREAS the Owner is fully and sufficiently entitled to enter into this agreement.

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

DEFINITION: The terms in these presents shall, unless they be contrary or repugnant to the context, mean and include the following :

Contd.....P/6

OWNER : shall mean and include the Owner of the Land of the Premises and his respective heir / heirs, successor or successors and / or assign/ assigns.

DEVELOPER/CONTRACTOR: shall mean and include the Developer/ Contractor/Collaborator of the Premises and their respective successor or successors -in-interest, successors-in-office and/or assigns.

TITLE DEED: shall mean the Deed referred to hereinabove in the recital.

PROPERTY: shall mean the property mentioned in the Schedule "A" hereunder.

LAND : shall mean the land comprised in the Premises.

PREMISES : shall mean the K.M.C. Premises No.- 29/7/1B, Paddapukur Road(same known as 74A, Ashoke Avenue) , morefully described in the Schedule "A" hereto and shall also include the boundary wall erected thereon and/or Building to be constructed, wherever the context permits.

BUILDING : shall mean the Building to be constructed on the premises by the Developer/Contractor, in pursuance of the terms contained herein. The name of the building shall be "SANDHYA NEER".

PLANS : shall mean the plan of the Building and include such plans, drawings, designs, elevations, and specifications as are prepared by the Architects, including variations /modifications therein, if any and the plans will be sanctioned by the authority concerned of the Kolkata Municipal Corporation.

COMMON PORTIONS , FACILITIES AND AMENITIES : shall include corridors, stairway, ultimate roof, terrace, parapet walls, passage ways, driveways, submersible pump, lift ,overhead water tank, water pump and other facilities which may be mutually agreed by and between the parties and required for the establishment, location, enjoyment, provisions and maintenance and/or management of the said proposed Ownership building.

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COMMON EXPENSES: shall mean all expenses to be incurred by the unit Owners for the management and maintenance of the new building and the premises.

SALEABLE SPACE : shall mean the space in the said proposed Ownership building available for independent use and occupation after making due provisions for common facilities and the space required therefor.

ARCHTECT: shall mean such persons who may be appointed by the Developer for both designing & planning the buildings on the said property.

ADVOCATES: shall mean such other advocate/s whom the Developer/Contractor may, from time to time appoint as the advocates for the project.

OWNER'S ALLOCATION AND CONSIDERATION: shall mean the allocation and consideration as particularly set out in the Schedule "B" hereunder written.

DEVELOPER/CONTRACTOR'S ALLOCATION: shall mean all the covered area in the premises and/or the building, other than the owner's area together with, common portions as specified as particularly set out in the Schedule "C" hereunder written.

TRANSFEROR: shall mean the Owner's as well as Developer's area in respect of their respective shares or allocation's area.

TRANSFeree: shall mean a person, firm, limited company, association of persons or body of individuals to whom any space in the said Ownership building is to be transferred by the Owner and/or the Developer from their respective allocation's area.

PROJECT: shall mean the work of development undertaken to be done by the Developer/Contractor in pursuance hereof, till the development of the Premises is completed and possession of the completed Units is taken over by the unit Owners.

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PROPORTIONATE: with all its cognate variations shall mean such ratio, the super built up area of any unit or units in relation to the super built up area of all the units in the new building.

UNIT: shall mean any flat or other covered area in the building which is capable of being exclusively owned, used and/or enjoyed by any unit Owners and which are not the common portions.

UNIT OWNER : shall mean any person or persons who acquire hold and/or own any unit in the Building and shall include the owner and the contractor, for the units held by them, from time to time.

TIME: the Developer shall complete the construction work of the proposed building within 36(Thirty Six) months from the date of building plan sanctioned by the K.M.C. and in case any unforeseen circumstances may arise then another 6(Six) months will be extended for the completion of the said construction work.

WORDS: Words importing singular number shall include the plural number and vice versa. Words importing masculine gender shall include the feminine gender and neuter gender, similarly words importing feminine gender shall include masculine gender and neuter gender, likewise neuter gender shall include masculine gender and feminine gender.

THAT THE OWNER HAS REPRESENTED TO THE DEVELOPER /CONTRACTOR AS FOLLOWS :-

- 1) That the Owner is absolutely seized and possessed of and /or otherwise well and sufficiently entitled to the said property, morefully described in the Schedule "A" hereto, free from all encumbrances whatsoever.
- 2) That he further declare that he has not encumbered the said property in any way either entering into an agreement with any person in writing or orally.

- 3) That the entirety of the premises is in the khas and vacant possession of the Owner and no person or persons other than the Owner has any right of occupancy, easement or otherwise on the premises or any part thereof.
- 4) That the abstract of title of the Owner to the premises is described in the Schedule "A" hereto and the contents thereof are true and correct.
- 5) That there are no suits and/or litigations pending in respect of the premises or any part thereof.
- 6) That no person or persons other than the Owner has any right, title and/or interest of any natures whatsoever, in the premises or any part thereof.
- 7) That the right, title and interest of the Owner in the premises are free from all encumbrances whatsoever and the Owner has good & marketable title.
- 8) That the premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or has come to the notice of the Owner.
- 9) That neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any court of law or due to income Tax, Revenue or any other Public demand.
- 10) That the Owner has not in any way dealt with the premises whereby the right, title and interest of the Owner as to the Ownership, use, development and enjoyment thereof, is or may be affected in any manner whatsoever.
- 11) That the Owner agree to keep the Developer indemnified against any claim or demand being made by any third party in respect of the said premises thereby affecting the right, title, interest and possession thereof and /or any defect in the title of the Owner.
- 12) In case of any encumbrances relating to the title or ownership be found on the aforesaid premises, then in such event the Owner shall be liable to meet up

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and remove the same at his own costs and expenses. In case the Owner do not, then the Developer shall be liberty to do so and to recover the said costs from the Owner.

NOW IT IS HEREBY AGREED AND DECLARED THAT :-

- 1) That the Owner herein has appointed the Developer for development of the land the contractor has accepted such appointment on the terms and conditions hereunder contained.
- 2) That the Owner shall execute and make the same registered as a Development Power of Attorney in favour of the Developer herein to run the said construction work and other allied matters.

THAT DEVELOPMENT OF THE PREMISES WILL BE IN THE FOLLOWING MANNER :-

- 1) That all municipal (K.M.C.) rates, taxes and outgoings, including area in respect of the Premises, if due till the date of delivery of vacant and peaceful possession to the Developer, shall be for and to the account of the Owner and paid by the Owner and thereafter the same shall be borne and paid by the Developer, till the completion of the Project and thereafter the same shall be borne and paid by the unit owners, to the extent of their respective areas.
- 2) That after receiving peaceful vacant possession of the said land and all legal documents of the premises, and execution and registration of this Development Agreement and General Power of Attorney infavour of the Developer herein, the Developer shall, at their own cost and expenses, cause the plans of the said proposed building to be prepared by the architect and will submit to the office of the K.M.C. for sanction.

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- 3) That the Developer shall be entitled to hold and remain in possession of the premises and it shall always be deemed that the Developer is in the possession of the entirety of the premises in part performance of agreement, during the subsistence hereof.
- 4) That the said construction work on the said plot of land is to be completed by the Developer within 36 (Thirty Six) months from the date of building plan sanctioned by the K.M.C. for the said plot of land. In case any unforeseen circumstances may arise then and in that case another 6(six) months will be extended for the completion of the said construction work and the Owner's allocation will be delivered within the stipulated period from the date of sanctioning plan of the said building subject to the peaceful possession of land handover by the Owner to the Developer herein.
- 5) That the building shall be for residential purpose or such other purpose as may be mutually decided by the parties hereto.
- 6) That after obtaining the sanctioned building plan from the K.M.C., both the parties herein agreed to execute an additional supplementary Agreement for the actual demarcation of Owner's allocation as well as Developer's allocation.
- 7) That the Developer shall be entitled to occupy and use the entirety of the premises subject to the terms of this agreement for the duration of the project.
- 8) That the Developer shall be entitled to use the premises for setting up a temporary site office and/or quarters, for its watch and ward and other staff and shall further be entitled to put up boards and signs advertising the Project and post its watch and ward staff.

**THAT THE OWNER AND THE DEVELOPER DO AND EACH OF THEM
DOETH HEREBY DECLARE AND COVENANT AS FOLLOWS:**

- 1) That the Owner doth hereby grant exclusive right to the Developer/ Contractor to undertake new construction of buildings in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation and/or any other authorities as the case may be.
- 2) That simultaneously with the execution of this agreement the Owner shall deliver possession of the said premises to the Developer who shall be eligible with or without workmen to enter into the said premises for the purpose of the soil testing if required, measurement, survey and /or preparation of the site plan of the said premises without any obstruction, demur or objection on the part of the Owner or any person claiming through or under him.
- 3) That all applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the K.M.C. shall be prepared and submitted by the Developer on behalf of the Owner at the Developer's own costs and expenses.
- 4) That the Owner will grant to the Developer a General Power of Attorney which will be registered simultaneously upon execution of this Development Agreement as may be required for the purpose of obtaining sanction of plans and all necessary permission and sanction from different authorities in connection with the construction of the said proposed buildings, and for selling out or otherwise, the Developer's Allocation and also for using, pursuing and following up the matter with the K.M.C. and other authorities.
- 5) That the Developer shall cause such changes to be made in the plan as the Architect may approve and/or as shall be required by the concerned authorities from time to time PROVIDED HOWEVER in so far as the Owner's

area is concerned, such changes shall be made only in consultation with the Owner and such changes shall be accepted by the Owner and the Owner shall not raise any objection in future in any manner whatsoever.

- 6) That the Developer shall be at liberty to do all works as required for the Project and to utilize the existing water, and electricity in the premises, at its own cost, expenses & risk.
- 7) That the Developer shall have the right to obtain temporary connection of utilities for the project and the Owner shall sign and execute all papers and documents necessary thereof.
- 8) That all costs, charges and expenses for preparation of the plan and construction of the building and/or development of the premises, save as otherwise mentioned herein, shall be borne and paid by the Developer exclusively .
- 9) That the Developer will be entitled to demolish the existing buildings and structures on and upon the said property at its own cost and responsibility and all the rubble and debris will be the absolute property of the Developer herein and the materials of the demolished said old building will be sold by the Developer and be appropriated by them.
- 10) That the Owner and the Developer shall be entitled absolutely to their respective areas and shall be at liberty to deal otherwise in any manner they deem fit and proper SUBJECT HOWEVER TO the general restrictions for mutual advantage inherent in the Ownership flat schemes. They will also be at liberty to enter into Agreements for sale of their respective areas SAVE THAT the Owner shall adopt the same covenants as the Developer may adopt in its Agreement with the Unit Owners of the contractor's area, at least insofar as the same are related to common portions, common expenses and other matters of common interest. That the form of such Agreement to be

utilized by the parties shall be such as will be drawn by the Advocates of the Developer but the same shall be in accordance with the practices prevailing in respect of ownership flat/ unit/space building, in Kolkata. That all the legal proceedings shall be strictly done by the Developer's Advocate and no other lawyer/ advocate should be engaged for the Deed of Conveyance in respect of the Developer's allocation and other legal proceedings for registration of any flats or spaces of the said building but everyone will have liberty to examine the legal papers before finalization . However , the Owner is entitled to appoint his own Advocate for his allocated portion.

- 11) That the Developer shall install separate electric meter in the name of the Owner at the proposed building for the flats to be held by the Owner. The meter installation charges and security deposit if any for the same will be borne by the Owner.
- 12) That the Developer shall have no right or shall not be entitled to sell, transfer, and/or encumber in any manner the said reserved portion of the Owner more fully described in the Schedule - "B" herein below along with the common areas/amenities
- 13) That the Developer shall complete the construction of the said proposed Ownership building on and upon the Schedule "A" property within 36(Thirty Six) months from the date of obtaining sanctioned plan by the Kolkata Municipal Corporation and the said time may be extended .

IT IS FURTHER CLARIFIED AS FOLLOWS :-

- 1) That the Developer will provide electricity connection for the entire building including the Owner's area and each apartment shall have separate CESC meter, cost of which shall have to be borne by the unit Owner/s individually.

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That if any transformer is installed , then the cost will be borne by the unit Owners and total cost will be shared proportionately or equally on the basis of total unit.

- 2) That the Developer shall cause the formation of a Society/Association for common purposes and the unit Owners shall be made the members of such organisation in proportionate share, and as early as possible. After the completion of the project, the Developer shall hand over all deposits and all matters arising in respect of the management of the premises particularly the common portions, to the said society /association.
- 3) That all K.M.C. rates, taxes and outgoings, including area in respect of the premises, if due till the date of delivery of vacant and peaceful possession to the Developer, shall be for and to the account of the Owner and thereafter the same shall be borne and paid by the Developer, till the completion of the project and handing over of the Owner's allocated area and thereafter the same shall be borne and paid by the unit Owners, to the extent of their respective areas.
- 4) That the Owner shall at the request of the Developer, grant to the Developer Development Power of Attorney, authorising the Developer to take all steps as necessary for the project and/or in pursuance thereof and/or on behalf of the Owner. However, the Owner shall, from time to time, grant such further Power of authority to the Developer concerning this project, for the Developer's doing the various works envisaged hereunder, the construction of the building and/or portions thereof and receiving all amounts in pursuance thereof.
- 5) That the Developer shall indemnify and keep the Owner indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer in pursuance of the authorities granted as aforesaid.

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- 6) That the Developer shall have all rights, to sell, transfer the floor area in their allocation only and the Owner shall have no objection against the activity of the Developer.
- 7) That the Owner shall not have any right, interest, claim or demand whatsoever or howsoever over and in respect of the other parts or portions of the said property and the building excepting the interest for acquiring the undivided share in the said property representing the said Owner's Allocation and excepting the common areas like staircase, landings, drive ways, roof of the building, passages etc. It is hereby clarified that the Owner shall have no right, interest over the open space and constructed area not allotted to them and nor specifically marked for common passage, parts, use, facilities and benefits except his allocation.
- 8) That the Owner shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonably required by the Developer, from time to time, for the project, at the costs and expenses of the Developer.
- 9) That the Developer shall be exclusively entitled to the Developer's allocation in the proposed building with exclusive right to transfer or otherwise deal with or dispose of the same and the Owner shall not have any right, claim or interest whatsoever therein or any part thereof and the Owner shall not in any way interfere with or disturb the quiet and peaceful possession and enjoyment of the Developer's allocation, subject howsoever to what is provided in the agreement.
- 10) THAT nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the Developer other than an exclusive right to

the Developer to do or refrain from doing the acts and things in terms hereof and to deal with the Developer's allocation as the Developer shall think fit and proper for the beneficial of their firm and also for these project.

- 11) That the Owner and the Developer shall punctually and regularly pay for the respective allocations the said rates and taxes to the concerned authorities and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever.
- 12) Provided that the Developer shall at their own cost and expenses, cause the plans to be prepared of the said proposed building as per plan/drawing by the architect and after preparing and obtaining the building plan/drawing both the parties herein agree to execute an Additional/Supplementary agreement for the actual indication of Owner's allocation i.e. the measurement of flats, car parking space and units, area & size, as well as Developer's allocation, and the said Additional/Supplementary agreement will be treated as the part and parcel of this Agreement.
- 13) That the flats shall be completed and finished in a habitable condition with connections of water, drainage and electricity.
- 14) That the Developer shall complete the building in habitual condition in all respects including electrical, sanitary and water supply works with outside plastering, and with decent course outside and inside the building and after obtaining completion certificate from the K.M.C. one photo copy is to be handed over to the Owner herein, for which the Developer shall remain duty bound.
- 15) That the Developer herein will remain eligible to make additions & alterations at the time of construction of the building considering the Sanction Plan, but that should be as per the building rules and/or will be in operation subject to re-sanction and/or regularisation of the same from the authority of the K.M.C.

- 16) That during the period of demolition of the old building and construction of a new building thereto if any objection, obstruction or litigation arises in respect of demolition or construction or if any injunction or other litigation is imposed and instituted by any neighbour of the locality or by the Owner or occupiers of the adjacent building, then the Owner and the Developer will jointly solve and take all responsibility to deal with the same, and bear all legal and other expenses equally.
- 17) That the Owner and the Developer in proportion to their respective share of allocation in the built up area, shall be liable on account of the costs
- 18) and expenses for bringing and installing electricity meter including deposits on account of meter rent, cost of transformer, costs of underground cabling, ducting and its installation and/or any other charges levied by the CESC authorities in providing such electricity connection. Provided however, if any deposit or payment is required to be made to the CESC authorities for any individual supply in respect of the Owner's allocation it shall be paid and discharged by the Owner and/or his nominee or nominees.
- 19) The Developer shall complete in their own costs and expenses, and without creating any financial or other liabilities on the Owner, construction work of the said new building and various units and/or apartment therein, in accordance with the sanctioned building Plan/Plans and any amendment, hereto or notification thereof made or caused to be made by the Developer subject to the approval of the Owner. That the Developer shall be at liberty to take loan and/or financial assistance from the Bank, Institutions or person without any financial liabilities upon the Owner and without creating any encumbrances on the Owner's allocation. It has been agreed by & between the Parties herein that the prospective Purchaser/s in respect of the Developer's Allocation may avail loan from any bank and/or any financial

institution by creating equitable mortgage, in respect of his/her/their purchasable property, out of the Developer's Allocation and in that respect the Owner herein will not raise any objection, rather if necessary will, cooperate with the Parties, for the materialisation of the same.

- 20) That it has been further agreed by and between the Parties that none of them shall omit or commit any act or acts leading to the violation of any terms and conditions of this Agreement, failing which the offending party shall be liable to be prosecuted/tried in accordance with the existing law of the land.
- 21) That the Owner shall not cancel or rescind this agreement till such time that the said building is completed in terms of this Development Agreement excepting any delay in completion of the said building beyond the limits mentioned hereinafter.
- 22) That all disputes and differences between the parties herein in any way relating to this Agreement and/or arising out of the provisions hereof shall be settled mutually as per provisions of the Arbitration and Conciliation Act, 1996.
- 23) That notwithstanding any other terms or conditions stipulated in this Agreement, the parties shall be guided and governed by the provisions of Indian Contract Act and /or any other Act enforceable in the instant case in terms of the law of the land.
- 24) That the Parties herein have gone through the contents of this Agreement, admitted the same to be correct, and have affixed their respective signatures with alert and sound mind, sound health and in absence of any external influence and/or pressure from any corner.

THE SCHEDULE "A" ABOVE REFERRED TO

(Description of the total property)

ALL THAT piece and parcel of homestead land measuring 6 Cottahs 7 Chittaks and 5 Sq. Ft. more or less together with two storied building measuring 4600 Sq.Ft. more or less totally, (at the Ground floor measuring 2300 Sq.Ft. more or less and at the First floor measuring 2300 Sq.Ft. more or less) with mosaic flooring standing thereon and situated at C.S. Plot No. 29, 30, 31 appertaining to Khatian No.66 and 172 and 31 appertaining to Khatian No.99, Sub -Khatian 100 and Khatian No. 215, Sub -Khatian-216 of Mouza-Khanpur, K.M.C. Premises No.-29/7/1B, Paddapukur Road(Postal address/ premises no. 74A, Ashoke Avenue), P.S.-Jadavpur thereafter Patuli now Netaji Nagar, P.O.-Regent Estate, Kolkata -700092, K.M.C. Ward No.-098, District South 24-Parganas, West Bengal, which is butted and bounded by :-

ON THE NORTH :- by partly 8/46, Netaji Nagar and partly

8/46A, Netaji Nagar , Kolkata-700092;

ON THE EAST :- by 74, Ashoke Avenue, ,Kolkata-700092;

ON THE SOUTH :- by 20 Feet wide K.M.C. Road;

ON THE WEST :- by 74B, Ashoke Avenue, ,Kolkata-700092.

THE SCHEDULE - "B" ABOVE REFERRED TO

(Owner's Allocation)

Provided that the said Owner will get total Owner's Allocation as follows :

- 1) Flat area 50% (fifty per cent) of the total F.A.R. sanctioned by Kolkata Municipal Corporation out of that the entire 3rd floor and the entire 4th floor .
- 2) That in the Ground floor 3 (three) Car Parking Space (out of that one in the front side and other two in the back side area) as per plans sanctioned by Kolkata Municipal Corporation.

CASH CONSIDERATION:

That the Developer herein shall pay to the Owner the monthly rent for 36(thirty six) months or 3(three) year and accommodation of a temporary rented place shall be provided for a sum of Rs. 25,000/- (Rupees twenty five thousand) only per month for 1st year and Rs. 26,000/- (Rupees twenty six thousand) only per month for 2nd year and Rs. 27,000/- (Rupees twenty seven thousand) only per month for 3rd year for this temporary shifting from the said place, till the possession of Owner's allocation on the proposed building is delivered as Owner's or his allocation.

That the Developer/Contractor herein shall pay to the Owner non refundable and not adjustable sum of Rs. 3,00,000/- (Rupees three lakh) only.

THE SCHEDULE - "C" ABOVE REFERRED TO
(The Developer/ Contractor's Allocation)

The Developer/Contractor will get all the remaining constructed areas of the building sanctioned by Kolkata Municipal Corporation as the Developer's allocation of the said building except the Owner's allocations, provided that the said Developer will get Flat area 50% (fifty per cent) of the total F.A.R. sanctioned by Kolkata Municipal Corporation except entire 3rd floor and the entire 4th floor as the Owner's allocations as specified in Schedule-B i.e. the entire 1st floor and the entire 2nd floor. That in the Ground floor all Car Parking Space except the Owner's allocations as specified in Schedule-B.

THE SCHEDULE - "D" ABOVE REFERRED TO
(Specification of the construction work)

FOUNDATION: The Building is designed on R.C.C. footing and frame as approved by the Kolkata Municipal Corporation. All the external wall and all internal partition walls shall be made according to the specifications of Sanction Plan .

DOORS: The Main Entrance Door will be of decorative wooden finish (Segun Teak). The other doors will be quality wooden frames and solid core flush/ panel shutters..

WINDOWS: All the windows shall be made of aluminum frame with integrated grill along with fully glassed shutters fitted with aluminum stay and handle .

FLOORING : all Rooms, Kitchens ,Balconies using Floor with marble(2feet x 2 feet) , toilets using Ceramic Tiles and Stair cases with white Marble.

EXTERNAL PAINTING: All the external walls will be painted with 2(two) coats of cement base paint approved by the Architect {Weather Coat of reputed manufacturer or Asian Paint/ Berger. The external portion of windows or grills will be painted with natural Colour /synthetic Enamel.

SANITARY AND PLUMBING : All the internal horizontal soil and waster water pipes shall be P.V.C. joint pipes, joint in lead and concealed in floors and walls. All the external vertical soil, vent and waste water pipes shall be P.V.C. joint Pipes with cement exposed on walls. All the rain water pipes shall be good quality P.V.C. Pipes/Polymer Pipes. All the water supply pipes shall be P.V.C. internal pipes exposed on walls. All the sanitary fittings and fixtures shall be of standard good qualities and each flat shall be provided with all European commode + lowdon cistern (Parryware company) wall mounting in every toilet , 1 (one) No. wash basin 20" x 16", shower with cold and hot water provision in each Bathroom, and a heath faucet attached to the commode.

WATER SUPPLY: Each Flat will be provided with separate water supply line by Standard pipe from R.C.C. overhead water tank, Overhead water tank shall be filled up by water pumps from underground water reservoir.

ELECTRIFICATION: All the internal wiring shall be concealed, all wires shall be of copper, all switchboards of M.S. flush with the walls with acrylic cover, all -switches of good quality shall be provided and approved by the architect and each bed room shall be provided with 2(two) light points + 1(one) fan point +1(one) 5amp plug point + 1(one) night lamp point, each drawing and dining hall shall be provided with 2(two) light points + 2(two) fan points + 1(one) point for refrigerator, 1(one) T.V. point + 1 (one) call bell point, such kitchen shall be provided with 1(one) light point +2(two) points 5amp plug point, 1(one) exhaust fan point , and each verandah shall be provided 1(one) light point & 1(one) fan point only.

LIFT: Lift of best company carrying 4 persons.

GENERAL: All the internal approach roads/ passage shall be cement concreted and /or with brick soling with flush pointing. The Boundary wall of 1.2m height in all sides shall be provided with brick work with both sides plastered. Necessary grill gate/s shall be provided with boundary wall. A septic tank, a semi-under ground reservoir, an overhead tank, a pump & motor, all of appropriate capacity, shall be installed or constructed as per instruction of the Engineer-in-Charge. Drains & sewerage lines shall be connected to the K.M.C. duct. The exterior surface of the entire building & the boundary wall above dado shall be painted with decorative cement paint. Each apartment shall have separate CESC meter, cost of which shall have to be borne by the owner/s individually. The motor pump, overhead tank etc. shall be placed at the discretion of the Engineer-in-Charge. The septic tank shall be constructed as per K.M.C. approved plan/direction of the Engineer-in-Charge.

ADDITIONAL/ALTERATION/ EXTRA WORK : Any extra/any additional work(s) will be done as per parties requirements, and extra cost and payment

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should be made on or before execution. Any addition , alteration or extra work sought by the Owner is subject to approval of the Engineer-in-Charge and the estimated cost for the same shall be paid by the Owner or unit Owners to the Developer /Contractor in advance.

THE SCHEDULE - "E" ABOVE REFERRED TO

(The common portions)

COMMON AREAS :

- a) Entrance and Exits to the premises of the new building.
- b) Boundary walls and main gate of the premises.
- c) Staircases, stair head room and lobbies on all the floors.
- d) Entrance lobby, electric/utility room, pump room, and the office room to be used by the Association, if any.
- e) Common installations on the roof, right of access on the roof above the top floor of the new building and Lift . The open land in the premises, foundation, columns, beams, supports, common passage, boundary walls of the new building. Pump room and electric room if any.

THE SCHEDULE - "F" ABOVE REFERRED TO

(Common Expenses)

- a) All Proportionate costs of maintenance, operating, replacing, repairing, white-washing, painting, decorating, redecorating, rebuilding, reconstructing, lighting the common portions in the Building including their outer walls.

Contd.....P/25

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- b) Proportionate salary of all persons employed for the common purposes including Durwans, Security personnel, sweepers, plumbers, electricians etc.
- c) All charges and deposits for suppliers of common utilities to the Co-owners in common.
- d) Municipal Tax, Water Tax and other levies in respect of the Premises and the Building save those separately assessed on the Purchaser.
- e) Costs of formation and operation of the Association.
- f) Costs of running maintenance, repairs of pumps and other common installations including their license fees, taxes and other levies (if any).
- g) Electricity charges for the electrical energy consumed for the operation of the common services and expenses incurred for maintaining Lift .
- h) All litigation expenses incurred for the common purpose relating to common use and enjoyment of the Common Portions.
- i) The office expenses incurred for maintaining an office for common purposes.
- j) All other expenses, taxes, rates and other levies etc. as are deemed by the Developer to be necessary or incidental or liable to be paid by the Co-owners in common including such amount as will be fixed for creating a fund for replacement, painting and/or periodic repairing of the Common Portions.

Contd.....P/26

:: 26 ::

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

Executed and delivered by the Owner
at Kolkata in the Presence of

WITNESSES:

1) Dibak Patra
224A, N.S.C. Bose Road
Kolkata-700047.

Indranil Chakravarti
(SIGNATURE OF THE OWNER)

2) Gesta Gopal Manna
224A, N.S.C. Bose Road
Kolkata - 700047

SUCHANA
Prayn Ghosh
PARTNER PARTNER

(SIGNATURE OF THE
DEVELOPER/ CONTRACTOR)

Drafted by me as per directions of
The parties hereto and read over, explained

Asim Kumar Jana
(ASIM KUMAR JANA)

ADVOCATE

(Enrolment No.- W.B./663/2000)

High Court, Calcutta.

COMPUTER PRINTED BY :

Gesta Gopal Manna

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RECEIPT

Received with thanks from the Developer herein a sum of Rs.3,00,000/-

(Rupees Three Lakh) ~~only~~.

- ① By cheque no. 200655, dated 14/12/2021, IDBI BANK, Bansdoli Branch.
Rs. 1,50,000
- ② By cheque no. 200657, dated 25/12/2021, IDBI BANK, Bansdoli Branch.
Rs. 1,50,000

WITNESSES: -

1. Dikak Paba

Indranil Chakravarti
(SIGNATURE OF THE OWNER)

2. Gosta Gopal Manna



	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... INDRANIL CHAKRAVARTI
 Signature..... Indranil Chakravarti



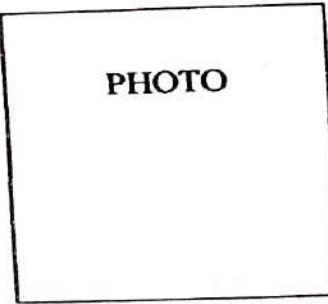
	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... PRAJIR GHOSH
 Signature..... Prayir Ghosh



	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... BAPI DAS
 Signature..... Bapi Das



	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....
 Signature.....







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

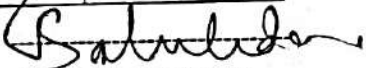
Signature / LTI Sheet of Query No/Year 16052002583685/2021

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr INDRANIL CHAKRAVARTI 74A, ASHOKA AVENUE, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092	Land Lord			<i>Indranil Chakravarti</i> 14.12.21
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr PRABIR GHOSH 8/64A, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092	Representative of Developer [SUCHAN A]			<i>Prabir Ghosh</i> 14.12.21

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr BAPI DAS 2/53, NETAJI NAGAR, P.S.- NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700092	Represent ative of Developer [SUCHAN A]			 14.12.21
SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr GOSTA GOPAL MANNA Son of Late RAHA NATH MANNA 224A, N.S.C. BOSE ROAD, P.S.-NOW NETAJI NAGAR, City:- , P.O:- NAKTALA, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047	Mr INDRANIL CHAKRAVARTI, Mr PRABIR GHOSH, Mr BAPI DAS	 Gosta Gopal Manna		 14-12-2021


(Sukanya Talukdar)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal

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



GRN Details

GRN: 192021220133716051 Payment Mode: Online Payment
GRN Date: 11/12/2021 13:31:52 Bank/Gateway: State Bank of India
BRN: IK0BKOGNF5 BRN Date: 11/12/2021 13:12:23
Payment Status: Successful Payment Ref. No: 2002583685/9/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: PRABIR GHOSH
Address: 8/64A, NETAJI NAGAR KOLKATA-700092
Mobile: 9831789652
Depositor Status: Buyer/Claimants
Query No: 2002583685
Applicant's Name: Mr ASIM KUMAR JANA
Identification No: 2002583685/9/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002583685/9/2021	Property Registration- Stamp duty	0030-02-103-003-02	20021
2	2002583685/9/2021	Property Registration- Registration Fees	0030-03-104-001-16	3021
			Total	23042

IN WORDS: TWENTY THREE THOUSAND FORTY TWO ONLY.

Indranil Chakravarti

SUCHANA
Prabin Ghosh PARTNER
PARTNER

Major Information of the Deed

Deed No.:	I-1605-03387/2021	Date of Registration:	15/12/2021
Query No./Year	1605-2002583685/2021	Office where deed is registered	
Query Date	10/12/2021 1:57:28 PM		1605-2002583685/2021
Applicant Name, Address & Other Details	ASIM KUMAR JANA 224A, N.S.C. BOSE ROAD, P.S.-NOW NETAJI NAGAR, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700047, Mobile No. : 9874079338, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,06,96,328/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,071/- (Article:48(g))	Rs. 3,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Padma Pukur Road, , Premises No: 29/7/1B, , Ward No: 098 Pin Code : 700092

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 7 Chatak 5 Sq Ft	1/-	71,77,328/-	Width of Approach Road: 20 Ft.,
Grand Total :				10.6333Dec	1/-	71,77,328 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4600 Sq Ft.	1/-	35,19,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2300 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2300 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4600 sq ft	1/-	35,19,000 /-	

Lord Details :

Name, Address, Photo, Finger print and Signature

1 **Mr INDRANIL CHAKRAVARTI (Presentant)**
Son of Late HIMANSHU CHAKRAVARTI 74A, ASHOKA AVENUE, P.S.-NOW NETAJI NAGAR, City:- , P.O:-
REGENT ESTATE, P.S.-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By
Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: ACxxxxxx4E, Aadhaar No: 95xxxxxxxx0302,
Status :Individual, Executed by: Self, Date of Execution: 14/12/2021
, Admitted by: Self, Date of Admission: 14/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 14/12/2021
, Admitted by: Scif, Date of Admission: 14/12/2021 ,Place : Pvt. Residence

Developer Details :

Sl No. Name, Address, Photo, Finger print and Signature

1 **SUCHANA**
8/60, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S.-Jadavpur, District:-
South 24-Parganas, West Bengal, India, PIN:- 700092 , PAN No.:: ACxxxxxx0H, Aadhaar No Not Provided by
UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No. Name, Address, Photo, Finger print and Signature

1 **Mr PRABIR GHOSH**
Son of Late SUDHIR GHOSH 8/64A, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:-
REGENT ESTATE, P.S.-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex:
Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx8P, Aadhaar No:
97xxxxxxxx8075 Status : Representative, Representative of : SUCHANA (as REPRESENTATIVE)

2 **Mr BAPI DAS**
Son of Mr BIPIN DAS 2/53, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT
ESTATE, P.S.-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By
Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx8E, Aadhaar No:
95xxxxxxxx4869 Status : Representative, Representative of : SUCHANA (as REPRESENTATIVE)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOSTA GOPAL MANNA Son of Late RAHA NATH MANNA 224A, N.S.C. BOSE ROAD, P.S.-NOW NETAJI NAGAR, City:- , P.O:- NAKTALA, P.S.-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700047			

Identifier Of Mr INDRANIL CHAKRAVARTI, Mr PRABIR GHOSH, Mr BAPI DAS

Transfer of property for L1

No	From	To. with area (Name-Area)
	Mr INDRANIL CHAKRAVARTI	SUCHANA-10.6333 Dec

Transfer of property for S1

Sl No	From	To. with area (Name-Area)
1	Mr INDRANIL CHAKRAVARTI	SUCHANA-4600.00000000 Sq Ft

Endorsement For Deed Number : I - 160503387 / 2021

On 14-12-2021

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

Presented for registration at 18:55 hrs on 14-12-2021, at the Private residence by Mr INDRANIL CHAKRAVARTI Executant.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,06,96,328/-

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

Execution is admitted on 14/12/2021 by Mr INDRANIL CHAKRAVARTI, Son of Late HIMANSHU CHAKRAVARTI, 74A ASHOKA AVENUE, P.S.-NOW NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Advocate

Indetified by Mr GOSTA GOPAL MANNA, , , Son of Late RAHA NATH MANNA, 224A, N.S.C. BOSE ROAD, P.S.-NOW NETAJI NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

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

Execution is admitted on 14-12-2021 by Mr PRABIR GHOSH, REPRESENTATIVE, SUCHANA (Partnership Firm), 8/60, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Indetified by Mr GOSTA GOPAL MANNA, , , Son of Late RAHA NATH MANNA, 224A, N.S.C. BOSE ROAD, P.S.-NOW NETAJI NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

Execution is admitted on 14-12-2021 by Mr BAPI DAS, REPRESENTATIVE, SUCHANA (Partnership Firm), 8/60, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Indetified by Mr GOSTA GOPAL MANNA, , , Son of Late RAHA NATH MANNA, 224A, N.S.C. BOSE ROAD, P.S.-NOW NETAJI NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

Sukanya Talukdar

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 15-12-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,021/- (B = Rs 3,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/12/2021 1:33PM with Govt. Ref. No: 192021220133716051 on 11-12-2021, Amount Rs: 3,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKOBKOGNF5 on 11-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 50/-, b
line = Rs 20,021/-
Description of Stamp
1 Stamp Type: Impressed, Serial no 2068, Amount: Rs 50/-, Date of Purchase: 17/06/2021, Vendor name:
SUBHANKAR DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/12/2021 1:33PM with Govt. Ref. No: 192021220133716051 on 11-12-2021, Amount Rs: 20,021/-, Bank
State Bank of India (SBIN0000001), Ref. No. IK0BKOGNF5 on 11-12-2021, Head of Account 0030-02-103-003-02

Sukanya Talukdar

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1605-2021, Page from 141349 to 141395
being No 160503387 for the year 2021.



S. Barma

Digitally signed by Sudikshit Roy Barma
Date: 2021.12.20 13:50:49 +05:30
Reason: Digital Signing of Deed.

(Sudikshit Roy Barma) 2021/12/20 01:50:49 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)