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Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

Additional District Sub-Registrar,  
Rajarhat, New Town, North 24-Pgs

04 MAR 2022

## DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this 4<sup>th</sup> day of March 2022 (TWO THOUSAND TWENTY TWO)

BETWEEN

নম্বর : 2872  
সন ও তারিখ : 28/2/22  
ডেপুটি নাম : [Signature]  
ঠিকানা : Dum Duper  
মূল্য : [Signature]  
ডেপুটি : [Signature]

বায়াসাত কোর্ট  
জেলা : উত্তর ২৪ পরগণা  
খরিদ তারিখ : 01 FEB 20 22  
মোট ট্যাক্স খরিদ : Ks 1000000  
ট্রেজারী বায়াসাত  
তারিখ : এমি সলিট বোর



MD IMRAN, S/o L  
AEMPI4751C



Additional District Registrar,  
Rajarhat, New Town, North 24-Pgs

C 4 MAR 2022



**MD IMRAN**, S/o Late Mahfuzul Rahaman, having **PAN Card bearing No.: AEMPI4751C**, **AADHAAR Card bearing No.: 2361-6369-0586**, by Nationality: Indian, by Faith: Muslim, by Occupation: Business, residence of 52, Tiljala Road, P.O. and P.S.- Topsia, Kolkata- 700103, at present residing at Plot No.: AA-85, Premises No.:- 05-0068, Action Area – I, New Town, P.O. & P.S.: New Town, Kolkata – 700156, District – North 24 Parganas, herein after called and referred to as the **'LANDOWNER'** (Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, in office, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**AND**

**SAI RAM DEVELOPER**, a proprietorship Firm, having its registered office address at 563, Dum Dum Park, P.O. Bangur Avenue, Police Station – Lake Town, Kolkata – 700055, District – North 24 Parganas, represented by its Sole Proprietor **SRI JAYDEEP CHATTERJEE**, S/o Late Samir Kumar Chatterjee, having **PAN No: AEUPC9430L**, **AADHAAR No. 3875 3800 2568**, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, residing at 563, Dum Dum Park, P.O. Bangur Avenue, Police Station – Lake Town, Kolkata – 700055, District – North 24 Parganas, herein after referred to as the **'DEVELOPER'** (Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, in office, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** by and under one Registered Deed of Conveyances, being No.: 7350 for the year 2015, dated 03.07.2015, registered in the office of the A.D.S.R. Rajarhat at New Town, the present Landowner of the land measuring an area of 14.88 Decimals, equivalent to 9 Cottahs of land, purchased from its original owners Dilip Kumar Mondal and Asit Kumar Mondal @ AsitMondal.

**AND WHEREAS** subsequent thereto, there occurred certain mistakes in the said registered Deed being Deed No.: 7350 for the year 2015, for which there was executed

and registered a Deed of Declaration on 02.02.2018, registered in A.R.A.-IV, Kolkata vide Deed No.: 1001 for the year 2018, thereby correcting the boundary discrepancies occurring in such deed, that the said Dilip Kumar Mondal and Asit Kumar Mondal @ AsitMondal further on 02.02.2018 executed and registered a further Deed of Conveyance in favour of the present Landowner in respect of the land measuring an area of 1.02 decimals by virtue of a registered Deed No.: 1005 for the year 2018 registered in the office of A.R.A.-IV, Kolkata. Thus from Dilip Kumar Mondal and ASit Kumar Mondal @ AsitMondal transferred 15.90 Decimals of lands to the present Landowner by virtue of above said Deeds.

**AND WHEREAS** the present Landowner purchased 1.64 decimals of lands from Md. Chhadam Ali and Sia others by virtue of a registered Deed of Conveyance being No.: 8197, dated 17.08.2017, registered in the Office of the A.D.S.R. Rajarhat. On the same date i.e. 17.08.2017 the present Landowner purchased 0.95 decimals of land from HanifMolla @ Hanif Mohammad, by virtue of a Registered Deed of Sale being 8190 dated 17.08.2017, registered in the Office of the A.D.S.R. Rajarhat. Thereafter the present Landowner purchased 0.66 decimals of lands from MohalalBibi and Another by virtue of a registered Deed of Conveyance being No.: 8212 for the year 2017, registered in the Office of A.D.S.R. Rajarhat on 17.08.2017 and 0.40 decimals of land by another registered Deed of Conveyance dated 05.02.2018, being No.: 1421 for the year 2018, registered in the Office of the A.D.S.R. Rajarhat, from GiyasuddinMolla.

**AND WHEREAS** the present Landowner further purchased 3.08 decimals of lands from Sukur Ali Molla by virtue of a registered Deed of Conveyance being No.: 5898 for the year 2018, dated 23.05.2018, registered in the office of the A.D.S.R. Rajarhat.

**AND WHEREAS** thereafter the present Landowner further was bestowed from his wife namely Hena Parween, a land measuring 1.65 decimals, by virtue of a registered Deed of Gift, being No.: 6230 for the year 2018, registered before the Office of the A.D.S.R. Rajarhat on 01.06.2018. that by virtue of such aforesaid transfer the present Landowner herein became the owner of the First Schedule below mentioned land and



and registered a Deed  
vide Deed No.: 1001  
occurring in such...



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duly recorded his name in the L.R.R.O.R. being L.R. Khatian No.: 1108 and has been paying the Land Revenue to the concerned B.L. & L.R.O. and the present Landowner has every right and absolute authority to transfer his property to any other third party.

**AND WHEREAS** the present Landowner herein of the First Part during the period of purchase by way of successive transfers from the original owners of the First Schedule below described land duly applied for converting the nature of the land from 'Shali' to 'Bastu' and accordingly by **Memo No.: S/24/Conv.-52/70/2940/SDL-BST/2017 dated 16.10.2017**, the concerned S.D.L and L.R.O., Barasat, North 24 Parganas allowed the conversion in respect of 15 decimals of land out of the said 23 decimals of land and subsequently on application of the present Landowner herein of the First Part upon completion of purchase of the entire quantum of land as described in the First Schedule below described land of the present Agreement, the concerned B.L. and L.R.O., Rajarhat, North 24 Parganas allowed the conversion of the remaining 8 decimals of land from 'Shali' to 'Bastu', vide its **Memo No.: CON/183/B.L. & L.R.O. Rajarhat dated 24.01.2020** and at present the entire First Schedule below land stands converted from its original recorded nature of 'Shali' to 'Bastu'. It is further mentioned here that after conversion the L.R.R.O.R. of L.R. Khatian No.: 1108 of Mouza: Chhapna in the name of the present Landowner is yet to be modified in terms of such conversion.

**AND WHEREAS** the present Landowner herein intended to develop his property, which more fully mentioned in the First Schedule hereunder written, by erecting a proposed multi storied building thereon after obtaining sanctioned building plan from the authority concerned.

**AND WHEREAS** on coming to know the said intention of the present Landowner, the Developer herein approached the Landowner for the execution and completion of the



proposed work of Development on the said property as a Developer and on such terms and conditions as mutually agreed upon by and between the parties herein.

**AND WHEREAS** it has been reduced in writing on the basis of mutually agreed terms and conditions by and between the parties hereunder appeared.

**NOW THIS INDENTURE WITNESSETH AND IN IS HEREBY AGREED, RECORDED, DECLARED AND CONFIRMED BY THE ABOVE NAMED TWO PARTIES HERETO AS FOLLOWS:-**

### **ARTICLE – I DEFINITIONS**

In these present unless there is something repugnant to inconsistent with:-

#### **1.1. OWNERS:-**

**MD. IMRAN**, hereinafter called the **“OWNER”**.

#### **1.2. DEVELOPER:-**

**“SAI RAM DEVELOPER”**, hereinafter referred to as the **“BUILDER/DEVELOPER”**.

**1.3. PROPOERTY (PREMISES):** shall mean **ALL THAT** piece and parcel of land measuring an area 23 Decimals more or less, comprised in R.S. and L.R. Dag No.: 169 under R.S. Khatian No.: 162 corresponding to L.R. Khatian No.: 5, 505, 562, 646/1, 755, 848, 849, 1108, 1272 at Mouza: Chhapna, J.L. No.: 35, Police Station formerly Rajarhat at present Newtown, District 24 Parganas (North), within the limits of the Patharghata Gram Panchayat together with all easement, quasi easement, rights, benefits, facilities and advantages attached



therein and thereto, more fully and particularly mentioned and described in the First Schedule hereunder written.

- 1.4. **PLAN:** shall mean and include the maps and plans that will be sanctioned by the competent authority for the purpose of construction into new building on the said property and/or modifications thereof.
- 1.5. **BUILDING:** shall mean and include the Building inclusive of other structures in existent and thereafter any such construction would be made thereupon.
- 1.6. **COMMON FACILITIES & COMMON AMENITIES:** shall mean and include Corridors, Stair ways, Stair Case Building, Passage, Path Ways, Hall Ways, Drainage, Sewerage, Septic Tanks, Septic Chamber, Sanitary Pipes, Pump House/ Tube Well/Deep Tube Well (if any). Overhead Water Pump and Motor (if any), **TOGETHER WITH ALL** appurtenances thereto the land or the land with building as well as other spaces and facilities whatsoever along with the easements, quasi easements, attached therein or which may be mutually agreed upon between the parties and required for the establishment location, enjoyment, provisions, maintenance and/or management of the building.
- 1.7. **TRANSFER:** shall mean and include with its Grammatical variation and transfer by delivery of possession and by other means so be adopted for affecting a transfer of space in a building under the Law.
- 1.8. **TRANSFeree/PURCHASER:** Shall mean and include person or persons or any partnership firm limited company, Association of persons to whom any undivided portion of the said land or any space on the proposed new building may hereinafter be agreed to be transferred and conveyed or on whose account



any flat and/or other space in the proposed building may be erected of and/or constructed by the Developer as mentioned in the definition in the clause hereof.

## **ARTICLE – II : INTERPRETATIONS**

2.1. **Any covenant** by the land owner and/or the Developer not to act or to do anything shall be deemed to mean and include their respective obligations not to perform the said Act or thing to be done.

2.2. **SALEABLE SPACE:** shall mean flat or flats for Residential and/or Commercial purpose for exclusive use of Flat Owner in the Building available for independent use and occupation and garage/shop excepting what is due to the owner and after making due provisions for common facilities and the space required therefore.

2.3. **ARCHITECT:** shall mean or construe such person or persons who may be appointed by the Developer for designing and planning the proposed building as the said premises as defined in clause 1 hereof.

## **ARTICLE – III : DATE OF COMMENCEMENT**

3.1. This Agreement shall be deemed to have commenced on and with effect from this the \_\_\_\_ day of March, 2022.

## **ARTICLE – IV : LAND OWNER'S REPRESENTATION/ OBLIGATION**

4.1. The land owner is seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said properties more fully written and described in the First



Schedule furnished hereunder free from all encumbrances, charges, liens, lispendens, claims, demands, liabilities, acquisition, requisition, whatsoever and the owner hereby declares that with the execution of this Agreement he hands over the peaceful khas possession of the First Schedule property unto and to the Developer will prepare plan for sanction from the competent authority concern and with the execution of this Agreement the Developer will deliver the owner in respect of owner's allocation **within 36 months** from the date of sanction plan to be sanctioned by the competent authority concern, subject to doctrine of force majeure. The sanctioned plan will be tried to be obtained by the Developer within 6 (Six) Months from the date of this Agreement, subject to delivery of vacant and peaceful possession of the development site as detailed in the First Schedule herein under written, simultaneously with the execution and registration of this Development Agreement or in case of delayed delivery of possession of the Development Site, 6 (Six) months from such date.

#### **ARTICLE – V : DEVELOPER'S REPRESENTATION**

5.1. The Developer firm herein relying upon the representation and assurances as hereinbefore recorded in Article IV and believing the same to be true has agreed to undertake the work of development on the said landed property.

5.2. The developer firm herein has sufficient knowledge and expertise in the matter of development of immovable properties and construction of new building and has also arrangement of sufficient funds for carrying out the entire work of development of the said premises and the construction of the new buildings.

5.3. The developer herein shall carry out the work of development into the said land and/or construction of the said new building as aforesaid in accordance with the sanctioned plan of the competent authority concern and the Developer reserves the right to construct additional floor or floors over the existing building subject to getting



sanction from the competent authority concern and in that case the owner will get 45% of total constructed area of the said additional floor/s of the new building.

#### ARTICLE – VI : DEVELOPMENT WORK

6.1. The Land Owner do hereby entrust the work of development and/or making construction on the said land to the Developer herein for the consideration and on the terms and conditions contained in this Agreement herein.

6.2. The Developer shall carry out the work of development and/or making construction on the said land:-

(A) By the completion of the construction work of the new building/buildings upon the said land consisting of residential flats including commercial spaces and other spaces in or upon the said land in accordance with the sanctioned plan **within 36 months** therefrom the date of sanction plan to be sanctioned by the competent authority concern, subject to doctrine of force majeure. The sanctioned plan will be obtained by the Developer within 6 (Six) Months from the date of this Agreement, subject to delivery of vacant and peaceful possession of the development site as detailed in the First Schedule herein under written, simultaneously with the execution and registration of this Development Agreement or in case of delayed delivery of possession of the Development Site, 6 (Six) months from such date.

(B) During the period of construction of the said project the Developer is entitled to enter into agreements for sale and to register the same before the registering authority and to receive money and/or consideration from the intending buyers and/or purchasers out of developer's allocation, but the Developer will not be entitled to deliver the possession in favour of such intending Purchaser/



Purchasers of the Developer's allocation, until and unless the Developer delivers the possession of the Owner's allocation to the Landowner herein in habitable condition.

- (C) With the execution of this Agreement the Owner hand over and delivers the vacant possession of the First Schedule Property unto and in favour of the Developer herein.
- (D) That after preparing the sketch plan for sanction the owner and developer must execute supplementary agreement in order to earmark and/or specify the allocations of the owner and developer finally and until and unless the same allocation is specified the construction work will not be processed.

#### ARTICLE – VII : OWNER'S ALLOCATION

7.1. The owner herein will be entitled to get 45% (forty five percent) of the total constructed area in all floor of the proposed G + 4 storied building consisting of flats, car parking, shops, and/or other constructed space together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building (hereinafter for the sake of brevity called and referred to as the "Owner's Allocation" in kind) in the manner as follows :-

- 1) 45% of the Entire Ground floor.
- 2) 45% of the Entire First floor.
- 3) 45% of the Entire Second floor.
- 4) 45% of the Entire Third floor.
- 5) 45% of the Entire Fourth floor.



It is hereby agreed by and between the parties herein, that if the competent authority grants permission for constructing one additional floor/s upon the proposed G + 4 storied building, in that case, the Developer shall be entitled to construct an additional floor upon the proposed G + 4 storied building, and the Owner will not make any objection for the same, and the Owner will be entitled to get 45% constructed area of the said additional floor by way of a registered Supplementary Agreement, to be executed by and between the Owner and Developer herein. That it is hereby further agreed between the Landowner and the Developer herein that the specific allocation in each floors of the proposed G+4 storied building to be distributed in between the Landowner and the Developer herein will be specified on obtaining the sanctioned Building Plan for the proposed construction by executing an allocation agreement thereof.

If anomalies arise to divide the allocation of the building as 45:55 ratio between the landowner and developer, who ever get less space than his respective ratio of the proposed building, will be compensated financially as per prevailing market price for accepting less area than agreed upon, for the smooth completion of the project work by the other.

AND the Owner will also be entitled to get a sum of Rs.80,00,000/- (Rupees Eighty Lakhs) only towards the refundable security deposit and the said sum shall be paid to the owner by the Developer in the following manner:-

- a) At the time of execution of this agreement a sum of Rs.80,00,000/- (Rupees Eighty Lakhs) only, paid by the Developer to the Owner and the Owner duly acknowledged the same as per memo hereunder written. And the aforesaid sum shall be refunded by the owner to the Developer in the manner i.e.
  - i. Rs.40,00,000/- on the day of final R.C.C. roof casting of the ultimate Floor of the Proposed Building.



- ii. Rs.40,00,000/- at the time of delivery of possession of the Landowner's allocation by the Developer herein
- iii. In the event if the owner fails to pay the said sum according to schedule hereinabove. The owner is liable to pay interest @ 12% P.A. to the Developer for the unpaid sum till it is fully paid.

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

8.1. In consideration of the Costs and Expenses with regard to the construction and developing the aforesaid building in accordance with the sanctioned plan by the competent authority concern. The Developer shall be entitled to hold, occupy, possess and enjoy 55% of the total constructed area of the proposed building on the First Schedule Property excluding the **OWNER'S ALLOCATION** along with the proportionate land appurtenant to the said new building which more fully has been written and described in Second Schedule Part – II hereunder written and the Developer shall be entitled to deal with and/or dispose the same in any manner whatsoever together with the said land and the Building.

8.2. The Developer shall be entitled to accept and receive advances and/or earnest money with regard to transfer of Developer's allocation from the Intending Purchasers and the land owner hereby grant consent and absolute authority for the same in favour of the Developer.

#### **ARTICLE – IX : DEVELOPER'S OBLIGATIONS**

9.1. The Developer herein at its own costs and expenses will apply to obtain the sanctioned building plan from competent authority concern, for the purpose of



development and/or construction of new building in or upon the First Schedule property.

9.2. The Owner shall defend or contest all or any suits, appeals and all legal proceedings and/or litigations if there be any in connection with the said land at the cost of the owner and the developer shall be liable for all consequences regarding development and/or constructions of the proposed new.

9.3. It is agreed and made clear that the Land Owner herein shall not in any manner be liable and/or responsible for the costs, charges and expenses for the development of the said premises and/or the construction of the proposed new building and in this regard, the Developer hereby agreed to keep the Owner absolutely indemnified and harmless.

9.4. The Developer herein shall keep the owner absolutely indemnified and harmless against all actions, claims and demands, which may arise due to any deviation and/or violations of the statutory laws and any law which will be come into force in due time.

9.5. The Developer herein shall solely be responsible or liable for the payment of salaries, wages, charges, remunerations of all Mistries, Masons, Supervisions, Architects, Contractors, Engineers, Chowkidars, Darwans and other employees and staffs as may be retained appointed and/or employed by the Developer and in this regard the owner shall not in any manner be responsible.

9.6. The Developer herein shall be responsible to arrange finance and/or moneys as may from time to time be required for the work of development and/or construction of the proposed new Building.

#### ARTICLE – X : OWNER'S OBLIGATION AND COVENANTS

- 10.1. The Land owner shall sign and execute all applications and other papers and Documents as may be required for obtaining sanction plan from the appropriate authority concern.
- 10.2. The Land Owner shall render his best co-operation and subsistence to the developer with regard to the Development and construction as aforesaid as may from time to time be required if the Developer does not violates, ignores any of agreed terms and conditions herein this agreement present.
- 10.3. The Land Owner shall sign and execute all applications, Letters and other Papers and Documents as may be required for obtaining Telephone, Electricity and Water connection, drainage connection as well or other Public Services in or upon proposed New Building on the said land for Habitable purpose.
- 10.4. The Land owner shall from time to time and all times execute and register appropriate Deed of Conveyance, transferring and/or conveying undivided proportionate share and/or interest in the said land in favour of the Developer and/or its nominees/assignees and for the intending purchasers in relation to the respective flats/ car parking spaces, roof and other spaces in regard to and out of the Developer's Allocation which such intending Purchasers would agree to acquire the identified portion from the Developer's Allocation.
- 10.5. The Land Owner shall not in any manner object or obstruct for carrying out of the further development work of the said land and/or the construction of the said building by the Developer herein. The Land Owner herein shall not permit other than the Developer, to any one to do any act, deed, matter, thing which may in any manner cause hindrance or obstruction in the matter of development of the said land and/or construction of the proposed new building by the Developer.



10.6. The Land Owner herein shall not in any manner encumber, mortgage, charge or otherwise deal with or dispose of the said land and/or the said land or any portion thereof, pending this agreement and/or the Development Work.

10.7. The Land Owner shall render his best co-operation and assistance to the Developer for the purpose of approval of Bank Loan in respect of the Intending Purchaser/Purchasers of the Developer's Allocation and for that purpose the Landowner herein will keep all original documents of title and possession and other related documents concerning the Schedule below described land at his office and will render every co-operation to the Developer to verify such documents as and when required and called upon by the Developer to do the same.

**AND THE OWNER HEREBY FURTHER AGREE AND COVENANT WITH THE DEVELOPER as follows:-**

- a) Not to cause any interference in the construction work of the proposed building at the said premises by the Developer provide the proposed building is constructed in accordance with the specification of work mentioned in the Fourth Schedule hereunder written as well as per sanction plan.
- b) To empower and authorize the Developer inter alia to do, exercise, execute and perform all and every act, deed and thing and purpose for and on behalf of the Owner in connection with the mutation of the said property and to development of the said Premises, as lawful constituted attorney on behalf of the owners, in the manner are as follows:-
  - i. To sign, execute and submit all papers, documents for the purpose of proposed building plans, undertaking and declarations as may be

required to be submitted for sanction of requisite building plan or plans or modifications thereof by the competent authority concern or other competent authorities.

- ii. To appear and represent the owner before various authorities and departments of The Collector 24 Parganas (North), Zilla Parishad, Patharghata Gram Panchayet, drainage, water survey, valuation, assessment, fire brigade, law collection and Revenue Department, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, NKDA and all other authorities concerned having jurisdiction over the said premises and defend all actions and proceedings and to sign and verify all documents and deposit necessary fees or charges in the appropriate departments and withdraw and receive documents and money.
- iii. To negotiate on terms for and to enter into and conclude and execute from time to time agreement or agreements for sale or transfer of flats, rooms and space concerning developer's allocation reserved by and under this Agreement with the Intending Purchaser or Purchasers such prices and/or consideration as the developer in its absolute discretion think best and proper and also to cancel and repudiate such agreement or agreements.
- iv. To receive from the intending purchaser or purchasers earnest money and/or advance and also the balance purchase money in completion of such sale and give receipts thereof.
- v. To represent the owner before any Notary Public, ADSRO, District Registrar or Registrar of Assurances for registration and acknowledge and register sale deeds, instruments and writings in respect of



Developer's allocation in the proposed building for and on our behalf of the owner and to admit the execution thereof and to do all other acts and deeds in that behalf as may or be to the developer may seem necessary and expedient.

- c) The owner hereby further declare, to execute a separate register Development Power of Attorney in favour of the Developer to sell, transfer and convey the Developer's allocation and necessary deeds, writings and instruments executed and registered in favour of the prospective purchaser or purchasers concerning the said Developer's allocation provided that the Developer performs on it's part all the obligations under this Agreement.

#### **ARTICLE – XI : DEVELOPER'S RIGHT**

11.1. The Developer herein shall be entitled to represent the Landowner before the Police Authorities as well as all other Government Authorities as may from time to time be necessary or required for the purpose of carrying out the development work and/or construction of the proposed new building at the said property.

11.2. The Developer herein shall be entitled to apply for and obtain all necessary sanctioned permission and/or no objection certificate from the appropriate Govt. Authorities and/or Departments as may from time to time be necessary or required as well as completion certificate.

11.3. The Developer herein shall be entitled at its discretion to retain appoint and employ such persons, miseries, architects, engineers, contractors, manager, supervisors, durwans and other employees for the purpose of carrying out the work of development of the constructions of new building the Developer shall at its discretion as desire.

11.4. The Developer shall be entitled from time to time to obtain necessary modification and/or Rectification duly sanction from the competent authority concern and or departments for the purpose of completion of the development work and/or construction of New Building.

11.5. The Developer herein shall be entitled to erect and/or construct the said New Building and/or the several Residential Flats/ other spaces of the new building on its account at its sole discretion and as per sanction plan.

11.6. The Intending Purchasers and/or Transferees of the Developer's Allocation in respect of the residential flats and other spaces of the new buildings shall be entitled to proportionate undivided share and/or interest of the said land. The ultimate roof right of the proposed constructed building shall be lying with the Developer and the Developer herein shall have the sole right to use, deal and enjoy the same, in any manner whatsoever..

11.7. The Developer herein shall be at liberty and at its discretion to negotiate with the intending Buyers/ Transferees and further to enter into Agreement for Sale and/or transfer of the Developer's Allocation in respect of the residential flats and other space of the proposed new building and to receive and/or realize the Earnest Moneys, Part Payments and other consideration Moneys and appropriate the same without any objection by or on behalf of the owners.

11.8. The Developer herein shall be at liberty and at its own discretion has the right to give mortgage/lien/hypothecate with the interested parties exclusively from the part and portion of Developer's Allocation only without infringe the right of the Owner's allocation.

#### **ARTICLE - XII : RATES AND TAXES**

12.1. Henceforth, The Developer and/or Buyer and/or Transferee of flats and other spaces in the New Building(s) in respect of Developer's allocation shall bear and pay



the proportionate amount of the Taxes and other rates and taxes whatsoever on the basis on the areas of the flats and other spaces of the said New Buildings and the owner also will pay proportionate amount of the Taxes and other rates and taxes whatsoever on the basis of the areas of the flats and other spaces of the said New Building in respect of Owner's allocation.

#### ARTICLE – XIV : POSSESSION TO THE LAND OWNER

13.1. This has been agreed by and between the parties herein that the Developer will give the Landowners the possession of the Owner's Allocation in a ready and tenable condition **within 36 months** from the date of sanction plan subject to doctrine of force majeure and if the Developer fails to hand over the same subject to maximum grace period upto six months, the Developer is liable to pay monetary compensation @ Rs.35,000/- (Rupees Thirty Five Thousand) only per month till the handover the allocation of the Owner.

#### ARTICLE – XV : TRANSFER

14.1. The Landowner hereby agrees to transfer and convey the Developer's allocation in the said building and/or in said land and/or rights, title and interest, in respect thereof in favour of the Developer and/or its transferee(s) and/or buyers of land/flat or other spaces in respect of the Developer's allocation in the New Building, who may recommended for the purpose by the Developer, at or for the consideration as hereinbefore stated, provided Landowner gets his Allocations in time with full satisfaction as per the terms agreed upon.

#### ARTICLE – XV : STAMP & REGISTRATION FEES

15.1. The Developer and/or Transferees and/or Buyers of flats and other spaces in respect of the Developer's allocation in the new building shall bear and pay stamp duty and registration charges and other costs, expenses for and on account of the execution and registration of the proposed Deeds of Transfer by the Landowner in respect of the proportionate undivided share in land and/or super structure.

#### **ARTICLE XVI : DOCUMENTATION**

16.1. All transfer, deeds as may from time to time required to be signed, executed and registered by the Owner in respect of the said Land and/or the said premises and all other Deeds, documents, and instruments in respect of Developer's Allocation shall be prepared by the Advocate, appointed by the Developer.

16.2. All fees, costs, charges and expenses for proportionate of the proposed transfer, deeds and all the other deeds and documents shall be borne by the Developer and/or the Transferee of flats including the proportionate share of Land and other spaces in the Building in respect of developer's allocation.

16.3. In all transfer Deed from time to time should be required to execute and should be registered against the Developer's allocation. The Developer shall join or caused to be joined as Confirming Party, is so be advised.

#### **ARTICLE – XVII : JURISDICTION**

17.1. The Courts at Kolkata alone actions, suits and proceedings arising out of these presents between the parties hereto.

#### **ARTICLE – XVIII : FORCE MAJEURE**



18.1. The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the 'FORCE MAJEURE' and shall be suspended from the obligation during that duration of the 'FORCE MAJEURE'.

18.2. 'FORCE MAJEURE' shall mean flood, Earthquake, Riot, War, Storm, Tempest, Civil Commotion, Social Strike and/or any other Act or Commission beyond the control of the parties hereto.

#### ARTICLE – XIX : MISC. CONDITION AS AGREED UPON

19.1. The Developer shall put the Owner in undisputed possession of Owner's Allocation together with the rights, in common to the common facilities and amenities within the time limit as specified in Article XIV.

19.2. The Owner shall be entitled to transfer or otherwise deal with the Owner's Allocation in the building without infringe the right of the Developer.

19.3. The Developer is also exclusively entitled to its Developers Allocation in terms of this contract within this building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

19.4. The Developer shall be entitled to invite parties for purchase of flats to the building to be constructed by the Developer and receive advance Money and such other Moneys as would be offered by such Party or Parties for purchase of flats or flat of the developer's allocation and shall also be entitled to have a Registered Power of Attorney to be executed by the Owner at the cost of the Developer authorizing the

developer to sell the undivided interest in the Schedule mentioned plot proportionately to the flat owners on taking full consideration money from each Buyer or Buyers and execution of proper Deed of Conveyance. Similarly the Owner shall be entitled to enter into Sale Agreement with the intended Purchasers and shall transfer the flats and other constructed space in respect of the Owner's allocation by executing Deed of Conveyance subject to getting the possession of the Owner's allocation. If required by the Owner, the Developer shall join as Confirming Party in the Sale Agreement and Deed of Conveyance for registering the same without any objection or without claiming any consideration subject to comply the terms of the Agreement.

19.5. The Developer shall install and erect in the said building at its own costs, pump, tube well, submersible pump, motor, water storage, tanks, overhead reservoirs, septic tank, electrifications, temporary electric connection from the authority concerned and until permanent electric connection is obtained, temporary electric connection shall be provided and other facilities as are required to be provided in a residential building having self-contained apartments and for sale of flats therein on 'Ownership' and as mutually agreed.

19.6. The Owner and the Developer have entered into the Agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons.

19.7. Any Notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the owner if delivered by hand and duly acknowledge or sent by prepaid registered post with acknowledgment due and shall likewise be deemed to have been served on the developer if delivered by hand or sent by prepaid Registered Post to the last known address of the Developer.



19.8. The Developer shall frame scheme for the management and administration of the said building or building and/or common parts thereof. The Owner hereby agrees to abide by all the Rules and Regulations to be formed by any Society/ Association/ Holding Association and/or any other Organization who will be in charge of such management of the affairs of the building or buildings and/or common parts thereof and the parties hereto hereby give their consent to abide by such Rules and Regulation.

19.9. The Name of the building shall be finalized by the owner and developer mutually.

19.10. As and from the date of completion of the Construction of the Building the Developer and/or its transferees shall each and/or either party be liable to pay and bear proportionate charges on account of Ground Rent and other Taxes payable in respect of their respective spaces.

19.11. The Building is to be constructed by the Developer in accordance with the specification hereunder written.

#### **ARTICLE – XXI : OWNER'S INDEMNITY**

20.1. The Owner doth hereby undertakes that the Developer shall entitled to the said construction and shall enjoy its allocation space without any interference or disturbances, provided the developer performs and fulfills all the terms and conditions herein contained and/or on its part to be observed and performed.

#### **ARTICLE – XXII : DEVELOPER'S INDEMNITY**

21.1. The Developer hereby undertakes to keep the Owner indemnified against all Third Party claims viz. all supplier or Building Materials and actions arising out of the

Developer's actions with record to the Development of the said First Schedule property and/or in the matter of construction of the said Building and/or for any defect therein.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of the entire property)**

ALL THAT piece and parcel of revenue paying vacant proposed "Bastu" land recorded in the R.O.R. as "Shali", measuring an area of 23 Decimals equivalent to 13 Cottahs 14 Chittacks 28.8 sq.ft be the same a little more or less comprised in R.S. and L.R. Dag No.: 169, under R.S. Khatian No.: 162, corresponding to L.R. Khatian Nos.: 5, 505, 562, 646/1, 755/ 848, 849, 1272 at present L.R. Khatian No.: 1108, at Mouza: Chhapna, J.L. No.: 35, Police Station formerly Rajarhat at present New Town, Kolkata - 700156, District - North 24 Parganas, within the limits of the Patharghata Gram Panchayet together with all easement, quasi easement, rights, benefits, facilities and advantages attached therein and thereto and the same is butted and bounded as follows:-

On the North	By 26 ft. wide Panchayet Road
On the South	By Dag No.170
On the East	By 10 ft. wide Panchayet Road
On the West	By Dag No.167

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**PART - I**

**(OWNER'S ALLOCATION)**

The owner herein will be entitled to get 45% (forty five percent) of the total constructed area in all floor of the proposed G + 4 storied building consisting of flats, car parking, shops, and/or other constructed space together with the proportionate



right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building (hereinafter for the sake of brevity called and referred to as the "Owner's Allocation" in kind) in the manner as follows :-

- 1) 45% of the Entire Ground floor.
- 2) 45% of the Entire First floor.
- 3) 45% of the Entire Second floor.
- 4) 45% of the Entire Third floor.
- 5) 45% of the Entire Fourth floor.

It is hereby agreed by and between the parties herein, that if the competent authority grants permission for constructing one additional floor/s upon the proposed G + 4 storied building, in that case, the Developer shall be entitled to construct an additional floor upon the proposed G + 4 storied building, and the Owner will not make any objection for the same, and the Owner will be entitled to get 45% constructed area of the said additional floor by way of a registered Supplementary Agreement, to be executed by and between the Owner and Developer herein. That it is hereby further agreed between the Landowner and the Developer herein that the specific allocation in each floors of the proposed G+4 storied building to be distributed in between the Landowner and the Developer herein will be specified on obtaining the sanctioned Building Plan for the proposed construction by executing an allocation agreement thereof.

If anomalies arise to divide the allocation of the building as 45:55 ratio between the landowner and developer, who ever get less space than his respective ratio of the proposed building, will be compensated financially as per prevailing market price for accepting less area than agreed upon, for the smooth completion of the project work by the other.

AND the Owner will also be entitled to get a sum of **Rs.80,00,000/- (Rupees Eighty Lakhs)** only towards the refundable security deposit and the said sum shall be paid to the owner by the Developer in the following manner:-

- b) At the time of execution of this agreement a sum of Rs.80,00,000/- (Rupees Eighty Lakhs) only, paid by the Developer to the Owner and the Owner duly acknowledged the same as per memo hereunder written. And the aforesaid sum shall be refunded by the owner to the Developer in the manner i.e.
  
- iv. Rs.40,00,000/- on the day of final R.C.C. roof casting of the ultimate Floor of the Proposed Building.
  
- v. Rs.40,00,000/- at the time of delivery of possession of the Landowner's allocation by the Developer herein
  
- vi. In the event if the owner fails to pay the said sum according to schedule hereinabove. The owner is liable to pay interest @ 12% P.A. to the Developer for the unpaid sum till it is fully paid.

**PART – II**  
**(DEVELOPER'S ALLOCATION)**

**ALL THAT** 55% constructed area in each floor of the building so to be constructed over the First Schedule property together with proportionate share of land underneath the proposed building on the landed properties more fully mentioned in the First Schedule hereinabove along with all other common facilities and share of the common areas thereto.



**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(Technical Specification of Construction)**

**Pile:** As per drawing & specification.

**Foundation and Plinth:**

<b>Pile</b>	As per drawing & Specification
<b>Foundation &amp; Plinth</b>	Pile foundation as per mix design concrete, all work as per structural drawing.
<b>Building Structure</b>	<p>(i) R.C.C. framed Earth Quake proof structure as per structural design confirming latest code of IS-456 approved by the competent authority.</p> <p>(ii) Parking floor height as per drawing</p> <p>(iii) Other floor height as per drawing</p> <p>(iv) Internal &amp; External Plaster as per drawing.</p> <p>(v) Internal &amp; External Plaster as per drawing.</p> <p>(vi) Lift machine room and stair room as per drawing.</p> <p>(vii) Care Taker room, toilet etc. with parking arrangement.</p> <p>Cement = Ultratech/Ambuja/ACC/Lafarge/Dalmia</p> <p>Steel = SRMB/Durgapur/Adhunik/Mythan, Shyam (Fe-500 grade steel with ISI Mark)</p> <p>Sand = Full course for RCC and Medium course for others.</p> <p>Stonechips = 3/4, 5/8, dn/good quality available in local market.</p> <p>Bricks = Red Bricks/ AAC Blocks.</p>
<b>Walls</b>	Outer walls 8" thick, walls between two flats 5" thick, inner walls 3" with 1 <sup>st</sup> class brick and Boundary walls 5" thick.
<b>Floor</b>	<p>i) Bed rooms, drawing, dining &amp; kitchen floors will be Vitrified tiles (2'-0" × 2'-0") of Johnson/ Kajaria/ Somany (Tiles Price Range Rs.35-40/Sq.ft.</p> <p>ii) Toilet floor will be anti skid tiles.</p>

	<p>iii) White marble flooring to stair floor and landing of entire flat.</p> <p>iv) Parking area anti skid checker tiles, other area net cement.</p> <p>v) Water proof treatment at roof.</p>
<b>Doors</b>	<p>i) All Door frames will be made of good quality Sal Wood.</p> <p>ii) Main Door Palla will be Gamari Wood with polish and finish (Price Range Rs.12,500/-) with 1 Godrej Lock, 1 Magic Eye, 1 Door Stopper, 1 Rubber Buffer.</p> <p>iii) Inside Doors will be commercial Flush door (Price Range Rs.3,500/-) with 1 Godrej Lock, 1 Door Stopper, 1 Rubber Buffer.</p> <p>iv) Toilet Door will be Water Proof PVC Single Sheet Door (Price Range Rs.3,000/-).</p>
<b>Windows</b>	All Windows will be of APEX anodized sliding type of 1.3/1.5 mm thickness, with 4 mm clear/smoke glass covered with M.S. Grill (sliding Window Price Range Rs.225/- / Rs.325/- per Sq.ft.).
<b>Kitchen</b>	Kitchen counter of approx 25 Sq.ft. finished with black stone and granite top. Glazed wall tiles above 3 ft. of kitchen counter. 1 No. S.S. Single bows sink with 1 tap and waste pipe and 1 No. tap below sink.
<b>Living/Dining Room</b>	One washing machine point will be installed. One basin point will be installed.
<b>Toilet</b>	In the toilet Indian/ European type Commod will be installed make of Hindware/ Parryware. Toilets wall will be finished by glazed Vitrified Tiles up to 6' height together with 1 Mixture, 1 O.H. Shower, 1 Tap, 1 Basin Tap, 1 Towel Hanger, 1 Soap Stand & 1 Commode Shower, One White Basin will be installed (each Toilet) make of Hindware/ Parryware.
<b>Verandah/ Balcony</b>	Parapet wall with S.S. Grill complete upto 3' height.
<b>Plumbing</b>	<p>Concealed CPVC Pipe (Supreme) with hot and cold facilities in shower &amp; basin of all toilets.</p> <p>In each flat Supreme Aqua Gold Pipes UPVC for external lines with standard diameter conversion method.</p> <p>High Density (HDPE) UPVC Pipes for waste and soil lines.</p>



	UPVC (Supreme) 110 mm rain water 6" dia down pipe for manholes. 6" dia S.W. line with necessary manholes and master tarp etc.
<b>Electrical</b>	<p>i) Concealed electrical wiring through PVC conduit of single phase for flats and three phase for common meter.</p> <p>ii) All switches will be modular type Havells/ Anchor make.</p> <p>iii) MCB of Havells make 10/16/20 amp.</p> <p>iv) Copper PVC insulated wires of Havells/ Finolex make, Main line 6 sq.mm, AC 4 sq.mm., 15amp. Power point 2.5 sq.mm., Others 1.5/ 1 sq.mm. with necessary earthing wire.</p>

Each flat will be provided with the following electrical points:-

<b>Bed Rooms</b>	<p>3 Light Points</p> <p>1 Fan Point</p> <p>2 Plug Point (5 amp.)</p> <p>1 A.C. Point (Each Bedrooms) (15 amp. Plug Point)</p> <p>1 T.V. Point (Master Bed Room) (5 amp. Plug Point)</p> <p>1 Computer Point (15 amp. Plug Point)</p>
<b>Living/ Dining Room</b>	<p>4 Light Points.</p> <p>2 Fan Points.</p> <p>1 TV Point (5 amp. Plug Point)</p> <p>1 A.C. Point (15 amp. Plug Point)</p> <p>2 Plug Point (5 amp.)</p>
<b>Kitchen</b>	<p>2 Light Point</p> <p>1 Exhausts Fan/ Chimney Point (5 amp. Plug Point)</p> <p>1 aqua guard point (15 amp. Plug Point)</p> <p>1 Mixer Grinder (15 amp. Plug Point)</p> <p>1 Fridge Point (15 amp. Plug Point)</p>
<b>Toilet</b>	<p>1 Light Point</p> <p>1 Exhausts Fan Point (5 amp. Plug Point)</p> <p>1 Geyser Point (15 amp. Plug Point)</p> <p>1 Plug Point (5 amp. Plug Point)</p>
<b>Verandah/ Balcony</b>	<p>1 Light Point</p> <p>1 Fan Point</p>

	1 Washing Machine Points (15 amp. Plug Point)
<b>Others</b>	1 Calling bell point at the main door. 1 light point at the main door.
<b>Staircase</b>	1 light point in each landing with 2 ways switch.

Light Point provide to Car Parking Area, Main Gate, Roof Area, Care taker rooms & Toilets.

<b>Lift</b>	Two 8 passenger lift will be provided (Otis/ BLT Brilliant Lifts & Escalators Pvt. Ltd./ Engineers Vertical Services Pvt. Ltd.)
<b>Water Supply</b>	Water line from NKDA supply to UGR land scrap to open area. Electrical arrangement for pump. One 1.5 MH Pump provided (Kirlosker).
<b>Painting</b>	<ul style="list-style-type: none"> <li>i) Inside wall of the flat will be finished with Putty.</li> <li>ii) Outer wall of the building will be finished with Putty &amp; weather coat paint (Berger)</li> <li>iii) Parking area, stair area and caretaker rooms will be finished with putty &amp; distemper paint (Berger).</li> <li>iv) White washes to lift room and lift well.</li> </ul>
<b>Common service and utilities area</b>	<ul style="list-style-type: none"> <li>i) 1 No. O.H. required capacity water tank as per NKDA rules,</li> <li>ii) 1 No. UGR required capacity as per NKDA rules.</li> <li>iii) Boundary wall 1500 m ht with necessary foundation.</li> <li>iv) Grill gates of standard design at main entry as per sanction Plan.</li> <li>v) Electric meter space,</li> <li>vi) Ground Floor common passage.</li> </ul>
<b>Extra Work</b>	For extra works other than specified above the ASSIGNEE shall pay extra amount for extra work to the ASSIGNOR before commencing the extra work. The ASSIGNEE shall pay the charges along with deposit money for bringing new electric meter to the ASSIGNOR within 15 days from the date of receiving quotation from WBSEDCL for their respective flat. No outside worker/ engineer/ architect shall be allowed.



<p><b>Details of Extra Work</b></p>	<ol style="list-style-type: none"> <li>1. Collapsible Gate at Main Door of the Flat</li> <li>2. Covered Grill at Balcony</li> <li>3. Coloured Pan in Toilets</li> <li>4. Coloured Basin</li> <li>5. Marble Flooring (Difference Material &amp; Labour Charges)</li> <li>6. Internal Wall Paint.</li> <li>7. Power Backup</li> <li>8. Modular Kitchen to each Flat</li> <li>9. CCTV Line</li> <li>10. Electrical fittings other than switches and MCBs.</li> <li>11. Expenses for electrical Meter and main switches.</li> <li>12. Decorative elevation other than Sanctioned drawing.</li> <li>13. Official charges to be paid towards different organizations like NKDA, WBSEDCL etc.</li> <li>14. Any other item beyond the specification.</li> </ol>
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The developer will complete the electrification work of each flats upto the individual main switch of the meter room at the Ground Floor only. For the individual and common electrical facilities along with connection charges, including installation materials from WBSEDCL up to main the meter room, infrastructure development costs, security money, transformer installation charges and other quotation charges, will be paid proportionately as per the respective allocations of the Owner herein of the First Part and the Developer herein of the Second Part as detailed above in the respective allocation portions. The Developer's allocation will deem to mean and include the prospective proposed purchasers of the Developer's allocation, who would also be liable to pay such charges as per the proportionate share of their respective purchased units.

That the Developer herein of the Second Part will provide all services of water connection in respect of the proposed construction work to be commenced by the Developer over the First Schedule below described land which will include Water

Connections from the competent authorities as well as submersible water facility. In case of obtaining uninterrupted supply of water from the competent authorities, if the Developer is require to pay any additional charges to such authorities, then the said charges will be distributed proportionately as per the respective allocations of the Owner herein of the First Part and the Developer herein of the Second Part as being mentioned in this Development Agreement. In case of Developer's allocation the prospective proposed purchasers of individual units from the Developer's allocation will be liable to pay such additional charges as per their respective proportionate purchased units.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**(Common Expenses)**

1. ALL COSTS of Maintenance, operations, repairs, replacement services and white painting rebuilding, reconstructing, decorating, redecorating of all other common areas/ parts its fixtures, fittings electrical wiring and equipment in under or upon the building enjoyment or used common by the occupiers of the building.
2. The salaries and other expenses incurred for, and payable to any person employed for common purposes including security, electrician, maintenance, plumber, administration of the building, accountant, clerks, gardeners, Sweepers etc.
3. Insurance premium for insuring the building and every part thereof against earthquake, damages, fire lightening, mob violence, civil commotion and etc. is insured.
4. Expenses for supplies of common utilities, electricity, water charge etc. payable to any concerned authorities and/or organization and payment of all charges incidental thereto.



5. Tax and other rates and taxes and taxes and levies and all other outgoings save those which would be separately assessed and/or incurred in respect of any unit or portion of lands.
6. Costs and establishment and operational charges of the Association of the Co-operative Society of Private Limited Company relating to common purpose.
7. All such other expenses and outgoings as are deemed by the Association or Co-operative Society to be necessary for or incidental thereto.
8. Electricity expenses for lighting all the common parts outer wall of the building, parking space and for operation of all the common areas.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**(Common Parts/ Common Areas and Facilities)**

1. Drains and sewers from the premises to the Duct.
2. Water sewerage and drainage connection pips from the Units to drains and sewers common to the premises.
3. The Drivers, durwans, maintenance staff, rest room with electrical wiring switches and points fittings and fixtures (if any).
4. Boundary Walls of the premises including outside of the walls of the building and main gates.
5. Water pump and motor with installation and rom therefore.

6. Water pump overhead tanks and pipes and other common plumbing installations and spaces required thereto.
7. Electrical wiring meters and fittings and fixtures for lightning the staircase lobby and other common areas (excluding those as are installed for any particular unit and spaces required therefore).
8. Windows/doors/grills and other fittings of the common area of the premises.
9. Such other common parts, areas, equipment installations, fixtures, fittings covered and open space in or about the said premises and/or building as are necessary for passages to or use and occupancy of the units as are easement of necessary.
10. Entrance and exits to the premises and also the unit including drive ways.
11. Boundary Walls and main gate of the Premises.
12. Stairs, stair case, lobbies and corridors on all the floors, lift, lift well.
13. Water, drainage, sewerage, evacuation lines and other installations for the same would be common for the building.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**(DEVALUATION OF TITLE IN FAVOUR OF THE OWNER)**


1. Deed of Conveyance dated 03<sup>rd</sup> July 2015 registered in the office of the A.D.S.R. Rajarhat, registered in Book No. I, being No.: 7350 for the year 2015.
2. Deed of Conveyance dated 17.08.2017 registered in the office of the A.D.S.R. Rajarhat, registered in Book No. I, being No.: 8190 for the year 2017.



3. Deed of Conveyance dated 17.08.2017 registered in the office of the A.D.S.R. Rajarhat, registered in Book No. I, being No.: 8212 for the year 2017.
4. Deed of Conveyance dated 17.08.2017 registered in the office of the A.D.S.R. Rajarhat, registered in Book No. I, being No.: 8197 for the year 2017.
5. Declaration dated 02.02.2018 registered in the office of the ARA-IV Kolkata, registered in Book No. I, being No.: 1001 for the year 2018.
6. Deed of Conveyance dated 02.02.2018 registered in the office of the A.R.A. – IV, Kolkata, registered in Book No. I, being No.: 1005 for the year 2018.
7. Deed of Conveyance dated 05.02.2018 registered in the office of the A.D.S.R. Rajarhat, registered in Book No. I, being No.: 1421 for the year 2018.
8. Deed of Conveyance dated 18.05.2018 registered in the office of the A.D.S.R. Rajarhat, registered in Book No. I, being No.: 5693 for the year 2018.
9. Deed of Conveyance dated 18.05.2018 registered in the office of the A.D.S.R. Rajarhat, registered in Book No. I, being No.: 5694 for the year 2018.
10. Deed of Conveyance dated 18.05.2018 registered in the office of the A.D.S.R. Rajarhat, registered in Book No. I, being No.: 5695 for the year 2018.
11. Deed of Conveyance dated 25.05.2018 registered in the office of the A.D.S.R. Rajarhat, registered in Book No. I, being No.: 5898 for the year 2018.
12. Deed of Conveyance dated 31.05.2018 registered in the office of the A.D.S.R. Rajarhat, registered in Book No. I, being No.: 6189 for the year 2018.
13. Deed of Conveyance dated 31.05.2018 registered in the office of the A.D.S.R. Rajarhat, registered in Book No. I, being No.: 6190 for the year 2018.
14. Deed of Gift dated 31.05.2018 registered in the office of the A.D.S.R. Rajarhat, registered in Book No. I, being No.: 6230 for the year 2018.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed its hands and seals on the day, month and year first above written, upon understanding the contents of this Agreement.

SIGNED, SEALED AND DELIVERED in  
the presence of WITNESSES


1.  k.  
Advocate.  
Barasat Court

2. Amirul Islam.  
At Barasat Court.



Signature of the Landowner

-:Drafted By Me:-

  
Subhajit Bose  
Advocate  
Judges Court North 24 Parganas  
At Barasat  
Enrolment No.: WB-234/2000

  
  
SAI RAM DEVELOPER  
Proprietor

Seal & Signature of the Developer



## MEMO OF CONSIDERATION

Received with thanks from the above named Developer/Party of the Other Part a sum of **Rs.80,00,000/-** (Rupees Eighty Lakhs) Only as a total refundable Security Deposit in the following Memo:-


<u>Mode of Payment</u>	<u>Dated</u>	<u>Amount</u>
Through RTGS being Ref. No.: BDBLR52022022100005080, credited in the Account of Landowner, being A/C No.: 388101500086, maintained by ICICI Bank	21.02.2022	Rs.80,00,000/-

Total :        **Rs.80,00,000/-**

(Rupees Eighty Lakhs) Only.

### In presence of the following

#### Witnesses:

1)   
Advocate  
Barasat Court

2) Amirul Islam.  
of Barasat Court.

  
\_\_\_\_\_  
Signature of the Landowner

UNDER RULE 44A OF THE I.R. ACT 19

MD. IMRAN.

Status - Presentant



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the presentant

(2)

Name Sri. JAYDEEP CHATTERJEE.

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant /  
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)



  
 भारत निर्वाचन आयोग  
 पहचान पत्र  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

ZCA0707588




- वीचक का नाम इमरान  
**Elector's Name Imran**

पिता का नाम महफुजुर रहमान  
**Father's Name Mahafujur Rahaman**

लिंग / Sex पुरुष / Male  
 जन्म तिथि  
**Date of Birth**

X	X	X	X	1	9	8	6
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14/9

ZCA0707588

पता : बमरथ  
 तहसील - बमरथ,  
 जिल्ला - जमुई,  
 पिनकोड - जमुई, 811307

**Address : Amarath**  
 Town/Vill - Amarath,  
 Anchal - Jarnul,  
 Distt. - Jamui, 811307

दिनांक / Date : 29/6/2010

241, जमुई निर्वाचन क्षेत्र के निर्वाचक  
 रजिस्ट्रार के कार्यालय के द्वारा जारी किया गया है।  
 Facsimile Signature of Electoral Registration  
 Officer 241, Jamui Constituency

यदि कोई मतदाता इस पहचान पत्र में कोई परिवर्तन चाहता है तो उसे निर्वाचक रजिस्ट्रार के कार्यालय में जाकर अपने परिवर्तन के विवरण सहित इस पहचान पत्र के साथ एक प्रतिलिपि तैयार करके जमा कराने चाहिए।  
 In case of change in details, the voter should fill in the relevant form and submit it to the officer in the charge of the constituency and to attach the card with the serial number.



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

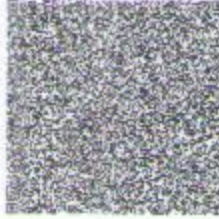
Enrolment No.: 0635/10277/92333

Download Date: 14/03/2021

To  
Md Imran  
PLOT NO. AA-85 , PREMISES NO.05-0068  
ACTION AREA-1  
NEWTOWN ,KOLKATA  
New Town  
New Town  
North 24 Parganas West Bengal - 700156  
8509025246

Issue Date: 09/03/2021

Signature Not Verified  
Digitally signed by  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA  
DN: cn=2021.03.09 11:31:19



आपका आधार क्रमांक / Your Aadhaar No. :

**2361 6369 0586**

VID : 9145 0497 7734 7676

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 14/03/2021



Md Imran  
Date of Birth/DOB: 16/01/1980  
Male/ MALE

Issue Date: 09/03/2021

**2361 6369 0586**

VID : 9145 0497 7734 7676

मेरा आधार, मेरी पहचान



Government of India



### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

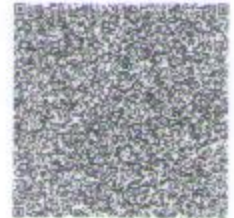
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
PLOT NO. AA-85 , PREMISES NO.05-0068,  
ACTION AREA-1, NEWTOWN ,KOLKATA,  
New Town, North 24 Parganas,  
West Bengal - 700156



**2361 6369 0586**

VID : 9145 0497 7734 7676

1947 | help@uidai.gov.in | www.uidai.gov.in

*Handwritten signature*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**AEMPI4751C**

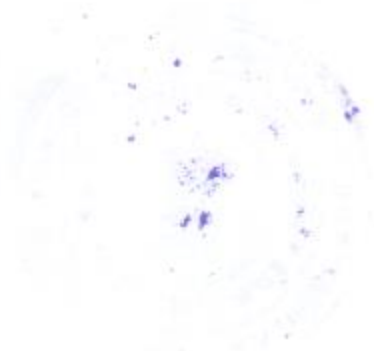


नाम  
MR. IMRAN

पिता का नाम / Father's Name  
MR. FUZUL RAHMAN

जन्म तिथि / Date of Birth  
18/01/1980

*Handwritten signature*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

JAYDEEP CHATTERJEE  
SAMIR CHATTERJEE

21/10/1971  
Permanent Account Number

AEUPC9430L

*J. Chatterjee*  
Signature



*Jaydeep Chatterjee*

*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UDSI,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यदि कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं :  
आयकर पैन सेवा यूनिट, UDSI,  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नावी मुंबई-400 614.




 ভারতের নির্বাচন কমিশন  
 ELECTION COMMISSION OF INDIA  
 নির্বাচন পরিচালনা কমিশনের পুরা ELECTOR PHOTO IDENTITY CARD  
 X0Y2517258




নাম : জয়দেব চট্টাচার্জী  
 Name : JAYDEEP CHATTERJEE  
 পিতার নাম : সমীর কুমার চট্টাচার্জী  
 Father's Name : Samir Kumar Chatterjee

*Jaydeep Chatterjee*

লিঙ্গ / Gender : পু / Male  
 জন্ম তারিখ / বয়স : 21-10-1971  
 Date of Birth / Age :  
 ঠিকানা : 563 কৃষ্ণাপুর কো-অপারেটিভ কলোনি (ডাম পার্ক) দক্ষিণ দুম দুম লেক টাউন উত্তর 24 পরগণা 700055  
 Address : 563, Krishnapur Co-Operative Colony (Dum Dum Park), South Dum Dum, LAKE TOWN, NORTH 24 PARGANAS, 700055

তারিখ : Date : 14-01-2021  
 নির্বাচন পরিচালনা কর্মকর্তার  
 Electoral Registration Officer

বিধানসভা নির্বাচন/সংসদ সংখ্যা : 116-বিধানসভা (সাধারণ)  
 Assembly Constituency No. and Name : 116-Bihar (GENERAL)  
 ভাগ নং ও নাম : 21-কৃষ্ণাপুর আদর্শ (উত্তর, পূর্ব)  
 Part No. and Name : 21-KRISHNAPUR ADARSHA VIDYAMANDIR (H S.) Room No.-4

বিঃ দ্ধ : Note  
 1. স্বাক্ষর করা এই কার্ড প্রাপ্ত হলে কোন নির্বাচন পত্রী ও নির্বাচন  
 পত্রীতে পরিচয় প্রাপ্ত হলে স্বাক্ষর : পরিচয় প্রাপ্ত হলে স্বাক্ষর  
 স্বাক্ষর পরিচয় প্রাপ্ত হলে স্বাক্ষর :  
 More possession of this card is no guarantee that you are elector  
 in the current electoral roll. Please check your name in the  
 current electoral roll before every election.  
 2. এই কার্ড পরিচয় প্রাপ্ত হলে পরিচয় প্রাপ্ত হলে স্বাক্ষর করা  
 পরিচয় প্রাপ্ত হলে স্বাক্ষর করা স্বাক্ষর :  
 Date of birth mentioned in this card shall not be treated as a proof  
 of age / D. O. B. for any purpose other than registration in  
 electoral roll

Old EPIC No. - WB/201739/336811

ভারত সরকার  
Government of India

ভয়দীপ চ্যাটার্জী  
Jaydeep Chatterjee  
জন্মতারিখ / DOB : 21/10/1971  
পুরুষ / Male

Issue Date : 26/08/2014

3875 3800 2568

আমার আধার, আমার পরিচয়

Jaydeep Chatterjee

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা: সি/ও: সমীর কুমার চ্যাটার্জী,  
563, দম দম পার্ক, বাঙ্গুর অভেনিউ, উত্তর  
২৪ পরগনা, পশ্চিম বঙ্গ, 700055

Print Date : 12/01/2021

Address: C/O: Samir Kumar Chatterjee,  
563, Dum Dum Park, Bangur Avenue,  
North 24 Parganas, West Bengal, 700055

3875 3800 2568

1947 help@uidai.gov.in www.uidai.gov.in




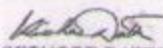
**BAR COUNCIL OF WEST BENGAL**  
(A body constituted under the Advocates Act, 1961)  
 2 & 3, Kiran Sankar Ray Road, City Civil Court Building, 7th Fl., Kal-700 001  
 Phone : 2248-8998, 2248-7233, 2230-5771, Tele Fax : 2248-7233  
 E-mail : westbengalbarcouncil@gmail.com  
 Website : www.wbbarcouncil.org

**IDENTITY CARD**

NAME : **PROSENJIT SARKAR, Advocate**

Father's/Husband's Name **Sri Nikhil Sarkar**



  
**(KISHORE DATTA)**  
 Chairman Special Committee

Card No. **E-661**

Address Recorded on the Roll **Debigarh 2 No. Jhijpara (East)**  
**P.O. & P.S. Madhyamgram, Kolkata 700129**

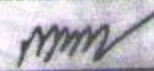
Present Address **DO**

Enrolment No. F/ **2059/2016**

Dated **05.04.2017** Date of Birth **01.02.1985**

Date **03.06.2017**

NB : Valid till WBS No. is not assigned

  
**Secretary / Assistant Secretary**



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

Transaction Details

GRN: 192021220198606811  
GRN Date: 04/03/2022 16:36:26  
BRN : IK0BOILJN1  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 04/03/2022 16:03:27  
Payment Ref. No: 2000589120/5/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SAI RAM DEVELOPER  
Address: 563,Dum Dum Park, PO-Bangur Avenue,Pin-700055  
Mobile: 9836053251  
Depositor Status: Buyer/Claimants  
Query No: 2000589120  
Applicant's Name: Mr Prosenjit Sarkar  
Identification No: 2000589120/5/2022  
Remarks: Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000589120/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2000589120/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
<b>Total</b>				<b>34</b>

IN WORDS: THIRTY FOUR ONLY.



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

**Details**

GRN:	192021220196556431	Payment Mode:	Online Payment
GRN Date:	02/03/2022 14:45:41	Bank/Gateway:	State Bank of India
BRN :	CKS9614167	BRN Date:	02/03/2022 14:03:00
Payment Status:	Successful	Payment Ref. No:	2000589120/1/2022
			[Query No*/Query Year]

**Depositor Details**

**Depositor's Name:** SAI RAM DEVELOPER  
**Address:** 563,Dum Dum Park, PO-Bangur Avenue,Pin-700055  
**Mobile:** 9836053251  
**Depositor Status:** Buyer/Claimants  
**Query No:** 2000589120  
**Applicant's Name:** Mr Prosenjit Sarkar  
**Identification No:** 2000589120/1/2022  
**Remarks:** Sale, Development Agreement or Construction agreement

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000589120/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	35001
2	2000589120/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	80007
			<b>Total</b>	<b>115008</b>

**IN WORDS: ONE LAKH FIFTEEN THOUSAND EIGHT ONLY.**

Major information of the Deed

	I-1523-04148/2022	Date of Registration	04/03/2022
No / Year	1523-2000589120/2022	Office where deed is registered	
Entry Date	22/02/2022 10:30:51 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Prosenjit Sarkar Barasat Judges Court,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836053251, 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 : 80,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,55,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 80,021/- (Article:E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chhapna, JI No: 35, Pin Code : 700156



Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-169 (RS :-)	LR-1108	Bastu	Shali	23 Dec	1/-	1,55,25,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>23Dec</b>	<b>1 /-</b>	<b>155,25,000 /-</b>	





Details :

Name,Address,Photo,Finger print and Signature










Name	Photo	Finger Print	Signature
<b>IMRAN</b> Son of Late MAHFUZUL RAHAMAN Executed by: Self, Date of Execution: 04/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office			
	04/03/2022	LTI 04/03/2022	04/03/2022

PLOT NO.AA-85, PREMISES NO. 05-0068, ACTION AREA - I, NEW TOWN, City:- , P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx1C, Aadhaar No: 23xxxxxxxx0586, Status :Individual, Executed by: Self, Date of Execution: 04/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SAI RAM DEVELOPER</b> 563, DUM DUM PARK, City:- , P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.: AExxxxxx0L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr JAYDEEP CHATTERJEE (Presentant)</b>                      Son of Late SAMIR KUMAR CHATTERJEE                      Date of Execution - 04/03/2022, , Admitted by: Self, Date of Admission: 04/03/2022, Place of Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Mar 4 2022 6:21PM</td> <td>LTI 04/03/2022</td> <td>04/03/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr JAYDEEP CHATTERJEE (Presentant)</b> Son of Late SAMIR KUMAR CHATTERJEE Date of Execution - 04/03/2022, , Admitted by: Self, Date of Admission: 04/03/2022, Place of Admission of Execution: Office					Mar 4 2022 6:21PM	LTI 04/03/2022	04/03/2022
Name	Photo	Finger Print	Signature										
<b>Mr JAYDEEP CHATTERJEE (Presentant)</b> Son of Late SAMIR KUMAR CHATTERJEE Date of Execution - 04/03/2022, , Admitted by: Self, Date of Admission: 04/03/2022, Place of Admission of Execution: Office													
	Mar 4 2022 6:21PM	LTI 04/03/2022	04/03/2022										
	563, DUM DUM PARK, City:- , P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx0L, Aadhaar No: 38xxxxxxxx2568 Status : Representative, Representative of : SAI RAM DEVELOPER (as PROPRIETOR)												

Details :

	Photo	Finger Print	Signature
<b>PROSANTA SARKAR</b> NIKHIL SARKAR JUDGES COURT NORTH 24 PARGANAS AT BARASAT, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24 Parganas, West Bengal, India, PIN:- 741014			
	04/03/2022	04/03/2022	04/03/2022

Identifier Of MD IMRAN, Mr JAYDEEP CHATTERJEE

### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MD IMRAN	SAI RAM DEVELOPER-23 Dec

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chhapna, JI No: 35, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 169, LR Khatian No:- 1108	Owner:মহম্মদ ইমরান, Gurdian:মৃতমফজুল রহমান, Address:নিজ , Classification:শালি, Area:0.23000000 Acre,	MD IMRAN



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 : 48 Indian Stamp Act 1899.

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

Presented for registration at 17:02 hrs on 04-03-2022, at the Office of the A.D.S.R. RAJARHAT by Mr JAYDEEP CHATTERJEE .,

**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 1,55,25,000/-

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

Execution is admitted on 04/03/2022 by MD IMRAN, Son of Late MAHFUZUL RAHAMAN, PLOT NO.AA-85, PREMISES NO. 05-0068, ACTION AREA - I, NEW TOWN, P.O: NEW TOWN, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Muslim, by Profession Business

Identified by Mr PROSENJIT SARKAR, , Son of Mr NIKHIL SARKAR, DISTRICT JUDGES COURT NORTH 24 PARGNAS AT BARASAT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-03-2022 by Mr JAYDEEP CHATTERJEE, PROPRIETOR, SAI RAM DEVELOPER (Sole Proprietorship), 563, DUM DUM PARK, City:- , P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr PROSENJIT SARKAR, , Son of Mr NIKHIL SARKAR, DISTRICT JUDGES COURT NORTH 24 PARGNAS AT BARASAT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 80,021/- ( B = Rs 80,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 80,021/-


Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 02/03/2022 2:47PM with Govt. Ref. No: 192021220196556431 on 02-03-2022, Amount Rs: 80,007/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKS9614167 on 02-03-2022, Head of Account 0030-03-104-001-16  
Online on 04/03/2022 4:37PM with Govt. Ref. No: 192021220198606811 on 04-03-2022, Amount Rs: 14/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BOILJN1 on 04-03-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7833, Amount: Rs.5,000/-, Date of Purchase: 28/02/2022, Vendor name: S Bose  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 02/03/2022 2:47PM with Govt. Ref. No: 192021220196556431 on 02-03-2022, Amount Rs: 35,001/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKS9614167 on 02-03-2022, Head of Account 0030-02-103-003-02  
Online on 04/03/2022 4:37PM with Govt. Ref. No: 192021220198606811 on 04-03-2022, Amount Rs: 20/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BOILJN1 on 04-03-2022, Head of Account 0030-02-103-003-02



Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.

in Book - I

Number 1523-2022, Page from 180185 to 180237

No 152304148 for the year 2022.



Digitally signed by SANJOY BASAK  
Date: 2022.03.11 17:10:05 +05.30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2022/03/11 05:10:05 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)



Registration under section 80 of the Act  
Number 100-2022, from 18015 to 18022  
for the year 2022



[The document is hereby signed]