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पश्चिमबङ्ग. पश्चिम बंगाल WEST BENGAL

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certified that the document is admitted in
 registration. The signature sheet / sheet's
 and the endorsement sheet / sheet's
 attached with this document's are the best.

Notary Public
 North 24-Parganas
 District
 D. S. S. S.

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JOINT VENTURE DEVELOPMENT AGREEMENT

THIS JOINT VENTURE DEVELOPMENT
 AGREEMENT has made on this 18th day of
 November, 2021 (Two Thousand Twenty One)

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নম্বর 1582 তারিখ 17/11/2021
জেতা শ্যামসুন্দর মন্ডল Mandal.
গ্রাম আন. বারসাত Court
মূল্য 5000/- টাকা



ভেদার শ্রী বারাসাত কোর্ট
উত্তর 28 পর্গনা 2021
ক্রমের তারিখ 21 NOV 2021
নেট মূল্য 1600000
ডেয়ারী অফিস, বারাসাত
ভেদার শ্রী সুরত চ্যাটার্জী

Sudhan Kumar Dutta

 NET/5302

Sudhan Kumar Dutta

 NET/5303




Anil Dutta @ Sushil Dutta

 NET/5304

Sushil Kumar Dutta

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Barasat
D.P.P.

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 NET/5305

Jyotirmoy Mandal
Advocate
Barasat Judge Court

BETWEEN

(1) **SRI SUDHAN KUMAR DUTTA**, (PAN – ADUPD3775C, Aadhaar No. – 2859 0581 0319), (2) **SRI ANIL DUTTA @ SUNIL DUTTA**, (PAN – AIHPD4218N, Aadhaar No. – 5320 2643 4139) & (3) **SRI SUSHIL KUMAR DUTTA**, (PAN – GAUPD0260D, Aadhaar No. – 4748 7305 1666), all are sons of Late Sukhamoy Dutta & Late Ava Rani Dutta, all by Nationality – Indian, by religion – Hindu, by occupation – No. 1 & 2 Business and No. 3 Service, all are residing at Lokenath Bhawan, 32 Durganagar Station Road, P.O. – Rabindranagar, P.S. – Nimta, Kolkata – 700065, District – North 24 Parganas, West Bengal, India, hereinafter referred to as the **LANDOWNERS**, (which term or expression shall unless, otherwise excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, administrators, legal representatives, assigns and/or nominees) of the **FIRST PART**.

AND

DUTTA AND SARKAR DEVELOPER, a proprietorship firm having its office at 24(212/1) Durganagar Station Road, P.O. – Rabindranagar, P.S. – Nimta, Kolkata – 700065, District – North 24 Parganas, West Bengal, India, represented by its Proprietor **SRI ANIL DUTTA @ SUNIL**



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DUTTA, (PAN – AIHPD4218N, Aadhaar No. – 5320 2643 4139), son of Late Sukhamoy Dutta & Late Ava Rani Dutta, all by Nationality – Indian, by religion – Hindu, by occupation – Business, residing at Lokenath Bhawan, 32 Durganagar Station Road, P.O. – Rabindranagar, P.S. – Nimta, Kolkata – 700065, District – North 24 Parganas, West Bengal, India, hereinafter referred as **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its present Proprietor, respective executors, administrator, representative and assigns) of the **SECOND PART**.

WHEREAS the Schedule below Land along other landed property, lying and situated at Mouza – Sultanpur, J.L. No. – 10, Touzi No. – 173, Re.Sa. No. – 148 was originally seized and possessed by Saiyadali Sanpui and Ajet Ali Sanpui.

AND WHEREAS for the better use and living said Ajet Ali Sanpui filed a Title Suit, being Case No. – 1958/77 before the Ld. 2nd Sub Judge at Alipore and later on 23.08.1958 a Compromise Decree (*Solenama*) was passed in favour of said Saiyadali Sanpui and accordingly an area of 99 decimal of land, comprising in Dag No. – 92, corresponding to Khatian No. – 480 was allotted in favour of said Saiyadali Sanpui.



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AND WHEREAS while said Saiyadali Sanpui was enjoying and possessing the aforesaid property he sold, conveyed and transferred his property to Sova Rani Dutta, by way of a Deed of Sale, being No. - 4929, for the year 1963, recorded in Book No. - 1, Volume No. - 80, pages from 26 to 28, which was registered at S.R. - Cossipore, Dumdum on 05.06.1963 and thereafter said Sova Rani Dutta constituted a residential house building thereon and was enjoying and possessing with free from all encumbrances, liens, lispensens, attachments, acquisitions or requisitions and all other liabilities whatsoever.

AND WHEREAS while said Sova Rani Dutta was enjoying and possessing the aforesaid property she sold, conveyed and transferred 05 cottah of Land to Sukhomay Dutta and Ava Rani Dutta, by way of a Deed of Sale, being No. - 5232, for the year 1989, recorded in Book No. - 1, Volume No. - 111, pages from 473 to 482, which was registered at S.R. - Cossipore, Dumdum on 08.11.1989 and thereafter said Sukhomay Dutta and Ava Rani Dutta constituted a two storied pucca residential house building thereon and was enjoying and possessing with free from all encumbrances, liens, lispensens, attachments, acquisitions or requisitions and all other liabilities whatsoever.



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AND WHEREAS said Sukhomay Dutta died intestate on 19.08.2009 leaving behind his wife, said Ava Rani Dutta, three sons namely, Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar Dutta, i.e. the present Landowners and four daughters namely, Smt. Dipali Bhowmick, Smt. Madhabi Ghosh, Smt. Bina Sarkar & Smt. Sabita Sarkar as his only legal heirs and successors as per Hindu Succession of Law in respect of his share of the aforesaid purchased land.

AND WHEREAS said Ava Rani Dutta gifted her purchased and husband's inherited share of 02 cottah 13 chittack 15 sq. ft. along with proportionate share of two storied building out of total 05 cottah of land along with two storied pucca house building to her three sons namely, Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar Dutta, i.e. the present Landowners by way of a Deed of Gift, being No. - 02257, for the year 2013, recorded in Book No. - I, CD Volume No. - 12, pages from 2090 to 2101, which was registered at A.D.S.R. - Cossipore, Dumdum on 01.03.2013.

AND WHEREAS said Ava Rani Dutta died intestate on 18.06.2013 leaving behind her three sons namely, Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar Dutta, i.e. the



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present Landowners and four daughters namely, Smt. Dipali Bhowmick, Smt. Madhabi Ghosh, Smt. Bina Sarkar & Smt. Sabita Sarkar as his only legal heirs and successors as per Hindu Succession of Law in respect of his share of the aforesaid purchased land.

AND WHEREAS thereafter said Smt. Dipali Bhowmick, Smt. Madhabi Ghosh, Smt. Bina Sarkar & Smt. Sabita Sarkar gifted their father's inherited $\frac{1}{4}$ th share of 01 cottah 04 chittack 15 sq. ft. along with proportionate share of two storied building, measuring 700 sq. ft. (300 sq. ft. in Ground Floor & 400 sq. ft. in First Floor) out of total 05 cottah of land along with two storied pucca house building, measuring 2800 sq. ft. (1200 sq. ft. in Ground Floor & 1600 sq. ft. in First Floor) to their three brothers namely, Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar Dutta, i.e. the present Landowners by way of a Deed of Gift, being No. - 12130, for the year 2021, recorded in Book No. - I, Volume No. - 1501, pages from 376474 to 376522, which was submitted and executed on 09.09.2021 and was registered on 18.10.2021 at D.S.R.-1 - North 24 Parganas at Barasat.

AND WHEREAS aforesaid way the present Landowners Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar



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Dutta have become the sole and absolute owner of ALL THAT piece and parcel of undivided **Bastu Land** measuring about **05 (five) cottah** more or less along with two storied pucca house building, measuring 2800 sq. ft. (1200 sq. ft. in Ground Floor & 1600 sq. ft. in First Floor) [which will be demolished for the purpose of proposed multi-storied construction], lying and situated at **Mouza – Sultanpur**, J.L. No. – 10, Touzi No. – 173, Re.Sa. No. – 148, comprising in **R.S. Dag No. – 92**, corresponding to **R.S. Khatian No. – 480**, within local limits of **North Dum Dum Municipality, Ward No. – 21, Holding No. – 32(211) Durganagar Station Road**, under P.S. – the then Dum Dum, now Nimta, A.D.S.R.O. – the then Cossipore, Dum Dum now Belgharia, in the District of North 24 Parganas by paying taxes and rents properly thereon.

AND WHEREAS the Landowners herein declare that they has good marketable title over the said property and the said property is free from all encumbrances, liens, lispendens, attachments, acquisitions or requisitions, proceeding order of vesting any prohibitory order and all other liabilities whatsoever, over the First Schedule property and they have every right to sale, transfer, gift, mortgage, lease and develop the said property.



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AND WHEREAS the Owners have decided to develop their by raising construction of a G+3 multi-storied building upon the said property but due to their personal difficulties and individual paucity of fund, they have decided to depute Developer for getting development of the said property and one of the brother i.e. Sri Anil Dutta @ Sunil Dutta have approached the his other two brothers i.e. Sri Sudhan Kumar Dutta & Sri Sushil Kumar Dutta to develop their joint property at his own cost and care in the name of his Firm, Dutta and Sarkar Developer and said Sri Anil Dutta @ Sunil Dutta made necessary searches before concerned authority in respect of the said property and after his satisfaction he has approached before other co-owners to allow him to carry on the works at **AS IS WHERE IS** basis of the said property and the Owners have agreed with the above proposal.

AND WHEREAS the Owners have approached the Developer to undertake the Development of the aforesaid plot of land to which the Developer has agreed on the certain terms and conditions.

AND WHEREAS it is agreed by and between the parties that the Developer will demolish the old structure at his own cost and entitle to get the entire appropriate the debris.



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AND WHEREAS the Developer will bear the expenses of mutation in the Municipality & B.L. & L.R.O. and the amount shall be paid by the Developer.

AND WHEREAS the Owners shall claim for further demurrage if the Developer fail to complete the said proposed G+3 multi-storied building **within 18 (eighteen) months** from the date of sanction of proposed G+3 multi-storied building Plan by the North Dum Dum Municipality.

AND WHEREAS the Developer shall obtain for Sanction Building Plan and/or Revised Plan and necessary permission in respect of Scheduled mentioned Property for the said construction work before the competent department of North Dum Dum Municipality immediately after the execution of this Agreement.

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

ARTICLE-I DEFINATIONS :-

1. **OWNERS** : shall means the said (1) **SRI SUDHAN KUMAR DUTTA**, (PAN - ADUPD3775C, Aadhaar No. - 2859 0581 0319),



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(2) **SRI ANIL DUTTA @ SUNIL DUTTA**, (PAN – AIHPD4218N, Aadhaar No. – 5320 2643 4139) & (3) **SRI SUSHIL KUMAR DUTTA**, (PAN – GAUPD0260D, Aadhaar No. – 4748 7305 1666), all are sons of Late Sukhamoy Dutta & Late Ava Rani Dutta, all by Nationality – Indian, by religion – Hindu, by occupation – No. 1 & 2 Business and No. 3 Service, all are residing at Lokenath Bhawan, 32 Durganagar Station Road, P.O. – Rabindranagar, P.S. – Nimta, Kolkata – 700065, District – North 24 Parganas, West Bengal, India, herein referred to as **Landlords** and their heirs, legal representative, executors, administrators and assigns.

2. **DEVELOPER** : shall mean **DUTTA AND SARKAR DEVELOPER**, a proprietorship firm having its office at 24(212/1) Durganagar Station Road, P.O. – Rabindranagar, P.S. – Nimta, Kolkata – 700065, District – North 24 Parganas, West Bengal, India, represented by its Proprietor **SRI ANIL DUTTA @ SUNIL DUTTA**, (PAN – AIHPD4218N, Aadhaar No. – 5320 2643 4139), son of Late Sukhamoy Dutta & Late Ava Rani Dutta, all by Nationality – Indian, by religion – Hindu, by occupation – Business, residing at Lokenath Bhawan, 32 Durganagar Station Road, P.O. –



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Rabindranagar, P.S. – Nimta, Kolkata – 700065, District – North 24 Parganas, West Bengal, India and its successor or successes and assigns.

3. **LAND** : shall mean ALL THAT piece and parcel of undivided **Bastu Land** measuring about **05 (five) cottah** more or less along with two storied pucca house building, measuring 2800 sq. ft. (1200 sq. ft. in Ground Floor & 1600 sq. ft. in First Floor), lying and situated at **Mouza – Sultanpur**, J.L. No. – 10, Touzi No. – 173, Re.Sa. No. – 148, comprising in **R.S. Dag No. – 92**, corresponding to **R.S. Khatian No. – 480**, within local limits of **North Dum Dum Municipality, Ward No. – 21, Holding No. – 32(211) Durganagar Station Road**, under P.S. – the then Dum Dum, now Nimta, A.D.S.R.O. – the then Cossipore, Dum Dum now Belgharia, in the District of North 24 Parganas.
4. **BUILDING** : shall mean the **G+3 multi-storied building** to be constructed at the said premises in accordance with plan to be sanctioned by the appropriate authorities.



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5. **COMMON FACILITIES AND AMENITIES** : shall mean corridors, stairways, lift passage ways, provided by the Developer, pump room, tube well, overhead tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment maintenance and/or management of the building.
6. **SALEABLE** : space shall mean the space in the G+3 multi-storied building available for independent use and occupation after making the provisions for common facilities and space required.
7. **OWNER'S ALLOCATION** : the Owners is entitled to get **Jointly 60% (sixty percent) of constituted area in each and every floor** in complete habitable and useable condition in form of flats, garages, shop rooms and other units with the undivided proportionate right, title, interest, in the G+3 multi-storied building, in common facilities and amenities including the right to use thereof in the said proposed G+3 multi-storied building upon construction of the said G+3 multi-storied building as per Municipal Sanctioned Plan to be fixed according to land area and the top roof will be exclusively used by all the Landowners jointly.



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Apart from the Developer will borne Rs. 10,000/- (Rupees Ten Thousand) only per month to each of the Owner for their respective shifting charges upto the handing over their respective possession from the said proposed G+3 multi-storied building.

8. **DEVELOPER'S ALLOCATION** : shall mean the rest of the entire constructed portion except the Owner's allocated portion **i.e. 40% (forty percent) of constituted area in each and every floor** in form of flats, garages, shop rooms and other units in the said premises 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 building.
9. **ARCHITECT** : shall means the person or persons who may be appointed by the Developer for designing and planning of the G+3 multi-storied building with the approval of the Owners.
10. **BUILDING PLAN** : Shall mean the plan to be sanctioned by the appropriate authorities with such alteration or modifications as may be made by the Developer with the approval of the Owners from time to time.



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11. **TRANSFeree** : shall mean the person, firm, limited company association or persons to whom any space in the building has been transferred.

12. **WORD IMPARTING** : masculine gender shall include feminine and neuter genders likewise words imparting feminine genders shall include masculine and neuter gender and similarly words imparting neuter gender shall include masculine and feminine genders.

ARTICLES-II : COMMENCEMENT

This Agreement shall be deemed to have commenced on and with effect from 18th day of November, 2021.

ARTICLES-III : OWNER'S REPRESENTATIONS

1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, attachment and liens whatsoever.
2. The said premises are not vested under the Urban Land (Ceiling and Regulation) Act, 1976.



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3. The Owners have not entered into any Agreement or contract with any person or persons or Developer except the present Developer.

ARTICLES-IV : DEVELOPER'S RIGHT

1. The Owners hereby grant subject to what has been hereinafter provided the exclusive right to the Developer to build, construct, erect and complete the said G+3 multi-storied building comprising the various sizes of flats, garages, shop rooms and other units in order to sale the said flats to the member of the public for their residential purpose by entering into agreements for sale and/or transfer and/or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the Developer.
2. The Developer shall be entitled to prepare modify or alter the plan and to submit the same to the appropriate department of North Dum Dum Municipality in the name of the Owners at its Own costs and Developer shall pay and bear all expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities if



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required for construction of the G+3 multi-storied building at the said premises provided however that Developer shall be exclusively entitled to all refunds of any or all payments and/or deposits paid by the developer.

3. Nothing in these presents shall be construct as a demise or assignment or transfer by the Owners of the said premises or any part thereof to the Developer or as creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive license to the Developer to sale the flats of the said premises in terms thereof and to deal with the developer's allocation in G+3 multi-storied building to be constructed thereon in the manner and subject to the terms hereafter stated.

ARTICLES-V : APPARENT CONSIDERATION

1. In consideration of the Owners having agreed to permit the Developer to sale the flats, garages, shop rooms and other units of the said premises and construct, erect and complete the G+3 multi-storied building at the said premises the Developer agrees:~



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- a) At their own costs shall obtain all necessary permission and/or approvals and/or consent.
- b) Developer shall bear all taxes / khazna from the date of execution of Development Agreement.
- c) In respect of the construction of the G+3 multi-storied building to pay costs of supervision of the development and construction of the Owner's Allocation in the G+3 multi-storied building at the said premises.
- d) To bears all costs charges and expenses for construction of the G+3 multi-storied building at the said premises.
- e) Allocate the Owner's Allocation in the said G+3 multi-storied building to be constructed at free of costs at the said premises **within 18 (eighteen) months** (also extendable 6 months) from the date of sanction of building plan.

The aforesaid shall constitute the apparent consideration for grant of exclusive right for development for the premises.



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1. The Developer shall also construct, erect, and complete at its own costs the entire common facilities and amenities for the building.
2. The Developer shall have no right, title and interest whatsoever in the Owner's allocation and undivided proportionate share thereof in the land in common facilities and amenities, which shall solely and exclusively belong and continue to belong to Owners.
3. The Developer shall have no right or claim for payment or reimbursement of any costs, expense or charges incurred towards construction of Owners' Allocation and of the undivided proportionate share in common facilities and amenities.
4. While allocating the Owner's allocation if any area is allocated extra to the Owners, the Owners shall pay such consideration to the Developer as per the market value prevailing at the time for the extra area. Similarly if any area is less allocated, the Developer shall pay such consideration to the Owners as per the market value if that area prevailing at that time.



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ARTICLES-VII : DEVELOPER'S ALLOCATION

In consideration of the above the Developer shall be entitled to the Developer's Allocation of the saleable space **i.e. 40% (forty percent) of constituted area in each and every floor** in form of flats, garages, shop rooms and other units in the G+3 multi-storied building to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said G+3 multi-storied building after providing for Owner's Allocation and the Developer shall be entitled to enter into agreement for sale and transfer its own name with any transferees for their residential purpose or any person as it necessary and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the Owners and this agreement by itself shall be treated as consent by the Owners, provided however the Developer will not be entitled to delivery possession of Developer's allocation to any transferees until the Developer shall make over possession of the owners



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allocation to the owners and comply with all other obligation of the Developer to the owners under this agreement.

ARTICLES-VIII : PROCEDURE

OWNERS shall grant to the Developer a **Registered Development Power of Attorney** as may be required for the purpose of obtaining the sanctions from different authorities in connection with the construction of the building and also for the pursuing and following up the matter with appropriate authority or authorities and to sell the Developer's allocation.

ARTICLES-IX : CONSTRUCTION

The Developer shall be solely and exclusively responsible for Construction of the said G+3 multi-storied building.

The Developer shall commence construction of the said G+3 multi-storied building within a maximum period of 6 (six) months from the date of execution of these presents and shall complete the construction of the said G+3 multi-storied building complete in all respect and the specification morefully described in the Second Schedule hereunder written in a fully habitable condition within a maximum of period of **18 (eighteen)**



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months from the date of obtaining entirely vacant and peaceful possession of the said premises from the Owners free from all encumbrances, charges and lien whatsoever or the from the date sanctioned Plan which ever is later.

In the event the Developer fails to commence construction or complete construction of the said G+3 multi-storied building within the period mentioned hereinbefore the Owners shall rescind and/or cancel the Agreement and shall appoint a new Developer and shall return the amount spent by the Developer till that date without any interest accrued thereon.

ARTICLES-X : SPACE ALLOCATION

1. After completion of the G+3 multi-storied building the Owners shall be entitled to obtained physical possession of the Owner's allocation and balance constructed area and other portions of the said G+3 multi-storied building shall belong to the Developer.
2. Subject as aforesaid and subject to Owner's Allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said G+3 multi-storied building and the open space shall exclusively belong to the Developer contained herein.



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3. The Owners shall be entitled to transfer or otherwise deal with the Owner's Allocation in the G+3 multi-storied building without any claim whatsoever of the developer.
4. The Developer shall be exclusively entitled to the Developer's Allocation in the G+3 multi-storied building with exclusive right to obtain transfer from Owners and to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the Owners and Owners shall not in any way to interfere with or disturbed the quiet and peaceful possession of the Developer's Allocation.

ARTICLES-XI : BUILDING

1. The Developer shall at his own cost construct, erect and complete the G+3 multi-storied building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time. Such construction of the building shall completed entirely by the Developer **within 18 (eighteen) months** from the date of obtaining Sanction Plan.



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2. Subject as aforesaid the decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto.
3. The Developer shall erect in the building at its own costs as per as per specification and drawings provided by the architect, pump, tube well water storage tanks, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be provided as G+3 multi-storied building self-contained apartment and constructed spaces for sale and/or residential flats and/or constructed space therein on ownership basis.
4. The Developer shall be authorized in the name of the Owners in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Owners for the construction of the G+3 multi-storied building and to similarly apply for the obtained temporary and permanent connection of water electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of enjoyment of the building for which



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purpose the owners shall execute in favour of the Developer a **Registered Development Power of Attorney** and other authorities as shall be required by the developer.

5. The Developer shall at its own cost and expenses and without creating any financial or other liability on the Owners construct and complete the G+3 multi-storied building and various units and/or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be made by the Developer.
6. All costs, charges and expenses including architects fees shall be paid discharged and borne by the Developer and the owners shall have no liability in this context.
7. The Developer shall provide at its own cost of electricity wiring, water, pipeline, sewerage connection in portion of the owner's allocation.
8. The Developer shall obtained completion certificate from the Dum Dum Municipality at its own cost and the owners will co-operate with the Developer in that regards.



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ARTICLES-XII : COMMON FACILITIES

1. The Developer shall pay and bear the property taxes and other dues and outgoings in respect of the Owner's Allocation of the said G+3 multi-storied building till the Owner's Allocation is delivered to the Owners and thereafter the Owners shall pay the above mentioned taxes etc. for her allocation.

2. As soon as the G+3 multi-storied building is completed and the electricity wiring sewerage line and water pipe lines are ready up to the portion of the Owner's Allocation, the Developer shall give written notice to the Owners requesting to take possession of the Owner's Allocation in the G+3 multi-storied building and there being no dispute regarding the completion of the G+3 multi-storied building in terms of the agreement and according to the specification and plan thereof and certificate of the architect herein produced to this effect then after 30 (thirty) days from the date of service of such notice and at all times thereafter the Owners shall be responsible for payment of all Municipal and property taxes, dues duties and other public outgoing of and impositions whatsoever the (hereinafter for the sake of brevity referred to as the said rates) payable in respect of



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the Owner's Allocation, the said rates to be apportioned prorate with reference to the saleable space in the G+3 multi-storied building if they are levies on the G+3 multi-storied building as a whole.

3. The Owners and the Developer shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon the owners and Developer and both the parties shall kept each other indemnified against all claims actions demand, costs, charges and expenses and proceedings whatsoever directly and indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the owners or the Developer in this behalf.
4. As and from the date of service of notice of possession, the Owners and the Developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both Owner's and Developer's Allocation and the said charge include proportionate share of premises for Insurance of the building, water, fire and scavenging charges, taxes, light, sanitation and maintenance operation, repair



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Registrar Urbi. 7,21
North 24-Parganas
Barisal
D N R 4

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and renewal charges for bill collection, renovation, replacement and expenses for building and mechanical installations, application and equipments, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.

ARTICLE-XIII : LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer as constituted attorney of the Owners to defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owners shall be borne and paid by the Developer specific may be required to be done by the Developer and for which the Developer may need the authority of the Owner's applications and other documents may be required to be signed to be signed made by the owner's relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deed, matters, and other things that may be reasonably required to be done in the matter and the Owners shall execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also



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North 24-Parganas
Barrack
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undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the Owners and/or go against the spirit of this agreement.

2. Any notice required to be given by the Developer shall without prejudice to any other mode of service available demand to have been served on the Owners if delivered by hand and duly acknowledgement due to the residence of the Owners shall likewise be deemed to have been served on the Developer if delivered by hand or send by pre-paid register post to the registered office of the developer.
3. Both the Developer and the Owners shall frame a Scheme for the management and administration of the said G+3 multi-storied building or buildings and/or common parts thereof the owners hereof the Owners hereby agree to abide by all the rules and regulations and as such management society /association/holdings organization do hereby give their consent to abide by the same.
4. The name of the G+3 multi-storied building shall be mutually settled by the Developer and Land Owners.



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5. Nothing in these present shall be construed as a demises or assignment or conveyance in the law by the owners of the premises or any part thereof to the Developer or as creating any right, title, or interest in respect thereof other than an exclusive license to Developer to commercially exploit the same in the terms thereof provided however the purchaser's of the Developer's allocation shall be entitled to borrow money or take Home Loans from any Bank without against mortgaging their own flats creating any financial liability of the Owners or affecting their estate and interest in the premises and it is being expressly agreed and understood that in no event the owners or any of their estate shall be responsible and/or made liable for payment of any dues of such banks and for that purpose, the Developer shall keep the Owners

ARTICLE-XV : ARBITRATION

1. If at any time and dispute shall between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitration, or Civil Court, in case the parties agree to otherwise to two arbitrators one to be appointed by each of the parties in dispute and the same be deemed to be referred within the



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North 24-Parganas
Barasat
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meaning of the Arbitration Act, 1996 or any statutory modifications there under in force.

THE FIRST SCHEDULE ABOVE REFERRED TO

(The Entire)

ALL THAT piece and parcel of undivided **Bastu Land** measuring about **05 (five) cottah** more or less along with two storied pucca house building, measuring 2800 sq. ft. (1200 sq. ft. in Ground Floor & 1600 sq. ft. in First Floor) [which will be demolished for the purpose of proposed Gco-owners multi-storied construction], lying and situated at **Mouza – Sultanpur, J.L. No. – 10, Touzi No. – 173, Re.Sa. No. – 148, comprising in R.S. Dag No. – 92, corresponding to R.S. Khatian No. – 480, within local limits of North Dum Dum Municipality, Ward No. – 21, Holding No. – 32(211) Durganagar Station Road, under P.S. – the then Dum Dum, now Nimta, A.D.S.R.O. – the then Cossipore, Dum Dum now Belgharia, in the District of North 24 Parganas.**

The Property is butted and bounded as follows:

On the North : N.C. Patitundu;
On the South : 22.4' ft. wide Durganagar Station Road;
On the East : Haren Biswas;
On the West : P.C. Bhowmick & N.C. Bhowmick.



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Registrar U/S 7(2)
North 24-Parganas
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THE SECOND SCHEDULE ABOVE REFERRED TO
SPECIFICATION

BUILDING STRUCTURE :

R.C.C. Column, beam, roof, pillar, tie-bear as per structural design approved by the competent authority, outside brick wall 8", 5" & 3" thickness inside partition wall as per Engineer's choice.

FLOORING :

All flooring will be marble/glazed tiles finish with 4" height dado skirting.

TOILET DADO :

The Toilet dado upto 6ft height glazed tiles.

KITCHEN :

One table installed with black stone and back wall 4' ft height glazed tiles above cooking platform to protect the oil spot, one sink basin with tap.

TOILET :

In the toilet Indian type pan/commode will be installed.

WINDOWS :



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North 24 Parganas
Barrack
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All windows will be made of Aluminium with glass fittings sliding

DOOR :

Door frame will be standard quality wood.

Main door and other doors will be commercial flush door.

VERANDAH /BALCONY :

Parapet wall with 1' height grill.

PLUMBING :

Inside of the toilet pipe line will be concealed. Pipe line will be P.V.C./G.I. as suitable.

ELECTRICAL :

- i) Full concealed wiring in all flats.
- ii) Two light point in bed room, one 5 amp plug point and one fan point,
- iii) Kitchen: One light point, one exhaust fan point, one extra point.
- iv) Toilet: One light point, one exhaust fan point , one geezer point (15 amp),



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Register U/S 7(2)
North 24-Parganas
District
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- v) Calling Bell: One calling bell point at the main entrance,
- vi) Dining: one fridge point and others lights and fans.

WATER SUPPLY :

Water supply round the clock is assured to which necessary sub marshal deep tube-well will be installed.

PAINTING :

Inside wall of the flat will be finished with plaster of Paris. Outside wall of the building will be finished with snowcem.

COMMON SERVICE AND UTILITIES AREA :

Septic tank, overhead water tank, electric meter space and tube- well at the ground floor common passage.

EXTRA WORK :

For extra works other than specified above the Purchasers shall pay extra amount for extra work to the Developer before commencing the extra work. The owners shall pay the charges including Security Deposit for bringing new electric meter for their allocation only and no outside worker/engineer /architect shall be allowed.



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Registrar U/S. 712
North 24-Parganas
District
D N S 4

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

SIGNED, SEALED & DELIVERED
at Barasat in the presence of

WITNESSES:

1. Bari Ghil.
Suryasen nagar
Kot-125
2. Jyotirmoy Mandal
Advocate,
18.11.21

- 1) Sudhanu Kumar Dutta
- 2) Anil @ Sushil Dutta
- 3) Sushil Kumar Dutta

Signature of Landowners

Drafted & prepared by :

Jyotirmoy Mandal
Adv.
Jyotirmoy Mandal 18/11/21
Advocate,

District Judges' Court,
North 24 Parganas at Barasat
Regd. No. : WB/1808/2003

DUTTA AND SARKAR DEVELOPER

Anil Dutta @ Sushil Dutta
Proprietor

Signature of Developer

Composed by :-

Biplab Goswami

Biplab Goswami
District Judges' Court,
North 24 Parganas at Barasat



GRN Det...



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Registrar U/S 7(2)
North 24-Parganas
Barrackpore
D. No. 4

21 NOV 2021



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

GRN Details

GRN: 192021220116139051 Payment Mode: Online Payment
GRN Date: 18/11/2021 15:49:29 Bank/Gateway: Central Bank of India
BRN : CBI181121807432 BRN Date: 18/11/2021 15:11:53
Payment Status: Successful Payment Ref. No: 2002339963/1/2021
[Query No.*Query Year]

Depositor Details

Depositor's Name: JYOTIRMOY MANDAL
Address: BARASAT
Mobile: 9883412156
Depositor Status: Advocate
Query No: 2002339963
Applicant's Name: Mr JYOTIRMOY MANDAL
Identification No: 2002339963/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002339963/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2002339963/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	5041







IN WORDS: FIVE THOUSAND FORTY ONE ONLY.









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS, District Name :North 24-Parganas
Signature / LTI Sheet of Query No/Year 15012002339963/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Sudhan Kumar Dutta Lokenath Bhawan, 32 Durganagar Station Road, City:- , P.O:- Rabindranagar, P.S:- Nimta, District:-North 24- Parganas, West Bengal, India, PIN:- 700065	Land Lord			<i>Sudhan Kumar Dutta</i> 21/11/21
2	Mr Anil Dutta Alias Mr Sunil Dutta Lokenath Bhawan, 32 Durganagar Station Road, City:- , P.O:- Rabindranagar, P.S:-Nimta, District:- North 24-Parganas, West Bengal, India, PIN:- 700065	Land Lord			<i>Anil & Sunil</i> <i>Sunil Dutta</i> 21/11/21
3	Mr Sushil Kumar Dutta Lokenath Bhawan, 32 Durganagar Station Road, City:- , P.O:- Rabindranagar, P.S:- Nimta, District:-North 24- Parganas, West Bengal, India, PIN:- 700065	Land Lord			<i>Sushil Kumar Dutta</i> 21/11/21

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
4	Mr Anil Dutta Alias Mr Sunil Dutta Lokenath Bhawan, 32 Durganagar Station Road, City:- , P.O:- Rabindranagar, P.S:-Nimta, District:- North 24-Parganas, West Bengal, India, PIN:- 700065	Representative of Developer [DUTTA AND SARKAR DEVELOPER]			 21/11/21
SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Jyotirmoy Mandal Son of Late Harichand Mandal District Judges Court, City:- Barasat, P.O:- Barasat, P.S:- Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700124	Mr Sudhan Kumar Dutta, Mr Anil Dutta, Mr Sushil Kumar Dutta, Mr Anil Dutta			 21/11/21

(Satyajit Biswas)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I
NORTH 24-PARGANAS
North 24-Parganas, West Bengal



ভারতীয় রাষ্ট্র পরিচয় প্রাধিকার
 ভারত সরকার .
 Unique Identification Authority of India
 Government of India

চালিকাঙ্কিত আইডি / Enrollment No. : 1111/98901/05435

10/03/2014

To
 Sunil Dutta
 সুনীল দত্ত
 madhya durganagar
 STATION ROAD
 RABINDRA NAGAR
 Rabindra Nagar
 Rabindra Nagar, Kolkata
 West Bengal - 700065



KL820979835FT

82097983



আপনার আধার সংখ্যা / Your Aadhaar No. :

5320 2643 4139

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

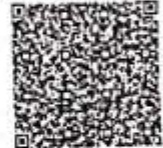
Unique Identification Authority of India



সুনীল দত্ত
 Sunil Dutta
 পিতা : সুখাময় দত্ত
 Father : SUKHAMAY DUTTA

জন্মতারিখ/DOB: 18/01/1963
 পুরুষ / Male

5320 2643 4139



আধার - সাধারণ মানুষের অধিকার

*Attended
 10/10/13*



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/138/447346

পরিচয় পত্র



Elector's Name : DUTTA SUNIL

নির্বাচকের নাম : দত্ত সুনীল

Father/Mother/
Husband's Name : SUKHAMOY

পিতা/মাতা/স্বামীর নাম সুখময়


Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 30

১.১.১৯৯৫-এ বয়স : ৩০

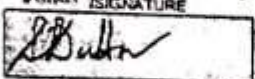
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADUPD3775C




धारक का नाम / NAME
SUDHAN KUMAR DUTTA

पिता के नाम / FATHER'S NAME
SUKHMOY DUTTA

जन्म तिथि / DATE OF BIRTH
02-09-1962

धारक का हस्ताक्षर / SIGNATURE




Chitras
 मुद्रांक संख्या (प.सं.सं.)
COMMISSIONER OF INCOME TAX, W.B. - XI

इस कार्ड को खोना या चुराना या किसी अन्य व्यक्ति को देना या प्रकट करना या इस कार्ड के प्रयोग से उत्पन्न होने वाले किसी भी प्रकार के नुकसान का उत्तरदायी होना धारक का दायित्व है।

धारक को सूचित किया जाता है कि यदि इस कार्ड खोया जाय तो उसे तुरंत नष्ट करवाया जायेगा।

धारक को सूचित किया जाता है कि यदि इस कार्ड खोया जाय तो उसे तुरंत नष्ट करवाया जायेगा।

In case this card is lost/found, kindly inform/report to the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta- 700 069.



ভারত সরকার
Government of India



সুধন কুমার দত্ত
SUDHAN KUMAR DUTTA
(পিতা: সুখময় দত্ত)
Father: Sukhamoy Dutta

জন্মতারিখ/DOB: 02/09/1962
পুংস্ব / Male

2859 0581 0319



আধার - সাধারণ মানুষের অধিকার

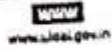


আধার
প্রকাশ: মাধ্যম দুর্গানগর
স্টেশন রোড, রবীন্দ্র নগর
রবীন্দ্র নগর, রবীন্দ্র নগর, কোলকাতা
পশ্চিম বঙ্গ

ভারতীয় পরিচয় প্রমাণ কর্তৃক
Identification Authority of India

Address: madhya
durganagar, STATION
ROAD, RABINDRA NAGAR,
Rabindra Nagar, Rabindra
Nagar, Kolkata, West
Bengal, 700055

2859 0581 0319



1800 301 1847

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

आयकर प्रमाण पत्र
Income Tax Return Card

आयकर प्रमाण संख्या
Income Tax Return Number

GAUPD02600




SUSHIL KUMAR DUTTA

पिता का नाम / Father's Name
SUKHAMOY DUTTA

18/07/1980

आयकर विभाग
Income Tax Department



आयकर विभाग
Income Tax Department

आयकर प्रमाण पत्र
Income Tax Return Card

आयकर प्रमाण संख्या
Income Tax Return Number

GAUPD02600

आयकर विभाग
Income Tax Department



REGISTRAR : 55 / Male
वर्ग / लिंग : 55
Date of Birth / Age :
पंजीयन संख्या / पंजीयन संख्या और पता / पता, क्षेत्र संख्या
11994, 700065
Address : Madhya Durganagar, North Dum
Dum, JHARKHAND 700065





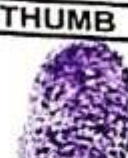





वर्ग / पता : 10-03-2028 **विद्यार्थी प्रमाण पत्र/पंजीयन**
Electoral Registration Officer

पंजीयन संख्या/पंजीयन संख्या और पता : 110-पंजीयन संख्या
(पंजीयन)
Assembly Constituency No. and Name : 110-Dum Dum
Upaz (GENERAL)
पंजीयन संख्या और पता : 244-पंजीयन संख्या/पंजीयन संख्या - 1
Part No. and Name : 244-Durganagar Kapatkhandi
Ward/Path Room No-1

REG / Note
1. यह पंजीयन कार्ड केवल पंजीयन के लिए ही प्रयोग किया जा सकता है। इसे किसी भी अन्य उद्देश्य के लिए प्रयोग करने से इनकार किया जाता है।
2. यह पंजीयन कार्ड केवल पंजीयन के लिए ही प्रयोग किया जा सकता है। इसे किसी भी अन्य उद्देश्य के लिए प्रयोग करने से इनकार किया जाता है।
3. The 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.
4. This card is valid only for registration purpose and cannot be used for any other purpose.
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.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : SUDHAN KUMAR DUTTA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত










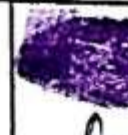


ডান হাত

Sudhan Kumar Dutta
Signature of the Presentant

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

(2) Name : ANIL DUTTA ALIAS SUNIL DUTTA











LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Anil Dutta @ Sunil Dutta
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : SUSHIL KUMAR DUTTA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



ডান হাত

Sushil Kumar Dutta
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

ORDER RULE
Name: ANIL
LITTLE














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Registrar U/S. 71
North 24-Parganas
Bansal
D R A .

21 NOV 2021

UNDER RULE 44A OF THE I.R. ACT 1908


(1) Name : ANIL DUTTA ALIAS SONIL DUTTA.

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	ডান হাত
					

Anil @ Sonil Dutta
Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
THUMB	FORE	MIDDLE	RING	LITTLE	ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

No: /
Entry No / Year
Applicant Name
& Other D.



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North 24 Parganas
Barasat
D.S.R. 41

21 NOV 2021

Major Information of the Deed

Deed No : 3	I-1501-14148/2021	Date of Registration	23/11/2021
Query No / Year	1501-2002339963/2021	Office where deed is registered	
Query Date	12/11/2021 8:00:55 PM	1501-2002339963/2021	
Applicant Name, Address & Other Details	JYOTIRMOY MANDAL BARASAT JUDGES COURT, Thana : Barasat, District : North24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9883412156, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 92,77,877/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Durganagar Station Road, Mouza: Sultanpur, , Ward No: 21, Holding No:32/211 JI No: 10, Touzi No: 173 Pin Code : 700065

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-92	RS-480	Bastu	Bastu	5 Katha	15,00,000/-	75,60,002/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
Grand Total :					8.25Dec	15,00,000 /-	75,60,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2800 Sq Ft.	5,00,000/-	17,17,875/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2800 sq ft	5,00,000 /-	17,17,875 /-	

Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Sudhan Kumar Dutta (Presentant) Son of Late Sukhamoy Dutta Lokenath Bhawan, 32 Durganagar Station Road, City:- , P.O:- Rabindranagar, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxx5C, Aadhaar No: 28xxxxxxxx0319, Status :Individual, Executed by: Self, Date of Execution: 18/11/2021 , Admitted by: Self, Date of Admission: 21/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/11/2021 , Admitted by: Self, Date of Admission: 21/11/2021 ,Place : Pvt. Residence</p>
2	<p>Mr Anil Dutta, (Alias: Mr Sunil Dutta) Son of Late Sukhamoy Dutta Lokenath Bhawan, 32 Durganagar Station Road, City:- , P.O:- Rabindranagar, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Alxxxxx8N, Aadhaar No: 53xxxxxxxx4139, Status :Individual, Executed by: Self, Date of Execution: 18/11/2021 , Admitted by: Self, Date of Admission: 21/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/11/2021 , Admitted by: Self, Date of Admission: 21/11/2021 ,Place : Pvt. Residence</p>
3	<p>Mr Sushil Kumar Dutta Son of Late Sukhamoy Dutta Lokenath Bhawan, 32 Durganagar Station Road, City:- , P.O:- Rabindranagar, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: GAxxxxx0D, Aadhaar No: 47xxxxxxxx1666, Status :Individual, Executed by: Self, Date of Execution: 18/11/2021 , Admitted by: Self, Date of Admission: 21/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/11/2021 , Admitted by: Self, Date of Admission: 21/11/2021 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>DUTTA AND SARKAR DEVELOPER 24/212/1 Durganagar Station Road, City:- , P.O:- Rabindranagar, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 , PAN No.:: Alxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Anil Dutta, (Alias Name: Mr Sunil Dutta) Son of Late Sukhamoy Dutta Lokenath Bhawan, 32 Durganagar Station Road, City:- , P.O:- Rabindranagar, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700065, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx8N, Aadhaar No: 53xxxxxxxx4139 Status : Representative, Representative of : DUTTA AND SARKAR DEVELOPER (as Sole Proprietor)</p>

Officer Details :

Name	Photo	Finger Print	Signature
Jyotirmoy Mandal Son of Late Harichand Mandal District Judges Court, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24- Parganas, West Bengal, India, PIN:- 700124			
Identifier Of Mr Sudhan Kumar Dutta, Mr Anil Dutta, Mr Sushil Kumar Dutta, Mr Anil Dutta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sudhan Kumar Dutta	DUTTA AND SARKAR DEVELOPER-2.75 Dec
2	Mr Anil Dutta	DUTTA AND SARKAR DEVELOPER-2.75 Dec
3	Mr Sushil Kumar Dutta	DUTTA AND SARKAR DEVELOPER-2.75 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Sudhan Kumar Dutta	DUTTA AND SARKAR DEVELOPER-933.33333300 Sq Ft
2	Mr Anil Dutta	DUTTA AND SARKAR DEVELOPER-933.33333300 Sq Ft
3	Mr Sushil Kumar Dutta	DUTTA AND SARKAR DEVELOPER-933.33333300 Sq Ft

18-11-2021

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 92,77,877/-

fmq

Satyajit Biswas
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 21-11-2021

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

Presented for registration at 12:30 hrs on 21-11-2021, at the Private residence by Mr Sudhan Kumar Dutta , one of the Executants.

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

Execution is admitted on 21/11/2021 by 1. Mr Sudhan Kumar Dutta, Son of Late Sukhamoy Dutta, Lokenath Bhawan, 32 Durganagar Station Road, P.O: Rabindranagar, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Business, 2. Mr Anil Dutta, Alias Mr Sunil Dutta, Son of Late Sukhamoy Dutta, Lokenath Bhawan, 32 Durganagar Station Road, P.O: Rabindranagar, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Business, 3. Mr Sushil Kumar Dutta, Son of Late Sukhamoy Dutta, Lokenath Bhawan, 32 Durganagar Station Road, P.O: Rabindranagar, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Service

Indetified by Mr Jyotirmoy Mandal, , , Son of Late Harichand Mandal, District Judges Court, P.O: Barasat, Thana: Barasat, , City/Town: 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 21-11-2021 by Mr Anil Dutta, , Mr Sunil Dutta Sole Proprietor, DUTTA AND SARKAR DEVELOPER (Sole Proprietoship), 24/212/1 Durganagar Station Road, City:- , P.O:- Rabindranagar, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700065

Indetified by Mr Jyotirmoy Mandal, , , Son of Late Harichand Mandal, District Judges Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

fmq

Satyajit Biswas
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 23-11-2021

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 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-)
and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/11/2021 3:50PM with Govt. Ref. No: 192021220116139051 on 18-11-2021, Amount Rs: 21/-, Bank:
Central Bank of India (CBIN0280107), Ref. No. CBI181121807432 on 18-11-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000/-
by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1582, Amount: Rs.5,000/-, Date of Purchase: 17/11/2021, Vendor name:
SUBRATA CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/11/2021 3:50PM with Govt. Ref. No: 192021220116139051 on 18-11-2021, Amount Rs: 5,020/-, Bank:
Central Bank of India (CBIN0280107), Ref. No. CBI181121807432 on 18-11-2021, Head of Account 0030-02-103-003-02

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Satyajit Biswas
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2021, Page from 422258 to 422312

being No 150114148 for the year 2021.



Digitally signed by SATYAJIT BISWAS
Date: 2021.12.01 17:00:14 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2021/12/01 05:00:14 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)