

23/2/2020

L-679/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 299344

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Adji. Dist Sub-Registrar
Alipore, South 24 Parganas

11 FEB 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 11th

day of FEBRUARY 2020,

BETWEEN

[Handwritten notes on the left margin:]
 13.2.2020
 2050000
 2/2008/2020

SRI

25 JAN 2020

947081

Name : Sukanta Majumdar

Address : Advocate

Vendor : Alipore Judge's Court
Kolkata - 27

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001



Sukanta Majumdar
Advocate
Alipore Judge's Court
KOL-27
S/o - late S. Majumdar

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SRI BIKASH RANJAN DUTTA, son of Late Jagadish Chandra Dutta, by Occupation- Retired person, by faith-Hindu, by Nationality- Indian, presently residing at 1288, Chakgaria Street, Police Station-Purba Jadavpur, Kolkata-700094, hereinafter called the "**OWNER/FIRST PARTY**" (which expression unless repugnant to the context shall mean and include his heir/heirs, executor / executors, assign / assigns, administrator / administrators and representative / representatives) of the **ONE PART**.

AND

M/S. MODEL CIVIL CONTRACTOR, a proprietorship firm having its office at E/13A, Bapujinagar, P.O. Regent Estate, Police Station- Jadavpur, Kolkata-700092, represented by its sole proprietor namely **ABUBAKKAR SEKH**, son of Md. Alim Sekh, by faith -Muslim, by Occupation -Business, by Nationality - Indian, residing at F/14, Bapujinagar, P.O. Regent Estate, Police Station - Jadavpur, Kolkata - 700092, District south 24 parganas hereinafter called and the "**DEVELOPER/SECOND PARTY**" (which expression unless repugnant to the context shall mean and include its heir/heirs, executor/executors, administrator/administrators, assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **OTHER PART**.

WHEREAS Bastu land measuring 23 decimals more or less (Split up of land measuring 17 decimals Comprised in C.S. Dag No.- 284, Corresponding to R.S. Dag No.-300, under C.S. Khatian No.-123, corresponding to R.S. Khatian No. - 274, and Bastu land measuring 6 decimals more or less Comprised in C.S. Dag No. - 284, Corresponding to R.S. Dag No. - 300, under C.S. Khatian No. - 58, Corresponding to R.S. Khatian No.- 63), situated and lying at Mouza -Patuli, J.L. No.-29, Touzi No.-13, Re. Sa. No.-23, within P.S.- Previously Sadar Tollygunge there after Jadavpur Now Patuli, District 24 Parganas (South) was



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recorded in the name of Kalu Halder, Jainaddin Halder, Abdar Ali Halder, Moni Halder in the Revisional Settlement record or R.S. Record and each of their name recorded in the revisional settlement record in equal share and they had been jointly seized and possessed the said property without any disturbance or interference in any manner whatsoever.

AND WHEREAS said Kalu Halder used to enjoy his proportionate share of land during his life time and he died intestate leaving behind him two sons namely Abbas Ali Halder and Sawkat Ali Halder, wife namely Rabiyan Bibi and three daughters namely Suja Bibi, Nehar Bibi, Hazra Bibi as his legal heirs and the said Abbas Ali Halder, Sawkat Ali Halder, Rabiyan Bibi, Suja Bibi, Nehar Bibi & Hazra Bibi had been jointly seized and possessed the said land along with other Co-Owner without any disturbance or interference in any manner whatsoever.

AND WHEREAS the said legal heirs of deceased Kalu Halder namely Abbas Ali Halder, Sawkat Ali Halder, Rabiyan Bibi, Suja Bibi, Nehar Bibi & Hazra Bibi along with other Owner namely Jainaddin Halder, Abdar Ali Halder, Moni Halder had been jointly seized and possessed the said land of 23 satak in Dag No.-300, without any disturbance or interference in any manner whatsoever and to better use & enjoyment of the entire land the said legal heirs of deceased Kalu Halder namely Abbas Ali Halder, Sawkat Ali Halder, Rabiyan Bibi, Suja Bibi, Nehar Bibi & Hazra Bibi get $7\frac{1}{4}$ Satak of land as their portion of Land by a mutual Family settlement entered in between the Abbas Ali Halder, Sawkat Ali Halder, Rabiyan Bibi, Suja Bibi, Nehar Bibi & Hazra Bibi and the Jainaddin Halder, Abdar Ali Halder & Moni Halder.

AND WHEREAS said Abbas Ali Halder, Sawkat Ali Halder, Rabiyan Bibi, Suja Bibi, Nehar Bibi, Hazra Bibi being in need of money divided their said land in



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two plots mentioned Plot No. A & B and they made a 6 ft wide private passage for connecting road from starting of their Land to end of their land out of their total land for the use of the both plots being Plot No. A & B.

AND WHEREAS said Abbas Ali Halder, Sawkat Ali Halder, Rabiyan Bibi, Suja Bibi, Nehar Bibi, Hazra Bibi sold the Plot being marked as Plot No. "A" measuring about 2 Katthas 3 Chhattacks 6 Sq. ft. more or less of Land including private passage to Smt. Smriti Kana Chowdhury by way of sale deed dt. 22/08/1970, which was registered in the joint Sub Registry Office at Alipore recorded in Book No. I, Volume No. 76, Page 149 to 155, Being No. 3963, for the year 1970.

AND WHEREAS after purchasing the said property the said Smt. Smriti Kana Chowdhury applied before JLRO, Behala for mutating his name as the recorded owner of the Land measuring 1 katta 14 Chattacks 27 Sq. ft. excluding passage out of total purchased land measuring 2 kattahs 3 Chattacks 6 Sq. ft. more or less including 6 ft wide passage having an area of 4 Chattak 24 Sq. Ft. more or less of Land.

AND WHEREAS on 08/01/1975, vide case no. 528T/9-2, for the year 1974/75, the JLRO, Behala mutated the name of Smt. Smriti Kana Chowdhury as the recorded owner of the said land measuring an area of 1 katta 14 Chattacks 27 Sq. ft. excluding passage out of total purchased land measuring 2 kattahs 3 Chattacks 6 Sq. ft. more or less including 6 ft wide passage having an area of 4 Chattak 24 Sq. Ft. more or less of Land.

AND WHEREAS said Smt. Smriti Kana Chowdhury being in need of money sold the Land measuring about an area of bastu land measuring more or less 1 katta 14 Chattacks 27 Sq. ft. together with all right, title, interest of passage having b

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sq. ft.



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ft wide passage having an area of 4 Chattak 24 Sq. Ft of land aggregating a total land of 2 kattahs 3 Chattacks 6 Sq. ft more or less jointly to Sri Ajit Kumar Ghosh dastidar & Smt. Renuka Ghosh dastidar by way of sale deed which was registered in the office of the District Sub Registry Office at Alipore recorded in Book No. I, Being No. 895 for the year 1994.

AND WHEREAS by way of purchase the said Sri Ajit Kumar Ghosh dastidar & Smt. Renuka Ghosh dastidar jointly became the Owner of the land 1 katta 14 Chattacks 27 Sq. ft. together with Asbestor sheded structure thereon measuring 160 sq. ft. more or less together with all right, title, interest of private passage having 6 ft wide passage having an area of 4 Chattak 29 Sq. Ft of land aggregating a total land of measuring 2 kattahs 3 Chattacks 11 Sq. ft more or less and each of them became the owner of undivided unpartitioned 50% share of land and jointly mutated their name in the office of Kolkata Municipal Corporation being Assessee No, 31-101-09-0556-8, and the said property was/is assessed as Premises No. 553, Baishnabghata Patuli, Kolkata - 700094.

AND WHEREAS wife of Ajit Kumar Ghosh dastidar, Smt. Renuka Ghosh dastidar, who was a Hindu, governed by the Bengal school of Hindu Law, died intestate on 16th day of September 2000, leaving behind his husband namely Sri Ajit Kumar Ghosh dastidar and Two daughters namely Smt Chanda Roy and Smt. Sucharita Das as her legal heirs and successors and no other person or persons as her legal heirs and successors.

AND WHEREAS by way of inheritance the said Smt Chanda Roy and Smt. Sucharita Das along with their Father Ajit Kumar Ghosh dastidar become the absolute joint Owner and are sized and possessed of all that the bastu land measuring more or less 1 katta 14 Chattacks 27 Sq. ft. together with all



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easement right, title, interest of passage having 6 ft wide passage having an area of 4 Chattak 24 Sq. Ft of land aggregating a total land of 2 kattaahs 3 Chattacks 6 Sq. ft more or less Comprised in regarding C.S. Dag No.284, R.S. Dag No.300, (Three Hundred) under C.S. Khatian No.123 & 58, Coresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertaint to J.L. No.29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S. Previously Sadar Tollygangu, there after Jadavpur Now Patuli, District-24 Parganas South, within the limits of the Kolkata Municipal Corporation, Ward No.101, being known as KMC Premises No. 553, Baishnabghata Patuli, P.O.- Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata-700094.

AND WHEREAS On & from the date of inheritance of the same the above named Smt Chanda Roy, Smt. Sucharita Das and Ajit Kumar Ghosh dastidar started possessing & enjoying the said bastu land being PLOT-"A" jointly & peacefully without any disturbance and/or hindrance from anybody.

AND WHEREAS said Smt Chanda Roy, Smt. Sucharita Das and Ajit Kumar Ghosh dastidar being in need of money sold the Land measuring more or less 2 kattaahs 3 Chattacks 6 Sq. ft consisting of PLOT-"A" bastu land measuring 1 katta 14 Chattacks 27 Sq. ft. together with Asbestor sheded structure standing thereon measuring 100 sq. ft. more or less and also together with all right, title, interest of private passage of 6 ft wide passage having an area of 4 Chattak 24 Sq. Ft of land aggregating a total land of 2 kattaahs 3 Chattacks 6 Sq. ft more or less being known as KMC Premises No. 553, Baishnabghata Patuli, P.O.- Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata-700094, to **MAHASWETA ROY CHOWDHURY**, by way of sale deed which was registered in the office of the District Sub Registrar-I, at Alipore recorded in Book No. I, Volume No. 46, Pages 99 to 110, Being No. 1651 for the year 2001.



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AND WHEREAS the aforesaid SMT. MAHASWETA ROY CHOWDHURY by virtue of the Purchase became the absolute Owner of the entire land measuring more or less 2 kattahs 3 Chattacks 6 Sq. ft consisting of PLOT-"A" bastu land measuring 1 katta 14 Chattacks 27 Sq. ft. together with Asbestor sheded structure standing thereon measuring 100 sq. ft. more or less and also together with all right, title, interest of private passage of 6 ft wide passage having an area of 4 Chattak 24 Sq. Ft of land aggregating a total land of 2 kattahs 3 Chattacks 6 Sq. ft more or less Comprised in C.S. Dag No.284, R.S. Dag No. 300, (Three Hundred) under C.S. Khatian No.123 & 58, Corresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertaining to J.L. No. 29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S. Sadar Tollygunge, there after Jadavpur Now Patuli, District-24 Parganas South, within the limits of the Kolkata Municipal Corporation, Ward No.101, being known as KMC premises No.- 553, Baishnabghata Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata - 700094, and well sufficiently entitled to having all right title, interest at all material times was in possession of the said bastu land being PLOT-"A".

AND WHEREAS the aforesaid MAHASWETA ROY CHOWDHURY, applied before Kolkata Municipal Corporation for mutating her name as the recorded owner of the of the said bastu land being PLOT-"A" and the Kolkata Municipal Corporation mutated the name of MAHASWETA ROY CHOWDHURY, as the Owner of the said bastu land.

AND WHEREAS the aforesaid MAHASWETA ROY CHOWDHURY, also applied before BL&LRO for mutating her name as the recorded owner of the of the said bastu land.



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AND WHEREAS said Abbas Ali Halder, Sawkat Ali Halder, Rabiyan Bibi, Suja Bibi, Nehar Bibi, Hazra Bibi sold the Plot being marked as Plot No. "B" with private passage measuring about 2 Katthas 3 Chhattacks 11 Sq ft. more or less of Land jointly to Gopal Krishna Chowdhury & Somnath Chowdhury, both sons of Rebati Ranjan Chowdhury on 22/8/1970, by way of sale deed which was registered in the joint Sub Registry Office at Alipore recorded in Book No.-I, Volume No. 58, Page 283 to 289 Being No. 3962 for the year 1970.

AND WHEREAS after purchasing the said property the said Gopal Krishna Chowdhury & Somnath Chowdhury had jointly mutated their name in the office of Kolkata Municipal Corporation being Assessee No, 31-101-09-0550-7, and the said property was/is assessed as Premises No. 547, Baishnabghata Patuli, Kolkata - 700094.

AND WHEREAS by way of purchase the said Gopal Krishna Chowdhury & Somnath Chowdhury jointly became the Owner of the land 1 katta 14 Chattacks 27 Sq. ft. together with Asbestor sheded structure thereon measuring 160 sq. ft. more or less together with all right, title, interest of private passage having 6 ft wide passage having an area of 4 Chattak 29 Sq. Ft of land aggregating a total land of measuring 2 kattahs 3 Chattacks 11 Sq. ft more or less and each of them became the owner of undivided unpartitioned 50% share of land.

AND WHEREAS said Gopal Krishna Chowdhury used to enjoy the undivided unpartitioned 50% share of land and the said Gopal Krishna Chowdhury died intestate leaving behind his wife namely Bharati Chowdhury and only daughter namely Basabdatta Chowdhury (wife of Mr. Jasbibder Singh) as his legal heirs & Successors. The said wife and daughter have inherited the said portion of Land



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left by the deceased Gopal Krishna Chowdhury according to the Hindu Succession Act. Now the said Bharati Chowdhury & Basabdatta Chowdhury jointly became the Owner of undivided unpartitioned 50% share of the land.

AND WHEREAS Bharati Chowdhury and Basabdatta Chowdhury out of their love and affection gifted their 1/2 (50%) undivided share of the said land measuring about 15 chatacks 13.5 Sq. Ft of Land (i.e. $\frac{1}{2}$ of 1 kattas 14 chatacks 27 Sq. Ft excluding passage) with asbestors structure thereon to Somnath Chowdhury the by a registered deed of gift which was executed and registered on 29th day of October 2009, in the Additional District Sub-Registrar Office at Alipore and recorded in Book No. I, Volume No. 31, Pages from 4391 to 4403, Being No. -07092 for the year 2009.

AND WHEREAS the aforesaid Somnath Chowdhury by virtue of the Purchase & gift deed became the absolute sole Owner of the entier bastu land measuring more or less 1 katta 14 Chatacks 27 Sq. ft. together with Asbestor sheded structure thereon measuring 160 sq. ft. more or less together with all right, title, interest of passage having 6 ft wide passage having an area of 4 Chatack 29 Sq. Ft of land aggregating a total land of 2 kattahs 3 Chatacks 11 Sq. ft more or less Comprised in C.S. Dag No.284, R.S. Dag No.300,(Three Hundred) under C.S. Khatian No.123 & 58, Coresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertainint to J.L. No.29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S. Previously Sadar Tollygunge, there after Jadavpur Now Patuli, District-24 Parganas South, within the limits of the Kolkata Municipal Corporation, Ward No.101, being known as KMC premises No.- 547, Baishnabghata Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata - 700094, and well sufficiently entitled to having all right title, interest at all material times was in possession of the Said Bastu Land.



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AND WHEREAS the aforesaid Somnath Chowdhury, applied before Kolkata Municipal Corporation for mutating his name as the recorded owner of the of the Said Bastu Land and the Kolkata Municipal Corporation mutated the name of Somnath Chowdhury, as the Owner of the Said Bastu Land being Assessee no.-31-101-09-0550-7.

AND WHEREAS the aforesaid Somnath Chowdhury, also applied before BL&LRO for mutating his name as the recorded owner of the of the Said Bastu Land.

AND WHEREAS by a sale deed dated 20th day of March 2019, **ABUBAKKAR SEKH, PAN - BLBPS1103D**, Son of Mohd Alim Sekh, by faith -Muslim, by Occupation -Business, by Nationality - Indian, residing at F/14, Bapujinagar, P.O. Regent Estate, Police Station - Jadavpur, Kolkata - 700092, purchased ALL THAT land measuring more or less 2 kattahs 3 Chattacks 6 Sq. ft consisting of PLOT-"A" bastu land measuring 1 katta 14 Chattacks 27 Sq. ft. together with Asbestor sheded structure standing thereon measuring 100 sq. ft. more or less and also together with all right, title, interest of private passage of 6 ft wide passage having an area of 4 Chattak 24 Sq. Ft of land aggregating a total land of 2 kattahs 3 Chattacks 6 Sq. ft more or less Comprised in C.S. Dag No. 284, R.S. Dag .No. 300, under C.S. Khatian No.123 & 58, Coresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertaintint to J.L. No.-29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S.-Previously Sadar Tollygunge thereafter Jadavpur now Patuli, District-24 Parganas (South), within the limits of the Kolkata Municipal Corporation, Ward No. 101, Assessee No. 31-101-09-0556-8., being known as KMC Premises No. 553, Baishnabghata Patuli, P.O.- Patuli, P.S.- Previously Jadavpur Now Patuli,



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Kolkata-700094, from **SMT MAHASWETA ROY CHOWDHURY, PAN-AFVPR8154A**, Wife of Samir Roy Chowdhury, by faith-Hindu, by Occupation-Business, by Nationality - Indian, residing at C/28, Ramgarh, P.O.- Naktala, P.S.- Previously Jadavpur there after Patuli Now Netaji Nagar, Kolkata-700047, which document was duly registered at the office of the A.D.S.R. at Alipore South 24 Parganas and recorded in Book No.- I, Volume No.-1605-2019, Pages from 64815 to 64847, Being No. 01820, for the year 2019.

AND WHEREAS by a another sale deed dated 20th day of March 2019, **ABUBAKKAR SEKH, PAN - BLBPS1103D**, Son of Mohd Alim Sekh, by faith - Muslim, by Occupation -Business, by Nationality - Indian, residing at F/14, Bapujinagar, P.O. Regent Estate, Police Station - Jadavpur, Kolkata - 700092, purchased ALL THAT total land measuring more or less 2 kattahs 3 Chattacks 11 Sq. ft consisting of PLOT-"B" bastu land measuring 1 katta 14 Chattacks 27 Sq. ft. together with Asbestor sheded structure standing thereon measuring 160 sq. ft. more or less and also together with all right, title, interest of private passage of 6 ft wide passage having an area of 4 Chattak 29 Sq. Ft of land aggregating a total land of measuring 2 kattahs 3 Chattacks 11 Sq. ft more or less of land Comprised in C.S. Dag No. 284, R.S. Dag No. 300, under C.S. Khatian No.123 & 58, Corresponding to R.S. Khatian No. 274 & 63, of Mouza-Patuli, appertaint to J.L. No. 29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S. Previously Sadar Tollygunge, there after Jadavpur Now Patuli, District-24 Parganas south, within the limits of the Kolkata Municipal Corporation, Ward No.101, Assessee No. 31-101-09-0550-7, being known as KMC Premises No. 547, Baishnabghata Patuli, P.O.- Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata-700094, from **SRI SOMNATH CHOWDHURY, PAN- BAQPC7171R**, son of Late Rebat Ranjan



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Chowdhury, by faith-Hindu, by Occupation- Business, by Nationality - Indian, residing at S/A-F-19 Patuli Nutan Para, Kendua Main Road, P.O.- Garia, P.S.- Patuli, Kolkata-700084, which document was duly registered at the office of the A.D.S.R. at Alipor South 24 Parganas and recorded in Book No.- I, Volume No.- 1605-2019, Pages from 64879 to 64910, Being No. 01821, for the year 2019.

AND WHEREAS by way of two purchase deeds the said **ABUBAKKAR SEKH** became the sole & absolute Owner of the entire land measuring 4 katta 6 Chattacks 17 Sq. ft. together with Asbestor sheded structure standing thereon measuring 260 sq. ft. more or less Comprised in C.S. Dag No.284, R.S. Dag No.300 (Three Hundred) under C.S. Khatian No.123 & 58, Coresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertainint to J.L. No.29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S. Previously Sadar Tollygunge, there after Jadavpur Now Patuli, District-24 Parganas South, within the limits of the Kolkata Municipal Corporation, Ward No.101, being known as KMC premises No.- 553 & 547, Baishnabghata Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata - 700094.

AND WHEREAS as per the Mother deeds total land measurement more or less 4 katta 6 Chattacks 17 Sq. Ft. Comprised in C.S. Dag No.284, R.S. Dag No.300 (Three Hundred) under C.S. Khatian No.123 & 58, Coresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertainint to J.L. No.29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S. Previously Sadar Tollygunge, there after Jadavpur Now Patuli, District-24 Parganas South, within the limits of the Kolkata Municipal Corporation, Ward No.101, being known as KMC premises No.- 553 & 547, Baishnabghata Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata - 700094, but as per Physical measurement more or less land area comes to 4 katta 1 Chattack 42 Sq. Ft.,



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Comprised in C.S. Dag No.284, R.S. Dag No.-300 (Three Hundred) under C.S. Khatian No.123 & 58, Corresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertaint to J.L. No.29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S. Previously Sadar Tollygunge, there after Jadavpur Now Patuli, District-24 Parganas South, within the limits of the Kolkata Municipal Corporation, Ward No.101, being known as KMC premises No.- 553 & 547, Baishnabghata Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata - 700094. The part of land which is less than mother deed was given to road for development and for sake of brevity herein after referred to & called as the **SAID PROPERTY**, more fully and particularly described in the SCHEDULE-A hereunder written and well sufficiently entitled to having all right title, interest at all material times was in possession of the **SAID PROPERTY** (described in the SCHEDULE-A).

AND WHEREAS by a sale deed dated 20th day of June 2019, **SRI BIKASH RANJAN DUTTA**, the Owner herein purchased all that piece or parcel of land measuring 4 katta 1 Chattack 42 Sq. Ft. together with Asbestor sheded structure standing thereon measuring 260 sq. ft. more or less Comprised in C.S. Dag No.284, R.S. Dag No. 300 (Three Hundred) under C.S. Khatian No.123 & 58, Corresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertaint to J.L. No.29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S. Previously Sadar Tollygunge, there after Jadavpur Now Patuli, District-24 Parganas South, within the limits of the Kolkata Municipal Corporation, Ward No.101, being known as KMC premises No.- 553 & 547, Baishnabghata Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata - 700094, for sake of brevity herein after referred to as the **SAID PROPERTY** which is more fully & Particularly described in the "**SCHEDULE-A**" hereinafter



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referred from the said **ABUBAKKAR SEKH** referred therein as Landowner which document was duly registered at the office of the A.D.S.R., Alipore at Alipore, South 24 Parganas and recorded in Book No.- I, Volume No.-1605-2019, Pages from 122921 to 122953, Being No. 160503530 for the year 2019.

AND WHEREAS thus **SRI BIKASH RANJAN DUTTA**, the owner herein became the absolute owner of **ALL THAT** piece or parcel of land measuring measuring 4 katta 1 Chattack 42 Sq. Ft. together with Asbestor sheded structure standing thereon measuring 260 sq. ft. more or less Comprised in C.S. Dag No.284, R.S. Dag No. 300 (Three Hundred) under C.S. Khatian No.123 & 58, Coresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertaint to J.L. No.29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S. Previously Sadar Tollygunge, there after Jadavpur Now Patuli, District-24 Parganas South, within the limits of the Kolkata Municipal Corporation, Ward No.101, being known as KMC premises No.- 553-& 547, Baishnabghata Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata - 700094, and was enjoying the said property morefully and particularly mentioned and described in the "**SCHEDULE A**" hereunder written AND hereinafter referred to as the "**SAID PROPERTY**", without any interruption from any person or persons free from all encumbrances.

AND WHEREAS thus **SRI BIKASH RANJAN DUTTA** applied before the Kolkata Municipal Corporation for mutating his name in respect of the **SAID PROPERTY** (described in Schedule-A) & the Kolkata Municipal Corporation mutated his name & the said property was known as KMC premises No.- 547, Baishnabghata Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata - 700094, (Assessee No.-31-101-09-0550-7).



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AND WHEREAS the said owner have decided to construct a G + III storied building containing several independent flats and Spaces on the said plot of land after demolishing the existing old structure but due to paucity of fund and having no such experience and workmanship and lack of experience of construction work the owner decided to place the responsibility for development of the property to a competent person or persons and is looking for a **CONTRACTOR / DEVELOPER** who/they can construct such building on the said land at the costs and expenses of himself/herself/themselves or out of the funds to be procured by him/her/them from the intending buyer or others on certain terms and conditions.

AND WHEREAS knowing from a reliable sources the intention of the owner, **M/S. MODEL CIVIL CONTRACTOR**, a proprietorship firm having its office at E/13A, Bapujinagar, P.O. Regent Estate, Police Station- Jadavpur, Kolkata-700092, represented by its sole proprietor namely **ABUBAKKAR SEKH**, son of Md. Alim Sekh, by faith -Muslim, by Occupation -Business, by Nationality - Indian, residing at F/14, Bapujinagar, P.O. Regent Estate, Police Station - Jadavpur, Kolkata - 700092, District south 24 parganas, hereinafter called & referred to as the **CONTRACTOR/DEVELOPER/CONFIRMING PARTY** of the other part herein have approached the Owner to develop the said property by constructing a G + III storied building on the aforesaid plot of land thereon with at his own costs and expenses.

AND WHEREAS the owner being satisfied on the representation of the **CONTRACTOR/DEVELOPER** herein and ultimately decided to engage or appoint the **CONTRACTOR/DEVELOPER** herein complete the construction of the proposed building.



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AND WHEREAS both the OWNER, the Party of the **FIRST PART** and the **CONTRACTOR/DEVELOPER** the Party of the **OTHER PART** herein have mutually agreed to enter into this agreement/covenant with each other on the following terms and conditions.

AND WHEREAS the said owner have decided to construct a G + III storied building containing several independent flats and Spaces on the said plot of land after demolishing the existing old structure but due to paucity of fund and having no such experience and workmanship and lack of experience of construction work the owner decided to place the responsibility for development of the property to a competent persons or persons and was looking for a **CONTRACTOR/DEVELOPER** who can construct such building on the said land at the costs and expenses of himself or out of the funds to be procured by him from the intending buyer or others on certain terms and conditions.

AND WHEREAS knowing from a reliable sources the intention of the owner, **M/S. MODEL CIVIL CONTRACTOR**, a proprietorship firm having its office at E/13A, Bapujinagar, P.O. Regent Estate, Police Station- Jadavpur, Kolkata-700092, represented by its sole proprietor namely **ABUBAKKAR SEKH**, son of Md. Alim Sekh, by faith -Muslim, by Occupation -Business, by Nationality - Indian, residing at F/14, Bapujinagar, P.O. Regent Estate, Police Station - Jadavpur, Kolkata - 700092, hereinafter called & referred to as the **CONTRACTOR/DEVELOPER/CONFIRMING PARTY** of the other part herein have approached the Owner to develop the said property by constructing a G + III storied building on the aforesaid plot of land thereon with at his own costs and expenses.



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AND WHEREAS the owner being satisfied on the representation of the **CONTRACTOR/DEVELOPER** herein and ultimately decided to engage or appoint the **CONTRACTOR/DEVELOPER** herein complete the construction of the proposed building.

AND WHEREAS both the OWNER, the Party of the **FIRST PART** and the **CONTRACTOR/DEVELOPER** the Party of the **OTHER PART** herein have mutually agreed to enter into this agreement/covenant with each other on the following terms and conditions.

NOW THE AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and condition:-

- I. **DEFINITION:** Unless there is anything repugnant to the subject or context the term:
 - (a) **OWNER:** shall mean the party of the **FIRST PART** herein namely **SRI BIKASH RANJAN DUTTA**, son of Late Jagadish Chandra Dutta, presently residing at 1288, Chakgaria Street, Police Station- Purba Jadavpur, Kolkata- 700094 and his legal heir/heirs, executor/executors, assign/assigns, administrator/administrators and representative/ representatives hereinafter referred to as the **FIRST PART** herein.
 - (b) **DEVELOPER:** shall mean **M/S. MODEL CIVIL CONTRACTOR**, a proprietorship firm having its office at E/13A, Bapujinagar, P.O. Regent Estate, Police Station- Jadavpur, Kolkata-700092, represented by its sole proprietor namely **ABUBAKKAR SEKH**, son of Md. Alim Sekh, by faith -Muslim, by Occupation -Business, by Nationality - Indian, residing at F/14, Bapujinagar, P.O. Regent Estate, Police Station - Jadavpur, Kolkata -700092, District south



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24 parganas the party of the **SECOND PART** herein for the time being and his respective successors or successors in interest, legal heirs, representatives, administrators and assigns. The **DEVELOPER** shall construct or cause to be constructed the proposed building on the Owner's plot of land for the purpose of the promotion work of the building and thereafter the **DEVELOPER** shall sell, mortgage or lease his allocation to any other person(s) or to a company or association of persons excluding the **OWNER'S ALLOCATION**. It is noted that the **DEVELOPER** shall transfer his allocation after giving delivery the Owner Allocation as mentioned in the **SCHEDULE-"B"** below.

- (c) **TITLE DEED:** shall mean the documents referred to hereinabove in the recital.
- (d) **PROPERTY:** shall mean the land measuring 4 katta 1 Chattack 42 Sq. Ft. together with Asbestor sheded structure standing thereon measuring 260 sq. ft. more or less Comprised in C.S. Dag No.284, R.S. Dag No. 300 (Three Hundred) under C.S. Khatian No.123 & 58, Corresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertaint to J.L. No.29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S. Previously Sadar Tollygunge, there after Jadavpur Now Patuli, District-24 Parganas South, within the limits of the Kolkata Municipal Corporation, Ward No.101, being known as KMC premises No.- 547, Baishnabghata Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata - 700094, District south 24 Parganas as mentioned and described in the **SCHEDULE "A"** hereunder written.



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- (c) **BUILDING:** shall mean the proposed G + III storied building to be constructed on the said Property as per sanctioned building plan to be sanctioned by Kolkata Municipal Corporation and/or any concerned authority consuming F.A.R. of Municipality present building rules. The said building plan shall be sanctioned at the cost of the **DEVELOPER** and the **DEVELOPER** shall complete the building as per sanctioned plan and also as per specification of the building as within mentioned at the cost of the **DEVELOPER**. The **DEVELOPER** shall use the good and standard building materials for the construction of the building to be constructed by the **DEVELOPER** at his own cost.
- (f) **COMMON FACILITIES AND AMENITIES:** shall include corridors, stair and landing, passage ways, driveways, common lavatories, pump room, meter space, water and water lines and plumbing lines, underground water reservoir, overhead water tank, water pump and motor and other facilities as mentioned in the **SCHEDULE -"D"** hereunder written which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the proposed building and such common areas shall be enjoyed by all the flat & Space Owners of the building.
- (g) **THE ARCHITECT:** shall mean such person who will be appointed by the **DEVELOPER** for both designing and planning the building on the said premises and the **OWNER** shall have right to see such designing and planning time to time.
- (h) **BUILDING PLAN:** would mean such plan to be prepared by the planner for the construction of the building to be sanctioned by



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Kolkata Municipal Corporation and/or any concerned authority at the cost of the **DEVELOPER**.

- (i) **TRANSFER:** which its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.
- (j) **TRANSFeree:** shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.

II. **TERMS AND CONDITION** by and between the parties as follows:-

- 1) This Agreement shall commence and / or shall be deemed to have commenced on 11th day of February 2020 and shall remain in force till completion of the proposed building and transfer of Developer's allocation.
- 2) **THE OWNER DECLARES** as follows:
 - (a) That he is the absolute owner and seized and possessed of and/or well and sufficiently entitled to the said land measuring an area of 4 katta 1 Chattack 42 Square feet comprised in C.S. Dag No.284, R.S. Dag No. 300 (Three Hundred) under C.S. Khatian No.123 & 58, Corresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertaint to J.L. No.29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S. Previously Sadar Tollygunge, there after Jadavpur Now Patuli, District-24 Parganas South, within the limits of the Kolkata Municipal Corporation, Ward No.-101, being known as KMC premises No.- 547, Baishnabghata Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata - 700094, District south 24 Parganas, as described in the **SCHEDULE "A"** below.



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- (b) That the said property is free from all encumbrances and the OWNER has a good marketable title in respect of the said property as described in the **SCHEDULE-A** below.
- (c) That the said property is free from all encumbrances, charges, lines, lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
- 3) That in pursuance of this agreement the Land Owner hereby allows and granted exclusive right to the DEVELOPER herein to undertake the new construction i.e. the proposed G + III storied building on the said plot of Land to be constructed by the DEVELOPER at the Developers cost in accordance with the building plan or plans to be sanctioned by the Kolkata Municipal Corporation and/or any concerned authority consisting of several self- contained flats, space & spaces on the said plot of land.
- 4) That the developer shall complete and finish the construction of the building at or for the costs to be paid by the developer himself & or advance consideration amount received from the prospective purchaser/purchasers for the sale of the developer's allocated portion's dwelling flats, spaces and space & Developer shall be at liberty with exclusive right and authority to negotiates and enter into Agreement for sale and transfer of the said developer's allocated portion's flats, Space & Spaces of the new G + III storied building to be constructed on the **SAID PROPERTY** (morefully & particularly described in the Schedule-A hereunder written).
- 5) The Developer shall on its own cost expenses without creating any financial or other liability on the Land Owner construct and complete the G + III storied building and various units and/or apartments therein.



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6) **OWNER'S ALLOCATION:-** After completion of the building the Developer shall deliver the Owner 50% of the total constructed area in the following way-

- a) Two Car Parking Spaces being Car Parking Space (1) & (2) on the Ground Floor Front side.
- b) Entire First Floor consisting of three Flats being Flat No.-(1A), (1B) & (1C).
- c) 50% of the constructed area of the Third Floor consisting of One Flat being Flat No.- (3C) on the Third Floor and 50% of the Flat being Flat No.- (3A).
- d) 50% of the roof on the Western side of the roof.

7) That the remaining 50% portion of the constructed area of the proposed G + III storied building to be constructed on the said plot of land as per building Plan should be treated as Developer's allocation. The Developer's allocated areas are-

- 1) Balance area of the Ground Floor including Commercial Space & Store room.
- 2) Entire Second Floor consisting of two Flats being Flat No.-(2A) & (2B).
- 3) 50% of the constructed area of the Third Floor consisting of One Flat being Flat No.- (3B) on the Third Floor, and 50% of the Flat being Flat No.- (3A).
- 4) 50% of the roof on the Eastern side of the total roof.

The Developer shall be entitled of its portion of the building and has right to enter into agreement for sale, lease, transfer on the said portion with



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the intending purchaser / purchasers at its own discretion without disturbing the Owner allocation.

- 7) That the Developer/Contractor shall erect or raise on the said land and building in conformity with the sanctioned plan to be prepared by the Architect of the Developer herein and also as per specification, drawings and elevations and shall complete all the constructions with such materials supplied by the Developer/Contractor and with such specifications as are mentioned in the schedule -"E", hereunder and as may be recommended by the architect.
- 8) The both the DEVELOPER and the OWNER shall have right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the **SAID PROPERTY** (morefully & particularly described in the Schedule-A hereunder written) in order to make it perfect in all respects for the proposed construction of a G + III storied building on the said plot of land at the cost of the DEVELOPER in accordance with the Building plan to be sanctioned by Kolkata Municipal Corporation and/or any concerned authority at the cost of the DEVELOPER.
- 9) That the DEVELOPER shall be exclusively entitled to his allocation i.e. DEVELOPER'S ALLOCATION in the said G + III storied 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 others.
- 10) The Land Owner hereby grant subject to what have been hereinafter provided the exclusive right to the Developer to build or to construct, erect and complete the said building as per plan and to commercially exploit the same by entering into agreement for sale of the areas as allotted to him as



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developer's allocation with the prospective purchaser/purchasers except the areas as allotted to the Owner.

- 11) That the Owner handover the physical possession of the said property which mentioned in the Schedule-A below to the Developer for construction of the building on this day with signing of this agreement & developer shall take the physical vacant possession of the said property.
- 12) That the Developer shall have the right to sold his allocated portion's flat and space to the prospective buyers to be nominated by the developer save and except the spaces allotted to the Land Owner under this agreement at such consideration and on such terms and condition as the developer shall think fit & proper and the moneys to be received by the Developer for selling his Developer's Allocation will be credited to his own Account and the Owner's herein shall have no claim therein.
- 13) That all workmen, engineers, technicians, architects shall be appointed for the purpose of construction and/or construction erections of the proposed building at the directions of the developer.
- 14) That all fees and other expenses incurred and / or to be incurred relating to the preparation of the said plan by the Architect, and supervision charges in course of construction shall be borne by the Developer.
- 15) The Developer shall be duty bound to complete the Owner's Allocated portion in all respect including domestic water and sewerage connections, electricity with connections and point etc. and meter point with co-ordination with Owner as well as common areas and facilities and make the same fully habitable for user as per law within the said period of time as mentioned in this Agreement & give written notices to the Owner to take his allocation before transferring Developer's allocation to any intending buyers or purchasers.



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- 16) The entire construction of the proposed building to be put up in the said premises including the areas allocated for the Owner shall be borne by the Developer. Such costs shall include the costs of all services area, other amenities, fittings, fixtures, all overheads regarding the construction including of drainage, water, sewerage & Electric Connection.
- 17) That the Land Owner hereby fully convent with the developer herein that the Developer shall have full right to advertise, fix hoarding or sign board of any kind relating to the publicity for the sale of the developer's Allocated flats and space of the said building complex to be constructed on the said premises from the date of execution of these presents. The developer shall also be authorized to apply for and to obtain quotas, entitlements for cement steel bricks and other building materials and also to apply for and obtain temporary and permanent connection of water, drainage, sewerage and/or other facilities required for the construction or enjoyments of the building for which purpose the Land Owner shall execute in favour of the developer a Development Power of Attorney and other authorities as shall be required by the developer within 30 days from the signing of this agreement.
- 18) The Developer shall forthwith start construction and shall complete the building with fixture and fittings and shall handover peaceful vacant possession of the Owner' Allocation noted herein below within 24 months from the date of receiving of the Sanctioned Plan from the KMC of the said Property, provided however that the Land Owner may extend the period of completion by another 6 (Six) months from the date of expiry of the said 24 months in most compelling circumstances like war, labour



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unrest, fire, Court Cases, non availability of materials, civil commotion, earth quake e. t. c.

19) That the DEVELOPER shall install in the said building at his own costs pump operated connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, common electric meter and electric wiring and installations of other electrical things and also other facilities as are required to be provided in the new proposed building to be constructed as the Ownership basis.

20) THE OWNER HEREBY AGREED AND CONVENANTS WITH THE DEVELOPER as follows:-

- (i) Not to charge the property whereby the DEVELOPER may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the DEVELOPER'S ALLOCATION in the building to be erected at the said Land as mentioned herein.
- (ii) The OWNER positively give vacant possession of the entire Land as mentioned in the SCHEDULE 'A' hereunder to the DEVELOPER for making the proposed construction work of the building as per sanction building plan to be sanctioned by the Kolkata Municipal Corporation and/or any concerned authority at the cost of the DEVELOPER within 2 (Two) months from the date of sanction of building plan.
- (iii) The OWNER shall allow the DEVELOPER to sell the flats of the proposed building, in respect of only the DEVELOPER'S ALLOCATION (strictly excluding the OWNER'S ALLOCATION) as described in the SCHEDULE 'D' hereunder written TOGETHER WITH proportionate undivided share of the land of the said Premises and right to use the common portions, roof of the building



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proportionately and proportionate services of common places. The DEVELOPER shall receive the advance and advances as the consideration money from the intending purchasers of the relative flats & Spaces etc. all other portion of the building from the DEVELOPER'S ALLCATION as per the terms and conditions and the DEVELOPER shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and the Owner along with the DEVELOPER shall execute and register the Deed of Conveyance or Agreement for Sale in favour of the intending Purchasers only upon the DEVELOPER'S ALLOCATION.

- (iv) The OWNER hereby empowers and authorizes the DEVELOPER to do this proposed project in connection with the said property as described in the SCHEDULE-A hereunder written.
- 21) The Land Owner shall sign and execute all plans, drawings, specifications, elevations, forms, applications and all other papers and verify and affirm required affidavits and declarations as may be required from time to time for all or any permissions, consent, sanctions or licenses required under the law in connection with or relating to or arising out of erection and completion of the said building or as may be required from time to time in accordance with law.
- 22) The Land Owner doth hereby agreed and covenant with the developer not to cause any interference or hindrance in the construction of the building at the said premises by the developer if it is done as per sanction Plan and as per agreement.
- 23) That the Land Owner doth and covenant with the developer not to do any act, deed or thing whereby the developer may be prevented from selling



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assigning and/or disposing of any of the developer's allocation in the building.

- 24) The Developer shall be duty bound to complete the Land Owner' Allocated portion in all respect including domestic water and sewerage connections, electricity With connections and point etc. and meter point with co-ordination with Owner as well as common areas and facilities and make the same fully habitable for user as per law within the said period of time as mentioned earlier in this Agreement.
- 25) THE DEVELOPER HEREBY AGREED AND COVENANT WITH THE OWNER as follows :-
- (i) To get maximum sanction area from Kolkata Municipal Corporation and/or any concerned authority the DEVELOPER will take all the necessary steps and such sanction building plan or its modification or alteration if required at DEVELOPER'S cost.
 - (ii) To complete the construction of the building within 24 (Twenty Four) months from the date of sanction of building plan on the Said Property (Described in Schedule-A). Within five months from the date of execution of this agreement, the DEVELOPER shall positively prepared & filled the Building Plan before the Kolkata Municipal Corporation for sanction of the building plan from Kolkata Municipal Corporation. If the DEVELOPER failed to filled the Building Plan before the Kolkata Municipal Corporation for sanction within five months from the date of execution of this agreement, this agreement shall be automatically cancelled. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered the such delay shall not be



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- counted and the DEVELOPER shall have liberty extend the time as per the requirement after mutual discussion of both the parties.
- (iii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
 - (iv) Not to do any act, deed or thing from the part of the OWNER whereby the DEVELOPER are prevented from enjoying, selling assigning and/or disposing of any of the DEVELOPER'S ALLOCATION in the said building.
 - (v) Completion time of the project shall be as 24 (Twenty Four) months to be counted from the date of sanction of the building plan by Kolkata Municipal Corporation and/or any concerned authority.
 - (vi) The construction specification as annexed herewith shall be the part of the agreement marked as Schedule-F
- 26) As soon as the said proposed building shall be completed, the DEVELOPER shall give written information / notice / Letter to the OWNER to take possession of their Allocation mentioned in the SCHEDULE 'B' hereunder written. Then after 30 days from the date of serving of such information / notice / Letter at all times thereafter the OWNER shall be exclusively responsible for payment of all Municipal Taxes for his Allocation, which will be applicable after that time period.
- 27) That if the Owner wants to construct anything beyond the work schedule, it will be treated as "extra work" and shall be charged extra. However, it has also been settled that the Owner will intimate the type and volume of extra work to be done dully approved by the Developer/Contractor and the Owner shall inform the Developer/Contractor well in advance to facilitate the progress of work.



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- 28) On and from the date of service of notice of taking possession to the Owner of his allocation, the OWNER shall also be responsible to pay and bear and shall forthwith pay on demand to the Association of the flat Owner to be formed by the flat Owners at the initiation of the Developer the proportionate service charges for the common facilities in the newly constructed building payable in respect of the OWNER'S Allocation and such charges are to include proportionate share of water Tax, fire insurances and maintenance charges, lights, sanitary and occasional repair of the portions to be used in common and its renovation, replacement, repair and maintenance charges and expenses for the building to be used in common and of all common wiring pipes, electricity and mechanical installations and equipments, pumps motors and other electrical and mechanical installations and equipments, stairways, corridors, halls, passages, ways and other facilities as mentioned in Schedule 'D' hereunder written.
- 29) Not to use building or any part thereof or permitted to be used for carrying on any illegal or immoral trade or activity of for any purpose which may cause any nuisance, annoyance or hazard to any part of the building or other occupiers thereof. The Developer should ensure these conditions be followed in other flats which the Developer will sell.
- 30) The Land Owner and the developer have entered into this agreement purely as contract and nothing contained herein shall be deemed to construct as partnership between the developer and the Land Owner shall be parties hereto constitute an association.
- 31) Development Power of Attorney : The Land Owner will execute a Registered Development Power of Attorney in favor of the Developer for submitting the Drainage/water supply application/building plan for



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obtaining sanction from Kolkata Municipal Corporation and electrical power supplying applications to CESC and for receiving the earnest money, booking money, sale consideration at a time or part payment thereof from the intending purchaser or purchasers in respect of the flats & spaces out of Developers allocation and to execute or right to enter into the agreement for sale or sale deed with the intending purchaser in respect of Developer allocation on Land Owner behalf over Schedule-A mentioned property and to be constructed thereon along with other rights and power.

- 32) Tripartite Agreement: The Land Owner shall joint as a Land Owner of the land at the time of Deed of Conveyances with the developer or his authorized representative with the intending purchasers for the flats relating to the Developer's portion.
- 33) That if the Owner fail to take possession of the Owner's allocation after 30 days from the date of service of such possession notice from the developer herein then the developer have the right to hand over the possession to the prospective buyers of his developer's allocation.
- 34) That the Land Owner or any of his duly authorized representatives shall take inspection of his allotted flats during the course of construction of the proposed building but in no case he shall be entitled to disturb or interfere with the construction of the proposed building or any part thereof if the construction is done as per the structural plan and as per agreement.
- 35) That the Land Owner shall be liable to pay Municipal Tax up to the handing over the possession of the said plot of land and there after the developer shall paid the municipal taxes up to the period of handing over the building.



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- 36) The intending purchaser(s) shall prepare any document either unregistered or registered strictly through the Developer's Advocate and the cost of the same shall be borne by the intending purchaser(s). The OWNER shall also execute such document.
- 37) Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service be deemed to have been served on the Owner and shall likewise be deemed to have been served on the developer if delivered by hand or prepaid registered post to the office of the DEVELOPER.
- 38) The learned court/courts having territorial jurisdiction over the said property shall have the jurisdiction to entertain and determine all actions, suits and proceedings, arising out of these presents between the parties hereto.
- 39) That the developer herein has confirmed that in case of sale / transfer of the developer's allocation the Owner shall not be effected directly / indirectly & the developer herein assured that for any of his action / inaction / is deed, the developer shall be solely responsible & liable for all such matters & cost & consequences thereof.
- 40) Save and except what has been specially stated hereunder all disputes and differences between the parties arising out of the meaning, construction of this Agreement of their respective rights and liabilities as per this Agreement shall be adjudicate by the Arbitrator to be appointed jointly by the parties or of two independent Arbitrators, one to be appointed by each of the parties, who may jointly appoint an umpire and the decision of the Arbitrators or the Umpire shall be final and conclusive on the subject as between the parties.



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- 41) The terms, conditions and stipulations of this presents shall also be applicable and shall remain in force upon the legal heirs and/or successor-in-interest of all the parties hereto.
- 42) Notwithstanding the foregoing provisions, the right to sue for Specific Performance of Contract by one part against the other as per the terms and conditions of this Agreement shall remain unaffected.
- 43) Nothing in these presents shall be constructed as a demise or assignment or conveyance in land by the Land Owner of the said property or any party or any part thereof to the Builder as creating any right, title and interest in respect thereof in the Builder other than a exclusive license to the Builder to residential exploit the same to their benefit in terms hereto provided however the Builder shall be entitle to borrow money from any Bank/s or any private Financial Institutions without creating any financial liability on the Land Owner and their other estate shall not be encumber and/or liable for payment of any such dues of such Bank/s or any privet Financial Institutions and for that purpose the Builder shall keep the Land Owner indemnified against any action, suits and proceedings and costs, charges and expenses in respect thereof.
- 44) All courts, within the limits of Alipore, District South 24-Parganas and the High Court at Calcutta.

SCHEDULE OF THE ABOVE REFFRED TO
(DESCRIPTION OF THE PROIPEITY OF)

SCHEDULE - 'A'

ALL THAT PIECE AND PARCEL of total land measuring more or less 4 kattahs
 1 Chattacks 42 Sq. ft together with Asbestor sheded structure standing thereon



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measuring 260 sq. ft. more or less Comprised in C.S. Dag No. 284, R.S. Dag No. 300, under C.S. Khatian No.123 & 58, Corresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertaint to J.L. No.-29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S.-Previously Sadar Tollygunge thereafter Jadavpur now Patuli, District-24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 101, Assessee No. 31-101-09-0550-7, being known as KMC Premises No. 547, Baishnabghata Patuli, P.O.- Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata-700094. The Proportionate rent is payable to the collector 24 Parganas (South), Alipore on behalf of the Govt. of West Bengal as per present Govt. Rate, butted and bounded by as follows:-

- NORTH : Land of C. S. Dag. No. 284. ✓
 SOUTH : Land of C. S. Dag. No. 284. ✓
 EAST : Land of C. S. Dag. No. 285.
 WEST : 14 Ft wide Road & Lands of C. S. Dag. No. 425 & 426.

SCHEDULE-'B'

SECOND SCHEDULE ABOVE REFERRED TO :

OWNERS'S ALLOCATION

After completion of the building the Developer shall deliver the Owner 50% of the total constructed area in the following way-

- a) Two Car Parking Spaces being Car Parking Space (1) & (2) on the Ground Floor Front side.
- b) Entire First Floor consisting of three Flats being Flat No.-(1A), (1B) & (1C).



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- c) 50% of the constructed area of the Third Floor consisting of One Flat being Flat No.- (3C) on the Third Floor and 50% of the Flat being Flat No.- (3A).
- d) 50% of the roof on the Western side of the total roof.

All the allocation above written herein after referred to & described herein as **OWNERS'S ALLOCATION .**

SCHEDULE-'C'

THIRD SCHEDULE ABOVE REFERRED TO :

DEVELOPER/CONTRACTORS ALLOCATION

That the remaining 50% portion of the constructed area of the proposed G + III storied building to be constructed on the said plot of land as per building Plan should be treated as Developer's allocation. The Developer's allocated areas are-

- 1) Balance area of the Ground Floor including Commercial Space & Store room.
- 2) Entire Second Floor consisting of two Flats being Flat No.-(2A) & (2B).
- 3) 50% of the constructed area of the Third Floor consisting of One Flat being Flat No.- (3B) on the Third Floor and 50% of the Flat being Flat No.- (3A) 50% of the roof on the Eastern side of the total roof.

The Developer shall be entitled of its portion of the building and has right to enter into agreement for sale, lease, transfer on the said portion with the intending purchaser / purchasers at its own discretion without disturbing the Owner allocation.



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SCHEDULE-'D'**FOURTH SCHEDULE ABOVE REFERRED TO :****COMMON AREAS AND PARTS**

1. Entrance, common path, stair - case, landings, lobbies, stair - head room, Lift maintenance room, lift, lobby and open space at Ground Floor.
2. Water pump, Water Tank water Pipes And other common Plumbing Installation.
3. Pump Room and Meter Room.
4. Electric Wiring, Meter, Excluding those are installed for any particular units.
5. General common elements of all appurtenances and facilities and other items which are not part of this unit.
6. Exterior conducts utilities lying under ground storage tank.
7. Common toilet, sewerage lines boundary wall, main gate for entrance and exit.
8. Underground and overhead Reservoirs, septic tank, pipe lines and all other installations in the premises for common use or common purpose.
9. All other facilities or elements or any improvement outside the unit but upon such building which is necessary for convenience to be existence management, operation, maintenance and safety of the building or normally in common use. Conducts, utilities lines, telephone and electric system contained in the said building.
10. The foundations, columns, beams, supports, exterior walls of the compelled beyond the said unit side or interior load bearing walls within the building or concrete floor slab except the roof slab and all concrete ceiling and all stair cases in the said building.



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SCHEDULE-'E'**THE FIFTH SCHEDULE ABOVE REFERRED TO:**

Costs, expenses and outgoings and obligations for which all co-Owners of the flats are to contribute proportionately.-

1. The expenses for maintaining, repairing, decorating act of the main structure and in particular the matter fit and drains, water pipes, electric wires in and under or upon the building and enjoyed or used by the Owners in common with the other occupiers, other vendors and the main stair case, entrance passage lending association room of the building and the boundary walls and the building compound etc.
2. Salary of darwan, caretaker, sweeper & lift man if any.
3. Maintenance & repair Cost of Lift.
4. The cost of cleaning, lighting, the passage and the staircase, and other common parts of the building.
5. The cost of decoration, the exterior of the building except Owners.
6. The cost of working and maintenance of water pump, Electrical installations and over lights service charges.
7. Municipal Taxes and other taxes/levies till separate mutation are done by the respective flat Owners.
8. Such other expenses as are necessary or incidental expenses for the maintenance and upkeepment of the building as may be determined by the flat Owners' Association.

SCHEDULE-'F'**SCHEDULE OF WORK****(SPECIFICATION OF THE CONSTRUCTION)**



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- Structure and Super Structure** : As per sanction Plan using goods 1st class quality of materials and cement using only Lafarge or Ultratech Rod should be used by Tiecon made or Standard quality of ISI 500.
- 2. Floor** : All floors shall be made by Morrower quality of Tiles of 2'-0" x 2'-0". Kitchen counter top are made by Black stone as per choice and kitchen counter are pattern of "L" shape. In toilet tiles are fitted upto 6'-0" height from skirting and kitchen tiles are fitted upto 4'-0" from counter top, tiles are to be choice by the Owner.
- 3. Electric** : In case residential floor, all bed rooms have 6 Nos. of points with plug, In case of drawing room there are 6 Nos. L/F points. Each flat have 4 Nos. of 15 Amps point. Flat has one No. of A.C. point. Kitchen has two points and each toilets have two points, Main line 4 mm. sub Main line 2.5 mm and distribution 1 mm every flat have one M.C.B. All wires will be Finolex and switch is Anchors.
- 4. Plumbing** : In main toilets three tap points one shower points, one commod set, one basin, in W.C. two tap points, one commod set, one shower. In kitchen, one steel sink, two tap points and one basin point in dinning room, water line will be made by orriplus blue pipe and hot water line made by Tata G.I. outside sewerage line will be made by 4" Supreme Pipe.
- 5. Windows**: Windows will be made by Aluminium sliding with intrigrated grill with 3 mm or 4 mm with colour glass in residential floor and covering grill at balcony.
- 6. Doors** : Main door will be made by wooden panel door with polish. Inner side door will be made by flush door I.S.I. quality. Frame will be made by sal wood with 4" x 2 ½".



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- 7. Colour : Inner side wall will be finished by paris and outside wall will be finished by weather coat.
- 8. Roof : Roof will be finished by mosaic.

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

WITNESS:-

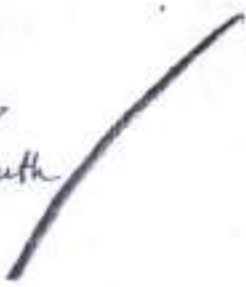
1. *Tanoy Kundu*
Canning Town
South 29 Pgs.
Pin - 743329



[Handwritten Signature]

SIGNATURE OF OWNER

2. *Panusree Saha*
P.S Purkapatally South
Kal - 78



MODEL CIVIL CONTRACTOR
[Handwritten Signature]
 Proprietor

SIGNATURE OF CONTRACTORS / DEVELOPER

Drafted & Prepared in my Office as
 Per parties instruction & information.

Sukanta Majumdar
 Advocate,
 Alipore Judges Court, Kol-27.
 Enrollment No. - WB/765/1999.



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Alipore
11 FEB 2020
South 24 Parganas
Kolkata- 700027



left hand

right hand



Name BIKASH RANJAN DUTTA

Signature *B. Dutta*

Thumb

1st finger

middle finger

ring finger

small finger

left hand

right hand



Name ABUBAKKAR SEKH

Signature *A. Sekh*

Thumb

1st finger

middle finger

ring finger

small finger

left hand

right hand

PHOTO

Name _____

Signature _____



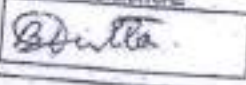
Addl. Dist. Sub-Registrar
Alipore
11 FEB 2020
South 24 Parganas
Kolkata-700027

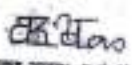
कार्ड नंबर / PERMANENT ACCOUNT NUMBER
ACNPD7159G

नाम / NAME
BIKASH RANJAN DUTTA

पिता का नाम / FATHER'S NAME
JAGADISH CHANDRA DUTTA

जन्म तिथि / DATE OF BIRTH
01-01-1942

स्थायी हस्ताक्षर / SIGNATURE



आयकर अधिकारी, प.स.टी
COMMISSIONER OF INCOME-TAX, W.S. - II



इस कार्ड के खो / गिर जाने पर गुप्तता जारी करने
के लिए अधिकारी को सूचित / सूचना करके
सहायक आयकर अधिकारी,
पी.7,
चौरंगी स्क्वैर,
कलकत्ता - 700 069.

In case this card is lost/ found, kindly inform/ return to
the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.



ভারত সরকার
 Unique Identification Authority of India
 Government of India
 আনুষঙ্গিক আই ডি/Enrollment No.: 1040/19840/05298

To
 বিকাশ রঞ্জন দত্ত
 Bikash Ranjan Dutta
 1256 CHAK GARGA
 Panchasayar S.O
 Panchasayar Khabala
 West Bengal 700088

MN1892245650F



আপনার আইডি সংখ্যা/Your AADhar No. :

7087 1934 1602

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



বিকash রঞ্জন দত্ত
 Bikash Ranjan Dutta
 পিতা : জগদীশ চন্দ্র দত্ত
 Father : JAGDISH CHANDRA DUTTA
 পিতা / Father
 পুত্র / Man



7087 1934 1602

আধার - সাধারণ মানুষের অধিকার





ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিফিকেশন আই ডি / Enrollment No.: 1062/74166/15782

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লভ - করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

To

অবু বাক্কর সেক
Abubakkar Sekh
Begunbari
Murshidabad
West Bengal 742133

4645-4339



MN464543399FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3419 2315 6677

আধার - সাধারণ মানুষের অধিকার

- আধার সারা দেশে মানা।
- আধার শুধুমাত্র সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
Government of India



অবু বাক্কর সেক
Abubakkar Sekh
পিতা : মোঃ আলিম সেক
Father : Mohd Alim Sekh
জন্ম তারিখ / DOB : 18/05/1980
পুরুষ / Male



3419 2315 6677

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় পরিচালনা প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
বেগুনবাড়ী, বেগুনবাড়ি,
মুর্শিদাবাদ, পশ্চিমবঙ্গ, 742133

Address:
Begunbari, Begunbari,
Murshidabad, West Bengal,
742133

3419 2315 6677



1800 300 1847



help@uidai.gov.in



www.uidai.gov.in

Abu bakker Sekh



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-017773281-8
GRN Date: 10/02/2020 15:45:40
BRN : 2344828393612
SBI ePay txn No. : GTN

Payment Mode : Net Banking-SELF
Payment Gateway SBI EPay-State Bank of India
BRN Date: 10/02/2020 15:48:38
SBI ePay txn Date. 10/02/2020 15:47:08

DEPOSITOR'S DETAILS

Name : SUKANTA MAJUMDAR Id No. : 16050000212000/3/202
Contact No. Mobile No. +91 9830125655
E-mail :
Address : ALIPORE JUDGES COURT KOL27
User Type : Advocate

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	16050000212000/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	21
2	16050000212000/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	6920

Total Amount 6941

In Words : Rupees Six Thousand Nine Hundred Forty One Only.

Major Information of the Deed

Deed No.:	I-1605-00679/2020	Date of Registration	11/02/2020
Query No / Year	1605-0000212000/2020	Office where deed is registered	
Query Date	05/02/2020 3:02:05 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sukanta Majumdar Allpore Judges Court, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9775745405, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[430B] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 47,75,749/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



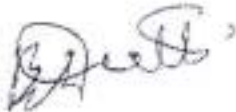
District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Patuli, , Premises No: 547, , Ward No: 101 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		1/-	46,97,749/-	Width of Approach Road: 14 Ft.
Grand Total :				6.7994Dec	1/-	46,97,749 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	260 Sq Ft	1/-	78,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 260 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		260 sq ft	1/-	78,000 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Bikash Ranjan Dutta Son of Late Jagadish Chandra Dutta Executed by: Self, Date of Execution: 11/02/2020 , Admitted by: Self, Date of Admission: 11/02/2020 ,Place : Office			
	11/02/2020	LTI 11/02/2020		11/02/2020
1288, Chak Garia Street, P.O:- Panchasayar, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACNPD7159G, Aadhaar No: 70xxxxxxx1602, Status :Individual, Executed by: Self, Date of Execution: 11/02/2020 , Admitted-by: Self, Date of Admission: 11/02/2020 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Model Civil Contractor E/13A, BAPUJINAGAR, P O:- Regent Estate, P S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092 , PAN No.: BLBPS1103D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Abu Bakkar Sekh (Presentant) Son of Md Alim Sekh Date of Execution - 11/02/2020, , Admitted by: Self, Date of Admission: 11/02/2020, Place of Admission of Execution: Office			
	Feb 11 2020 2:51PM	LTI 11/02/2020		11/02/2020
F/14, Bapujinagar, P.O:- Regent Estate, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: BLBPS1103D, Aadhaar No: 34xxxxxxx6677 Status : Representative, Representative of : Model Civil Contractor (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sukanta Majumdar Son of Late S Majumdar Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
	11/02/2020	11/02/2020	11/02/2020
Identifier Of Mr Bikash Ranjan Dutta, Mr Abu Bakkar Sekh			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Bikash Ranjan Dutta	Model Civil Contractor-6.79938 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Bikash Ranjan Dutta	Model Civil Contractor-260.00000000 Sq Ft

11-02-2020

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 of Indian Stamp Act 1899.

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

Presented for registration at 13:42 hrs on 11-02-2020, at the Office of the A.D.S.R. ALIPORE by Mr Abu Bakkar Sekh

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 47,75,749/-

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

Execution is admitted on 11/02/2020 by Mr Bikash Ranjan Dutta, Son of Late Jagadish Chandra Dutta, 1288, Chak Garia Street, P.O: Panchasayar, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Retired Person

Identified by Mr Sukanta Majumdar, , Son of Late S Majumdar, Alipore Judges Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-02-2020 by Mr Abu Bakkar Sekh, PARTNER, Model Civil Contractor (Sole Proprietorship), E/13A, BAPUJINAGAR, P.O:- Regent Estate, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092

Identified by Mr Sukanta Majumdar, , Son of Late S Majumdar, Alipore Judges Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2020 3:48PM with Govt. Ref. No: 192019200177732818 on 10-02-2020, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 2344828393612 on 10-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,920/-

Description of Stamp

1, Stamp: Type: Impressed, Serial no 947081, Amount: Rs: 100/-, Date of Purchase: 25/01/2020, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2020 3:48PM with Govt. Ref. No: 192019200177732818 on 10-02-2020, Amount Rs: 6,920/-, Bank: SBI EPay (SBIEPay), Ref. No. 2344828393612 on 10-02-2020, Head of Account 0030-02-103-003-02



Sukanya Talukdar

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

ificate of Registration under section 60 and Rule 69.
istered in Book - I
ume number 1605-2020, Page from 28692 to 28742
ng No 160500679 for the year 2020.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2020.02.17 15:06:43 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2020/02/17 03:06:43 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)