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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL C 086566

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

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

NM/AGREE/23487

DEVELOPMENT AGREEMENT

17 JUN 2016

THIS DEVELOPMENT AGREEMENT made on this 16th day of June Two Thousand and Sixteen **BETWEEN (1) SMT. MINA RANI PODDAR** wife of Sri Sukharanjan Poddar, **(2) SRI SUBHAS CHANDRA PODDAR,** having Income Tax Permanent Account No. (PAN) **"AJVPP2390J", (3) SRI SNEHASIS PODDAR,** having Income Tax Permanent Account No. (PAN) **"AFUPP8136P", (4) SRI DEBASISH PODDAR,** having Income Tax Permanent Account No. (PAN) **"AFVPP5837Q", (5) SRI MANIK LAL PODDER** having Income Tax Permanent Account No. (PAN) **"AFSPP6975N",** all sons of Sri Sukharanjan Poddar, all are by faith – Hindu, by Occupation – Housewife and Business respectively, all residing at

Hitech Construction Company

Partner

Rekjoyani, Village – Naipukur, Post Office – Rajarhat, Police Station – Rajarhat, PIN – 700 135, in the District of 24-Parganas (North), all are Indian Citizen, hereinafter called the **OWNERS,** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrator, representatives and assigns) of the **ONE PART.**

AND

HITECH CONSTRUCTION COMPANY, a registered partnership firm, having Income Tax Permanent Account No. (PAN) **"AAFFH6644E",** having its office at 556, Dum Dum Park, Tank No. 3, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, represented by its partners **(1) SRI RABIN GANGULY** son of Late Sudhir Kumar Ganguly, having Income Tax Permanent Account No. (PAN) **"ADTPG7283K",** by faith – Hindu, by Occupation – Business, residing at 530, Dum Dum Park, Tank No. 3, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, **(2) SMT. MOUSUMI GANGULY**, wife of Sri Rabin Ganguly, having Income Tax Permanent Account No. (PAN) **"ADNPG3770B",** by faith – Hindu, by Occupation – Business, residing at 530, Dum Dum Park, Tank No. 3, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, both are Indian Citizen, hereinafter called the **DEVELOPER,** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors and assigns) of the **SECOND PART.** Smt. Mousumi Ganguly, represented by her Constituted Attorney **SRI RABIN GANGULY** son of Late Sudhir Kumar Ganguly, having Income Tax Permanent Account No. (PAN) **"ADTPG7283K",** by faith – Hindu, by Occupation – Business, residing at 530, Dum Dum Park, Tank No. 3, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700055, Indian Citizen.

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Partner

WHEREAS by a Deed of Conveyance dated 22.03.1979 registered at the office of the Sub-Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 41, Pages 122 to 126, Being No. 1770 for the year 1979 Raichaiddin Molla and others sold, transferred and conveyed to Smt. Mina Rani Poddar ALL THAT piece or parcel of land measuring an area 08 Satak out of 40 Satak comprised in C.S. Dag No. 1386, under R.S. Khatian No. 1296 and an area 05.20 Satak comprised in C.S. Dag No. 1383, 1385, under R.S. Khatian No. 1041 and an area 02.40 Satak comprised in C.S. Dag No. 1406 under R.S. Khatian No. 58, being total area 15.60 Satak at Mouza – Rekjoyani, Police Station – Rajarhat, in the District of 24-Parganas, morefully and particularly described in the schedule thereunder written.

AND WHEREAS by a Deed of Conveyance dated 22.03.1979 registered at the office of the Sub-Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 41, Pages 127 to 131, Being No. 1771 for the year 1979 Raichaiddin Molla and others sold, transferred and conveyed to Sri Subhas Chandra Poddar ALL THAT piece or parcel of land measuring an area 08 Satak out of 40 Satak comprised in C.S. Dag No. 1386, under R.S. Khatian No. 1296 and an area 05.20 Satak comprised in C.S. Dag No. 1383, 1385, under R.S. Khatian No. 1041 and an area 02.40 Satak comprised in C.S. Dag No. 1406 under R.S. Khatian No. 58, being total area 15.60 Satak at Mouza – Rekjoyani, Police Station – Rajarhat, in the District of 24-Parganas, morefully and particularly described in the schedule thereunder written.

AND WHEREAS by a Deed of Conveyance dated 22.03.1979 registered at the office of the Sub-Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 41, Pages 132 to 136, Being No. 1772 for the year 1979 Raichaiddin Molla and others sold, transferred and conveyed to Sri Snehasish Poddar ALL THAT piece or parcel of land measuring an area 08 Satak out of 40 Satak comprised in C.S. Dag No. 1386, under R.S. Khatian No. 1296 and an area 05.20 Satak comprised in

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C.S. Dag No. 1383, 1385, under R.S. Khatian No. 1041 and an area 02.40 Satak comprised in C.S. Dag No. 1406 under R.S. Khatian No. 58, being total area 15.60 Satak at Mouza – Rekjoyani, Police Station – Rajarhat, in the District of 24-Parganas, morefully and particularly described in the schedule thereunder written.

AND WHEREAS by a Deed of Conveyance dated 22.03.1979 registered at the office of the Sub-Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 52, Pages 35 to 39, Being No. 1773 for the year 1979 Raichaiddin Molla and others sold, transferred and conveyed to Sri Debasish Poddar ALL THAT piece or parcel of land measuring an area 08 Satak out of 40 Satak comprised in C.S. Dag No. 1386, under R.S. Khatian No. 1296 and an area 05.20 Satak comprised in C.S. Dag No. 1383, 1385, under R.S. Khatian No. 1041 and an area 02.40 Satak comprised in C.S. Dag No. 1406 under R.S. Khatian No. 58, being total area 15.60 Satak at Mouza – Rekjoyani, Police Station – Rajarhat, in the District of 24-Parganas, morefully and particularly described in the schedule thereunder written.

AND WHEREAS by a Deed of Conveyance dated 22.03.1979 registered at the office of the Sub-Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 43, Pages 50 to 54, Being No. 1774 for the year 1979 Raichaiddin Molla and others sold, transferred and conveyed to Sri Manik Lal Poddar ALL THAT piece or parcel of land measuring an area 08 Satak out of 40 Satak comprised in C.S. Dag No. 1386, under R.S. Khatian No. 1296 and an area 05.20 Satak comprised in C.S. Dag No. 1383, 1385, under R.S. Khatian No. 1041 and an area 02.40 Satak comprised in C.S. Dag No. 1406 under R.S. Khatian No. 58, being total area 15.60 Satak at Mouza – Rekjoyani, Police Station – Rajarhat, in the District of 24-Parganas, morefully and particularly described in the schedule thereunder written.

AND WHEREAS at the time of Recent Settlement the name of Smt. Mina Rani Poddar, Sri Subhas Chandra Poddar, Sri Snehasish Poddar, Sri Debasish Poddar, Sri Manik Lal Poddar, duly recorded in the records of B.L. and L.R.O. in respect of land measuring an area 21 Satak out of 21 Satak comprised in R.S. & L.R. Dag No. 1461 and an area 05 Satak out of 05 Satak comprised in R.S. & L.R. Dag No. 1463 and an area 40 Satak out of 40 Satak comprised in R.S. & L.R. Dag No. 1464. and an area 12 Satak out of 12 Satak comprised in R.S. & L.R. Dag No. 1484 being total area 78 Satak under L.R. Khatian No. 2135, 2136, 2137, 2138, 2139 respectively.

AND WHEREAS Smt. Mina Rani Poddar, Sri Subhas Chandra Poddar, Sri Snehasish Poddar, Sri Debasish Poddar, Sri Manik Lal Poddar, the owners herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area 78 Satak comprised in C.S. Dag No. 1383, 1385, 1386, 1406, R.S. & L.R. Dag No. 1461, 1463, 1464, 1484, under R.S. Khatian No. 1296, 1041, 58, L.R. Khatian No. 2135, 2136, 2137, 2138, 2139, at Mouza – Rekjoyani, Police Station – Rajarhat, within the limits of Rajarhat Bishnupur – I, Gram Panchayet, in the District of 24-Parganas (North).

AND WHEREAS the Owners have approached the developer to undertake the development of the aforesaid land, to which the developer has agreed on the following terms and conditions

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

ARTICLE – I, DEFINITIONS

1. OWNERS : shall mean the said **SMT. MINA RANI PODDAR, SRI SUBHAS CHANDRA PODDAR, SRI SNEHASISH PODDAR, SRI DEBASISH PODDAR, SRI MANIK LAL PODDAR**, and their heirs, legal representatives, executors, administrators and assigns.

2. DEVELOPER : shall mean **HITECH CONSTRUCTION COMPANY** and its successor or successors and assigns.

3. PREMISES : shall mean C.S. Dag No. 1383, 1385, 1386, 1406, R.S. & L.R. Dag No. 1461, 1463, 1464, 1484, under R.S. Khatian No. 1296, 1041, 58, L.R. Khatian No. 2135, 2136, 2137, 2138, 2139, at Mouza – Rekjoyani, Police Station – Rajarhat, within the limits of Rajarhat Bishnupur – I, Gram Panchayet, in the District of 24-Parganas (North) more fully and particularly described in the schedule hereunder written.

4. BUILDING : shall mean the G+4 storied building to be constructed at the said premises in accordance with plan to be sanctioned by the appropriate authorities.

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 building available for independent use and occupation after making the provisions for common facilities and space required.

7. OWNERS' ALLOCATION : shall mean 30% of the total constructed area as per sanction plan of the Rajarhat Bishnupur – I, Gram Panchayet. The flats will be allocated after obtaining sanction plan from the Rajarhat Bishnupur – I, Gram Panchayet.

That the lieu of land, the First Party/Landowners will get 30% area of the total constructed area of each floor out of the total proposed building and same will be provided each and every building in pro-rata basis. Accordingly, the allocation of the First Party/Landowners will be demarcated and/or mentioned after obtaining sanctioned building plan by executing s Supplementary Agreement.

The developer will also pay a non refundable sum of Rs. 80,00,000/- (Rupees Eighty Lac) only as further amount to the owners on execution of this Agreement.

The developer will provide alternative accommodation to the Owners till delivery of owner's Allocation.

That the First Party/Landowners today handover Original Copy of Title Deeds, Records of Rights, Rent receipt, Panchayat Tax receipt and other documents relating to the property to the Developer and after completion of the said project, the Developer will hand over those original documents to the Owner's Association of the proposed building.

8. DEVELOPER'S ALLOCATION : shall mean the rest of the constructed area 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 said building after providing for Owners' allocation.

9. ARCHITECT : shall mean the person or persons who may be appointed by the developer for designing and planning of the said building with the approval of the Owners.

10. BUILDING PLAN : shall mean the plan to be sanction 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.

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

12. WORDS IMPARTING : singular shall include plural vice-versa.

13. WORDS IMPARTING : masculine gender shall include feminine and neuter genders, likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

ARTICLE – II. COMMENCEMENT

This agreement shall be deemed to have commenced on and with effect from ...16th... day of ...June... 2016.

ARTICLE – III. OWNERS' 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 is not vested under the Urban land (ceiling and regulation).Act, 1976.

ARTICLE – 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 building comprising the various sizes of flats in order to sell the said flats to the member of the public for their residential purpose by entering into agreements for sell 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 with the approval of the Owners.

2. The developer shall be entitled to prepare modify or alter the plan with approval of the Owners and to submit the same to the appropriate authorities in the name of the Owners at its own costs and developer shall pay and bear all the expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities if required for construction of the 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 construed 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 sell the flats of the said premises in terms thereof and to deal with the developer's allocation in building to be constructed thereon in the manner and subject to the terms hereafter stated.

ARTICLE – V, APPARENT CONSIDERATION

1. In consideration of the Owners having agreed to permit the developer to sell the flats of the said premises out of the Developer's Allocation and construct, erect and complete the building at the said premises the developer agrees: -

a) At their own costs shall obtain all necessary permissions and/or approvals and/or consents.

b) In respect of the construction of the building to pay costs of supervision of the development and construction of the Owners' allocation in the building at the said premises.

c) To bear all costs charges and expenses for construction of the building at the said premises.

d) It is agreed by and between the parties that the Developer shall deliver possession to the First Party/Landowners Allocation in habitable condition along with compete total constructional work of the proposed building within 42 (forty two) months from the date of execution of this registered Development Agreement (including 03(three) months time for sanction the building plan of the property) subject to any unnatural circumstances like earthquake, flood, civil commotion, riot, war etc. which are beyond the control of the Developer.

That after lapse of the said period the Second Party/Developer will bear a sum of Rs. 25,000/- (Rupees twenty Five Thousand) only per month as damages/occupation charge jointly to the First Party/Landowners.

e) That the Second Party/Developer initially will start to construct proposed building from the back portion of the property as described in the schedule hereunder written and after completion of the said building, within 15 (fifteen) days of written intimation from the Second Party/Developer, the First Party/Landowners shall have to shift into the newly constructed flat as per their choice by handling over vacant possession of the exiting Portion to the Second Party/Developer.

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

ARTICLE – VI, OWNERS' ALOCATION

1. OWNERS' ALLOCATION: shall mean 30% of the total constructed area as per sanction plan of the Rajarhat Bishnupur – I, Gram Panchayet. The flats will be allocated after obtaining sanction plan from the Rajarhat Bishnupur – I, Gram Panchayet.

That the lieu of land, the First Party/Landowners will get 30% area of the total constructed area of each floor out of the total proposed building and same will be provided each and every building in pro-rata basis. Accordingly, the allocation of the First Party/Landowners will be demarcated and/or mentioned after obtaining sanctioned building plan by executing s Supplementary Agreement.

The developer will also pay a non refundable sum of Rs. 80,00,000/- (Rupees Eighty Lac) only as further amount to the owners on execution of this Agreement.

The developer will provide alternative accommodation to the Owners till delivery of owner's Allocation.

That the First Party/Landowners today handover Original Copy of Title Deeds, Records of Rights, Rent receipt, Panchayat Tax receipt and other documents relating to the property to the Developer and after completion of the said project, the Developer will hand over those original documents to the Owner's Association of the proposed building.

2. The developer shall also construct, erect and complete at their own costs the entire common facilities and amenities for the said building.

3. The developer shall have no right, title and interest whatsoever in the Owners' allocation and undivided proportionate share pertaining thereof in the land in common facilities and amenities, which shall solely and exclusively belong and continue to belong to the Owners.

4. The developer shall have no right or claim for payment or reimbursement of any costs expenses or charges incurred towards construction of Owners' allocation and of the undivided proportionate share in common facilities and amenities.

ARTICLE – VII, DEVELOPER'S ALLOCATION

1. In consideration of the above the developer shall be entitled to the developer's allocation of the saleable space in the 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 building after providing for the Owners' allocation and the developer shall be entitled to enter into agreement for sell and transfer its own name with any transferees for their residential purpose 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 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 deliver possession of

developer's allocation to any of its transferees until the developer shall make over possession of the Owners allocation to the Owners and comply with all other obligation of the developer to the Owners under this agreement.

ARTICLE – VIII, PROCEDURE

1. Owners shall grant to the developer and/or its nominee or nominees a General 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 pursuing and following up the matter with the appropriate authority or authorities.

ARTICLE – IX, CONSTRUCTION

1. The developer shall be solely and exclusively responsible for construction of the said proposed building.

ARTICLE – X, SPACE ALLOCATION

1. After completion of the building the Owners shall be entitled to obtain physical possession of the Owners' allocation and the balance constructed area and other portions of the said building shall belong to the developer.

2. Subject as aforesaid and subject to Owners' allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space shall exclusively belong to the Owners and developer contained herein.

3. The Owners shall be entitled to transfer or otherwise deal with the Owners' allocation in the building without any claim whatsoever of the developer.

4. The developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to obtain transfer from the 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 interfere with or disturbed the quite and peaceful possession of the developer's allocation.

ARTICLE - XI, BUILDING

1. The developer shall at their own cost construct, erect and complete the building as per specification certain maintained in the separate annexure 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 be completed entirely by the developer within 42(forty two) months from the date of registration of Development Agreement including 3 (Three) months time for sanction of the building plan in respect being deemed to be as the agreement between the parties.

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 said building at its own cost 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 providing as residential building self-contained apartment and constructed spaces for sell 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 building and to similarly apply for and obtain 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 purpose the Owners shall execute in favour of the developer a 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 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 with the consent of the Owners in writings.

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 electricity wiring, water, pipeline, sewerage connection in portion of the Owners' allocation.

8. The Developer will obtain **Completion Certificate** from the Rajarhat Bishnupur – I, Gram Panchayet at its own cost.

ARTICLE – XII, COMMON FACILITIES

1. The developer shall pay and bear the property taxes and other dues and outgoings in respect of the Owners' allocation of the said building according to dues as and from the date of handing over vacant possession by the Owners till as provided hereafter.

2. As soon as the building is completed and the electricity wiring sewerage line and water pipe lines are ready upto the portion of the Owners' allocation, the developer shall give written notice to the Owners requesting the Owners to take possession of the Owners allocation in the building and there being no dispute regarding the completion of the 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 the Owners allocation, the said rates to be apportioned pro-rata with reference to the salable space in the building if they are levies on the 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 between the Owners and developer and both the parties shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceedings whatsoever directly or

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 Owners' and developer's allocation and the said charges to include proportionate share of premises for insurances of the building, water, fire and scavenging charges and taxes light, sanitation and lift maintenance operation, repair and renewal charges for bill collection maintenance of the common facilities renovation replacement repair and maintenance charges and expenses for the building and of and common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installations, applications 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 Owners' applications and other documents may be required to be signed of made by the Owners' relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, 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 authorizations as may be required by the developer for the purpose and the Owners also 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 acknowledgment 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 registered post to the Registered office the developer.

3. Both the developer and the Owners shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the Owners hereof the Owners hereby agree to abide by all the rules and regulations as such management society/association/holding organization do hereby give their consent to abide by the same.

4. The name of the building shall be mutually settled.

5. Nothing in these present shall be construed as a demises or assignment or conveyance in 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 in the developer other than an exclusive license to the developer to commercially exploit the same in terms thereof provided however the developer shall be entitled to borrow money from any Banks without creating any financial liability of the Owners or affecting their estate and interest in the said 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 indemnify against all actions suits proceedings and costs, charges and expenses in respect thereof.

6. It is agreed that in the event of any damage or injury arising out from accidents or carelessness of the workmen or other victimizing such workmen or any other person whatsoever or causing any harm to the property during the course of construction, the Developer shall bear the responsibility and liability thereof and shall keep the Landowners property and effects safe and harmless and indemnify against all suits, cases, claims, demands, rights and actions in respect of such eventualities.

7. As and from the date of completion of the building the developer and/or its transferees and the Owners and/or their transferees shall be liable to pay and bear proportionate charges on account of ground rent and Wealth Tax and other taxes payable in respect of their spaces.

8. There is no existing agreement regarding the development or sell of the said premises and that all other agreement if any, prior to this agreement have been canceled and are being supersed by this agreement and the Owners agree to indemnify and keep indemnified the developer against any or all claims made by any third party in respect of the said premises.

9. The Owners undertake and agrees to execute and register all conveyance and transfer in favour of the persons with whom the developer or enters under into agreement as and when required by the developer. (The stamp duty or Registration fees and all other expenses towards the registration will be borne by the developer or its and assigns).

ARTICLE – XIV, FORCE MAJURE

1. The developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majure and shall be suspended from the obligations during the duration of the force majure.

2. Force majure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other or further commotion belong to the reasonable control of the developer.

ARTICLE – XV, ARBITRATION

1. If at any time and dispute shall arise 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, in case the parties agree to the case, 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 meaning of the Arbitration Act, 1996 or any statutory modifications there under in force.

2. JURISDICTION :- District Court of Barasat alone shall have jurisdiction to enter by their actions, title proceedings arising out of this Agreement.

SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of land measuring an area 78 Satak comprised in C.S. Dag No. 1383, 1385, 1386, 1406, R.S. & L.R. Dag No. 1461, 1463, 1464, 1484, under R.S. Khatian No. 1296,

1041, 58, L.R. Khatian No. 2135, 2136, 2137, 2138, 2139, at Mouza – Rekjoyani, Police Station – Rajarhat, within the limits of Rajarhat Bishnupur – I, Gram Panchayet, Addl. District Sub-Registration office Rajarhat and according to the settlement records of rights finally published the plot is comprised at Parganas - Kalikata, J.L. No. 13, in the district of 24Paraganas (North).

C.S. Dag No.	R.S. & L.R. Dag No.	Total Land	Area
1383	1461	21.00 Satak	21.00 Satak
1385	1463	05.00 Satak	05.00 Satak
1386	1464	40.00 Satak	40.00 Satak
1406	1484	12.00 Satak	12.00 Satak
		Total :	78.00 Satak

The property is butted and bounded as follows: -

ON THE NORTH : R.S. & L.R. Dag No. 1512 & 1489.

ON THE SOUTH : R.S. & L.R. Dag No. 1466, 1465, 1483.

ON THE EAST : R.S. & L.R. Dag No. 1485.

ON THE WEST : 24' ft. wide Panchayet Road.

WITNESSETH WHEREOF' the Parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

At Kolkata in presence of: -

1. Shyamali Podder

Dream Homes
37/4A Northern Avenue
Kolkata - 30

2. Anita Poddar.
Village - Naipukur.
P.O. & P.S - Rajarhat.
Kolkata - 135

Manik lal Podder
Subhas chandra Podder.
Debasish Podder
[illegible]
Sneharin Poddar.

SIGNATURE OF THE OWNERS

For HITECH CONSTRUCTION COMPANY

Partner

For Self and Constituted Attorney
of MOUSUMI GANGULY

SIGNATURE OF THE DEVELOPER

ANT/
SELLER/
AIMENT
PHOTO

UNDER RULE 44A OF THE I.R. ACT 1960

N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

	LH.					
	RH.					

ATTESTED:

Manik Lal Podder

	LH.					
	RH.					

ATTESTED: Manik Lal Podder

Subhas chandra Podder

	LH.					
	RH.					

16 JUN 2016

Subhas chandra Podder.

ATTESTED:

ANT/
SELLER/
AIMENT
PHOTO

UNDER RULE 44A OF THE I.R. ACT 1962

N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

Debasish Poddar

LH.					
RH.					

ATTESTED: Debasish Poddar

মিনা রানী পোদ্দার

LH.					
RH.					

মিনা রানী পোদ্দার

ATTESTED:

Snehasis Podhar.

LH.					
RH.					

Snehasis Podhar.

ATTESTED:

MEMO OF CONSIDERATION

Paid by .....Diverse cheque -

Rs. 80,00,000.00

Total : **Rs. 80,00,000.00**

(Rupees Eighty Lac) only

Manik lal Poddar

Subhas Chandra Poddar.

Debarish Poddar

প্রিয়া রাণী পোদ্দার

Snehasis Poddar.

WITNESS :-

1. Shyamali Podder

2. Anita Poddar.

SIGNATURE OF THE OWNERS

Drafted by: -

MR. ARUN KUMAR BHAUMIK (ADVOCATE)
Calcutta High Court, Reg. No. WB-905/1983
63/21, Dum Dum Road, Surer Math,
P.O. – Motijheel, P.S. – Dum Dum,
Kolkata – 700 074, Dial – 9830038790,
e-mail ID – arun_bhoumik@yahoo.com

SPECIFICATION

STRUCTURE :-

R.C.C. framed structure as per municipal approved design with branded Steel.

BRICK WALL :-

Outside main wall will be 8" thick except on cantilever. On cantilever, wall will be 5" thick. All partition wall will be 5" thick with 1st Class bricks.

FLOORING :-

All floor of Bed Rooms, Dining, Drawing, Verandah and Kitchen, Toilet will be Rajnagar marble finish. Height of Skirting will be 4" from floor level of same specification.

TOILET :-

(a) Ceramic tiles will be fitted upto a height of 6'-0" from floor level in all toilets.
(b) One Commode in common toilet including P.V.C. low down cistern will be provided. Wash basin will also be provided in toilet. All porcelain fitting will be white.
(c) One no. Shower, Two nos. Soap dish, One no. Coat hook, One no. Towel rod, One no. Mirror & One no. shelf will be fitted in both toilet of white colour.
(d) Two Nos. Bib Cock will be provided in both Toilet.
(e) Hot-water line will be provided in one Toilet.

DINING :-

One no. porcelain made white wash basin with pedestal, shelf, Towel ring and mirror will be provided in dining room.

KITCHEN :-

Kitchen Tabletop will be made of 1'-10" Green Marble slab. Ceramic tiles will be fitted on back side wall of table and sink upto a height of 4'-0" table top level and One no Stainless Steel sink and two Nos. bib cock will also provided. One no. aqua guard point will be provided over sink. Micro Oven Point & Chimney Point also be provided.

DOORS & WINDOWS :-

(a) All door frame will be made of Sal wood. Flush door shutter with suitable fittings for all doors. Thickness of shutters is 30mm for all doors.

(b) All Windows will be made with Steel fully glazed window.

WATER SUPPLY :-

All internal water pipe line will be concealed G.I. of required dia of approved brand and separated from roof level for each floor.

Out side water pipe line will be surface P.V.C.

Deep Tube well with Pump Motor will be provided for water-supply arrangement.

SANITARY :-

All fittings of Commode, wash basin etc. will be provided of approved ISI Brand. For waste-water line H.C.I. pipe will be provided. For rain water line, P.V.C. pipe will be provided.

ELECTRIC :-

All electrical line will be concealed with Copper wire and Piano switch will be provided. At Bed three Nos. light points, One No. Fan point and One No. Plug point. Five nos. light points, two nos. fan point,

and two nos. 15 Amp. Plug point will be provided in drawing cum dining room. In each toilet & kitchen two nos. light point and one no. exhaust fan point will be provided. In both toilet and kitchen 15 Amp. Plug point will also be provided. One no. light point, one no calling bell point will also be provided out side the main door. One no. light point at verandah. Concealed telephone line and T.V. Antena (cable) line will also provided in dining cum drawing room. One No. Washing Machine Point also provided.

PAINTING & FINISHING :-

Outside wall will be painted with Snowcem.

All internal wall surface will be finished by plaster of Paris, white finish. All doors and windows will be painted with oil paint.

MISCELLANEOUS :-

(a) One No. Loft may be provided if suitable position will available.
(b) Clear height of each floor will be done as per Municipal Sanctioned Plan (9'-1").
(c) Provision of caretaker's Room should be provided.
(d) Provision of letter box should be provided.

ELEVATOR :-

One no. lift will be provided.

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

GRN: 19-201617-000890736-1 | Payment Mode: Online Payment

GRN Date: 15/06/2016 18:11:39 | Bank : State Bank of India

BRN : IKB5205740 | BRN Date: 15/06/2016 18:24:09

DEPOSITOR'S DETAILS

Id No. : 15231000230993/6/2016
[Query No./Query Year]

Name : ARUN KUMAR BHAUMIK

Contact No. : 03325602531 Mobile No. : +91 9830088790

E-mail : arun_bhoumik@yahoo.com

Address : 63/21, DUM DUM ROAD, SURERMATH, KOLKATA - 700074

Applicant Name : Mr A K BHAUMIK

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement Payment No 6

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000230993/6/2016	Property Registration- Registration Fees	0030-03-104-001-16	88010
2	15231000230993/6/2016	Property Registration- Stamp duty	0030-02-103-003-02	35021
		Total		123031

In Words : Rupees One Lakh Twenty Three Thousand Thirty One only

Seller, Buyer and Property Details

Land Lord & Developer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Shri RABIN GANGULY 530 DUM DUM PARK, TANK NO. 3, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Land Lord Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Smt MINA RANI PODDAR Wife of Shri SUKHARANJAN PODDAR RECKJOYANI NAIPUKUR, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , Status : Individual; Date of Execution : 16/06/2016; Date of Admission : 16/06/2016; Place of Admission of Execution : Pvt. Residence
2	Shri SUBHAS CHANDRA PODDAR Son of Shri SUKHARANJAN PODDAR RECKJOYANI NAIPUKUR, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJVPP2390J,, Status : Individual; Date of Execution : 16/06/2016; Date of Admission : 16/06/2016; Place of Admission of Execution : Pvt. Residence
3	Shri SNEHASIS PODDAR Son of Shri SUKHARANJAN PODDAR RECKJOYANI NAIPUKUR, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFUPP8136P,; Status : Individual; Date of Execution : 16/06/2016; Date of Admission : 16/06/2016; Place of Admission of Execution : Pvt. Residence
4	Shri DEBASISH PODDAR Son of Shri SUKHARANJAN PODDAR RECKJOYANI NAIPUKUR, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFVPP3837Q,; Status : Individual; Date of Execution : 16/06/2016; Date of Admission : 16/06/2016; Place of Admission of Execution : Pvt. Residence

Land Lord Details	
No	Name, Address, Photo, Finger print and Signature
5	Shri MANIK LAL PODDAR Son of Shri SUKHARANJAN PODDAR RECKJOYANI NAIPUKUR, P.O - RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFSPP6975N,, Status : Individual, Date of Execution : 16/06/2016; Date of Admission : 16/06/2016; Place of Admission of Execution : Pvt. Residence

Developer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	HITECH CONSTRUCTION COMPANY 556 DUM DUM PARK,TANK NO.3, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 PAN No. AAFFH6644E,; Status : Organization, Represented by representative as given below:-
1(1)	Shri RABIN GANGULY 530 DUM DUM PARK, TANK NO. 3, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADTPG7283K,; Status : Representative; Date of Execution : 16/06/2016; Date of Admission : 16/06/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr RAJIB BHOUMIK Son of Late R C BHAUMIK BARASAT BIDHAN PALLY, P.O:- BARASAT, P.S:- Barasat, District:- North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Smt MINA RANI PODDAR, Shri SUBHAS CHANDRA PODDAR, Shri SNEHASIS PODDAR, Shri DEBASISH PODDAR, Shri MANIK LAL PODDAR, Shri RABIN GANGULY	

C. Transacted Property Details

Land Details.						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani	LR Plot No:- 1461 , LR Khatian No - 2135	21 Dec	1/-	67,70,947/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 24 Ft., Adjacent to Metal Road,

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L2	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani	LR Plot No:- 1463 , LR Khatian No:- 2135	5 Dec	1/-	16,12,130/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L3	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani	LR Plot No:- 1464 , LR Khatian No:- 2135	40 Dec	1/-	1,28,97,042/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L4	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani	LR Plot No:- 1484 , LR Khatian No:- 2135	12 Dec	1/-	38,69,113/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 24 Ft., Adjacent to Metal Road,

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Smt MINA RANI PODDAR	HITECH CONSTRUCTION COMPANY	4.2	20
	Shri SUBHAS CHANDRA PODDAR	HITECH CONSTRUCTION COMPANY	4.2	20
	Shri SNEHASIS PODDAR	HITECH CONSTRUCTION COMPANY	4.2	20
	Shri DEBASISH PODDAR	HITECH CONSTRUCTION COMPANY	4.2	20
	Shri MANIK LAL PODDAR	HITECH CONSTRUCTION COMPANY	4.2	20
L2	Smt MINA RANI PODDAR	HITECH CONSTRUCTION COMPANY	1	20
	Shri SUBHAS CHANDRA PODDAR	HITECH CONSTRUCTION COMPANY	1	20
	Shri SNEHASIS PODDAR	HITECH CONSTRUCTION COMPANY	1	20
	Shri DEBASISH PODDAR	HITECH CONSTRUCTION COMPANY	1	20
	Shri MANIK LAL PODDAR	HITECH CONSTRUCTION COMPANY	1	20

Transfer of Property from Land Lord to Developer				
ch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L3	Smt MINA RANI PODDAR	HITECH CONSTRUCTION COMPANY	6	20
	Shri SUBHAS CHANDRA PODDAR	HITECH CONSTRUCTION COMPANY	6	20
	Shri SNEHASIS PODDAR	HITECH CONSTRUCTION COMPANY	6	20
	Shri DEBASISH PODDAR	HITECH CONSTRUCTION COMPANY	6	20
	Shri MANIK LAL PODDAR	HITECH CONSTRUCTION COMPANY	6	20
L4	Smt MINA RANI PODDAR	HITECH CONSTRUCTION COMPANY	2.4	20
	Shri SUBHAS CHANDRA PODDAR	HITECH CONSTRUCTION COMPANY	2.4	20
	Shri SNEHASIS PODDAR	HITECH CONSTRUCTION COMPANY	2.4	20
	Shri DEBASISH PODDAR	HITECH CONSTRUCTION COMPANY	2.4	20
	Shri MANIK LAL PODDAR	HITECH CONSTRUCTION COMPANY	2.4	20

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	A K BHAUMIK
Address	63/21 DUM DUM ROAD,SURER MATH,Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL
Applicant's Status	Advocate

Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152306527 / 2016

Query No/Year	15231000230993/2016	**Serial no/Year**	1523008758 / 2016
Deed No/Year	I - 152306527 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Shri RABIN GANGULY	**Presented At**	Private Residence
Date of Execution	16-06-2016	**Date of Presentation**	16-06-2016
Remarks			

On 15/06/2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,51,49,232/-

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 16/06/2016

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

Presented for registration at 20:30 hrs on : 16/06/2016, at the Private residence by Shri RABIN GANGULY ,.

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

Execution is admitted on 16/06/2016 by

Smt MINA RANI PODDAR, Wife of Shri SUKHARANJAN PODDAR, RECKJOYANI NAIPUKUR, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession House wife

Indetified by Mr RAJIB BHOUMIK, Son of Late R C BHAUMIK, BARASAT BIDHAN PALLY, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Business

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

Execution is admitted on 16/06/2016 by

Shri SUBHAS CHANDRA PODDAR, Son of Shri SUKHARANJAN PODDAR, RECKJOYANI NAIPUKUR, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Business

Indetified by Mr RAJIB BHOUMIK, Son of Late R C BHAUMIK, BARASAT BIDHAN PALLY, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 16/06/2016 by

Shri SNEHASIS PODDAR, Son of Shri SUKHARANJAN PODDAR, RECKJOYANI NAIPUKUR, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Business
Indetified by Mr RAJIB BHOUMIK, Son of Late R C BHAUMIK, BARASAT BIDHAN PALLY, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 16/06/2016 by

Shri DEBASISH PODDAR, Son of Shri SUKHARANJAN PODDAR, RECKJOYANI NAIPUKUR, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Business
Indetified by Mr RAJIB BHOUMIK, Son of Late R C BHAUMIK, BARASAT BIDHAN PALLY, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 16/06/2016 by

Shri MANIK LAL PODDAR, Son of Shri SUKHARANJAN PODDAR, RECKJOYANI NAIPUKUR, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Business
Indetified by Mr RAJIB BHOUMIK, Son of Late R C BHAUMIK, BARASAT BIDHAN PALLY, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 16/06/2016 by

Shri RABIN GANGULY PARTNER, HITECH CONSTRUCTION COMPANY, 556 DUM DUM PARK TANK NO 3, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Shri RABIN GANGULY, Son of Late SUDHIR KUMAR GANGULY, 530 DUM DUM PARK, TANK NO. 3, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By profession Business
Indetified by Mr RAJIB BHOUMIK, Son of Late R C BHAUMIK, BARASAT BIDHAN PALLY, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Business

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 17/06/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 88,010/- (B = Rs 87,989/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 88,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 88,010/- is paid, by online on 15/06/2016 6:24PM with Govt. Ref. No. 192016170008907361 on 15-06-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKB5205740 on 15/06/2016, Head of Account 0030-03-104-001-16

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 Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 35,021/- is paid, by online on 15/06/2016 6:24PM with Govt. Ref. No. 192016170008907361 on 15-06-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKB5205740 on 15/06/2016, Head of Account 0030-02-103-003-02

Payment of Stamp Duty

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 2087, Purchased on 09/06/2016,Vendor named Ranjita Paul

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Hitech Construction Company

Partner

ficate of Registration under section 60 and Rule 69.

gistered in Book - I

olume number 1523-2016, Page from 203400 to 203440

being No 152306527 for the year 2016.

Seal of the Additional District Sub Registrar, Rajarhat, District North 24 Parganas

Digitally signed by DEBASISH DHAR
Date: 2016.06.20 17:07:18 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 20-06-2016 17:07:17
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

Hitech Construction Company

Partner