

3-3006/2018



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

D 81500

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*1000-11909/18
 for four lakhs 200
 1000-11909/18
 for four lakhs*

Certified that the amount is sufficient in agreement. The Register Office and Government Seal attached to the document is correct and the document is valid.

Register Office, West Bengal
 Kolkata, West Bengal, India

05 APR 2018

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT made the 5th day of April, Two Thousand Eighteen.

1373

Aditya Construction

NAME	
NO	
- 3 APR 2018	
SITANJAN MUMMERJEE	
Licensed Surveyor	
C. G. Court	
2 & 3, N.S. Raj Road, 11-1	

13/F/1/1/1/1
Part 1
1/1/1

- 3 APR 2018



Sub-District Survey Registrar
Kolkata District 24 Apr 18

05 APR 2018

Identified by -
 Anup Kumar Dasgupta, Advocate
 5/A, 2nd Floor, Anand Dasgupta,
 24/1, Rajajit Dasgupta, Kol-26,
 P.O. P. S. Durganagar,
 District - Kolkata - Jangra.

BETWEEN

(1) **SRI BISWANATH BASU, PAN - ACWPB3018K**, son of Late Sudhir Krishna Basu, by nationality Indian, by religion Hindu, by occupation retired person, residing at No. 32/8/3, Moti Lal Mullick Lane, Kolkata - 700035, Post Office Alambazar, Police Station Baranagar, District North 24-parganas, (2) **SRIMATI KRISHNA CHATTERJEE, PAN - ACFPC6225Q**, wife of Sri Debabrata Chatterjee, by nationality Indian, by religion Hindu, by occupation retired person, residing at No. 32/8/3, Moti Lal Mullick Lane, Kolkata - 700035, Post Office Alambazar, Police Station Baranagar, District North 24-parganas, hereinafter jointly referred to as the "OWNERS/VENDORS" (Which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) THE FIRST PARTY.

AND

MESSRS ARGHYA CONSTRUCTION, PAN - ABJFA4574H a Partnership firm having it's office at 13/F/6, Bhattacharjee Para Lane, Kolkata - 700036, Post Office - Baranagar, Police Station - Baranagar, District North 24 - parganas, represented by it's partners namely (1) **SRI BISWANATH SARKAR, PAN - ATIPS3842H**, son of Late Sanat Kumar Sarkar, by nationality Indian, by religion Hindu, by occupation Business, residing at No. 13, Bhattacharjee Para lane, Kolkata - 700036, Post Office - Baranagar, Police Station - Baranagar, District North 24 - parganas, (2) **SRI PARTHA SARKAR, PAN - BMUPS0200F**, son of Late Kartick Chandra Sarkar, by nationality Indian, by religion Hindu, by occupation Business, residing at No. 13, Bhattacharjee Para lane, Kolkata - 700036, Post Office - Baranagar, Police Station - Baranagar, District North 24 - parganas and (3) **SRI ARPAN ROYCHOWDHURY, PAN - AGAPR4707M**, son of Late Ashish Roy Chowdhury, by nationality Indian, by religion Hindu, by occupation Business, residing at Shaktigarh, Birati, Kolkata - 700051, Post Office - Birati, Police Station - Dum Dum, District North 24 - parganas, hereinafter referred to as the "PROMOTER/BUILDER/DEVELOPER" (Which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and/or include it's successors-in-office, executors, administrators, legal representatives and assigns) THE SECOND PARTY.



[Signature]
Add. District Sub- Registrar
Doddaballapur Taluk-24 Ppt. 02

05 APR 2018

WHEREAS one Smt. Aniya Mondal was owner of All That piece and parcel of homestead land measuring more or less 2 cotahs 2 chhitacks 28 square feet lying and situated at Mouza Borhooghly, J.L. No. 6, R.S. No. 5, Touzi No. 3027, appertaining to Dag No. 2020, 2025 under Khata No. 201, 567, being a portion of premises No. 32/8, Moti Lal Mulick Lane, Kolkata - 700035, Post Office Alambazar, Police Station Baranagar, District North 24-parganas

AND WHEREAS by virtue of a Deed of conveyance dated 18.10.1974 the said Smt. Aniya Mondal sold and transferred her aforementioned property in favour of one Sukta Basu and the said Deed of Conveyance was registered in the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. - I, Volume No. 140, page No. from 131 to 136, being Deed No. 8383 for the year 1974.

AND WHEREAS after such purchase the said Smt. Sukta Basu applied for mutation of the said property in her name and at the time of such mutation the said property has been known and numbered as premises No. 32/8/3, Moti Lal Mulick Lane, Kolkata - 700035, Post Office Alambazar, Police Station Baranagar, District North 24-parganas and thereafter she constructed one party three storied building thereon and using the said property as absolute owner thereof free from all encumbrances.

AND WHEREAS by virtue of a Deed of Gift dated 14.05.2013 the said Smt. Sukta Basu as donor therein gifted her aforementioned property being All That the piece and parcel of homestead land measuring more or less 2 cotahs 2 chhitacks 28 square feet lying and situated at Mouza Borhooghly, J.L. No. 6, R.S. No. 5, Touzi No. 3027, appertaining to Dag No. 2020, 2022, 2025 under Khata No. 567, 201, being premises No. 32/8/3, Moti Lal Mulick Lane, Kolkata - 700035, Post Office Alambazar, Police Station Baranagar, District North 24-parganas together with partly three storied building standing thereon, in favour of her brother Sri Bawanath Basu the donee therein being the OWNER/VENDOR No. 1 herein and Sri Bawanath Basu has duly accepted the said gift from his sister and the said Deed of Gift was registered in the office of the Additional District Sub-Registrar at Cossipore Dum Dum and recorded in Book No. - I, CD Volume No. 14, page No. from 7271 to 7282, being Deed No. 5508 for the year 2013.



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AND WHEREAS since execution of such Deed of Gift the said donee Sitwanath Basu was using and enjoying the said property by payment of tax and revenue as absolute sole owner free from all encumbrances and thereafter the said property was recorded as **L.R. Dag No. 5826, 5827, L.R. Khatian No. 1996**.

AND WHEREAS one Dasharathi Mulick was owner of more or less 5 Bighas 13 Cottahs 8 chitacks 29 square feet of land including one cottah fifteen chitacks twenty square feet of bastu land situated at mouza Banhooghry, J.L. No. 6, R.S. No. 5, Touzi No. 3027, appertaining to Dag No. 2020, 2021 under Khatian No. 587, and Dag No. 2022 under Khatian No. 301 and he had also some land in some other Dag numbers and khatian numbers and the said property was at that time known as premises No. 31, Moti Lal Mulick Lane, Kolkata - 700035.

AND WHEREAS by virtue of a Deed of Conveyance dated 30.08.1959 the said Dasharathi Mulick sold and transferred his property in favour of one Kanai Lal Das and after such purchase the said Kanai Lal Das was using and enjoying the said property as absolute owner thereof.

AND WHEREAS thereafter the said Kanai Lal Das declared to sale his abovementioned property in different plots and by virtue of a Deed of Conveyance dated **03.11.1960** one **Sudhir Kumar Basu** purchased some property from the said Kanai Lal Das and the said Deed of Conveyance was registered in the office of the Sub-Registrar at Cossipore Dum Dum and recorded in **Book No. - I, Volume No. 121, page No. 65 to 68, being Deed No. 6297 for the year 1960,**

AND WHEREAS thereafter by virtue of a Deed of Conveyance dated 14.02.1962 the said Kanai Lal Das, out of his remaining property, sold and transferred more or less 3 bighas of bastu and bagan land in favour of **five persons namely Rajendra Kumar Dutta and others** for a valuable consideration therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated **08.08.1964** the said **Rajendra Kumar Dutta and others** sold and transferred some land in favour of the said **Sudhir Kumar Basu** for a valuable consideration therein mentioned and the said Deed of Conveyance was registered in the office of the Sub-Registrar at Cossipore Dum Dum and

recorded in Book No. - I, Volume No. 98, page No. 68 to 74, being Deed No. 5553 for the year 1964;

AND WHEREAS by virtue of a Deed of Conveyance dated 06.10.1971 the said Sudhir Kumar Basu sold and transferred more or less 1 cottah 12 chhitacks 4 square feet of land in favour of one Sailendra Nath Ghosh and by virtue of another Deed of Conveyance dated 10.08.1991 the said Sudhir Kumar Basu sold and transferred more or less 1 cottah 12 chhitacks 2 square feet of land in favour of one Smt. Rekha Basu;

AND WHEREAS after sale of properties by virtue of the abovementioned two different Deeds of Conveyance the said Sudhir Kumar Basu remain owner of only 1 cottah 15 chhitacks 20 square feet of basti land being premises No. 31/17/4, Moti Lal Mullick Lane, Kolkata - 700035, Police Station Baranagar, District North 24-parganas and he constructed tied shed structure thereon and he was using and enjoying the said property by payment of tax and revenue as sole and absolute owner thereof free from all encumbrances;

AND WHEREAS by virtue of a Deed of Conveyance dated 30.11.1994 the said Sudhir Kumar Basu as vendor therein sold and transferred his above-mentioned property being more or less some 1 cottah 15 chhitacks 20 square feet of basti land together with old tied shed structure thereon situated at mouza Borhooghry, J.L. No. 5, R.S. No. 5, Touz No. 3027, appertaining to Dag No. 2020, 2021 under Khatian No. 567, and Dag No. 2022 under Khatian No. 201 being premises No. 31/17/4, Moti Lal Mullick Lane, Kolkata - 700035, Police Station Baranagar, District North 24-parganas in favour of Smt. Krishna Chatterjee, the purchaser therein being the OWNER/VENDOR No. 2 herein, for a valuable consideration therein mentioned and the said Deed of Conveyance was registered in the office of the District Sub-Registrar at Alipore, 24-parganas and recorded in Book No. - I, Volume No. 152, page No. 432 to 441, being Deed No. 14050 for the year 1994 and after such purchase she constructed two storied building thereon and she was using and enjoying the said property by payment of tax and revenue as sole and absolute owner thereof free from all encumbrances and thereafter the said property was recorded as L.R. Dag No. 5826, 5827, L.R. Khatian No. 1997;

AND WHEREAS the property of Sri Bhawanath Basu being the owner/vendor No. 1 herein was known as premises No. 32/8/3, Moti Lal Mullick Lane, Kolkata - 700035, Post Office Alambazar, Police Station Baranagar, District North 24-parganas and the property of Smt. Krishna Chatterjee being the owner/vendor No. 2 herein was known as premises No. 31/17/4/5, Moti Lal Mullick Lane, Kolkata - 700035, Post Office Alambazar, Police Station Baranagar, District North 24-parganas and the property of the owner/vendor No. 1 was adjacent to South of the property of the owner/vendor No. 2 and the property of the owner/vendor No. 2 was adjacent to North of the property of the owner/vendor No. 1 and as the above-mentioned properties of the owner/vendor No. 1 and owner/vendor No. 2 were adjacent to each other they jointly decided to construct building jointly on their properties after amalgamating their properties and for the above purpose on 04.01.2018 the owner/vendor No.1 and the owner/vendor No. 2 jointly executed a declaration for amalgamation of their properties and thereafter they jointly applied before the local Baranagar Municipality for amalgamation of their properties and convert them into one premises number which was duly sanctioned by the municipal authority and their two properties have been converted into one premises having total land measuring more or less 4 cottahs 2 chittacks 4 square feet together with partly three storied and partly two storied building thereon and both the properties have been known and numbered as a single premises No. 32/8/3, Moti Lal Mullick Lane, Kolkata - 700035;

AND WHEREAS the owners/vendors are at present the joint owners of all that the piece and parcel of total land measuring more or less 4 cottahs 2 chittacks 4 square feet together with partly three storied and partly two storied building thereon lying and situated at Mouza Sonhooghly, J.L. No. 8, R.S. No. 5, Touz No. 3027, appertaining to Dag No. 2020, 2021, 2022, 2025 under Khatian No. 567, 201, L.R. Dag No. 5826, 5827, L.R. Khatian No. 1956, 1987, being premises No. 32/8/3, Moti Lal Mullick Lane, Kolkata - 700035, Post Office Alambazar, Police Station Baranagar, District North 24-parganas.

AND WHEREAS the present owners have jointly decided to construct a multi-storied buildings upon their said plot of land but due to financial stringencies and man power they are unable to do the same.

AND WHEREAS having come to know the intention of the VENDORS herein the DEVELOPERS herein approached before the VENDORS with the proposal to allow them

to Develop the said premises at their own cost and expenses and as per the desire of the VENDORS by way of constructing the proposed multi storied residential building in accordance with the Building Plan to be sanctioned by local Baranagar Municipality.

AND WHEREAS the DEVELOPERS herein have approached to the VENDORS herein with a proposal to develop the Schedule 'A' mentioned property only and the VENDORS have agreed to such proposal and this agreement for development is drawn up in writing with details of such terms and conditions as mutually agreed to by and between the parties herein.

NOW THIS AGREEMENT WITNESSETH and hereby agreed upon by and between the parties herein on the following terms and conditions -

1. DEFINITIONS:- In this Agreement, unless there is anything repugnant to the subject or context.

a) LAND OWNERS/VENDORS shall mean the said (1) **SRI BISWANATH BASU**, PAN - ACWPB3018K, son of Late Guchir Krishna Basu, by nationality Indian, by religion Hindu, by occupation retired person, residing at No. 22/8/3, Moli Lal Mullick Lane, Kolkata - 700035, Post Office - Kambazar, Police Station Baranagar, District North 24-parganas. (2) **SRIMATI KRISHNA CHATTERJEE**, PAN - ACFPC8225Q, wife of Sri Debatrata Chatterjee, by nationality Indian, by religion Hindu, by occupation retired person, residing at No. 22/8/3, Moli Lal Mullick Lane, Kolkata - 700035, Post Office Kambazar, Police Station Baranagar, District North 24-parganas.

b) DEVELOPER shall mean **MESSRS ARGHYA CONSTRUCTION**, PAN - ABJFA4974H, a Partnership firm having it's office at 13/F/9, Bhattacharjee Para Lane, Kolkata - 700036, Post Office - Baranagar, Police Station - Baranagar, District North 24 - parganas, represented by it's partners namely (1) **SRI BISWANATH SARKAR**, PAN - ATIPS3842H, son of Late Sanat Kumar Sarkar, by nationality Indian, by religion Hindu, by occupation Business, residing at No. 13, Bhattacharjee Para lane, Kolkata - 700036, Post Office - Baranagar, Police Station - Baranagar, District North 24 - parganas. (2) **SRI PARTHA SARKAR**, PAN - BMUPS0200F, son of Late Kartick Chandra Sarkar, by nationality Indian, by religion Hindu, by occupation Business, residing

at No. 13, Bhattachagge Para lane, Kolkata - 700036, Post Office - Baranagar, Police Station - Baranagar, District: North 24 - parganas and **☐ SRI ARPAN ROY CHANDHURY, PAN - AGAPR4707M**, son of Late Ashish Roy Chowdhury, by nationality Indian, by religion Hindu, by occupation Business, residing at Shudgach Bistri, Kolkata - 700031, Post Office - Bistri, Police Station - Dum Dum, District: North 24 - parganas.

c) **PREMISES/PROPERTY** shall mean the entire area of land measuring more or less 4 cottaks 2 chhitaks 4 squares feet together with partly three storied and partly two storied building thereon having total covered area of about 1250 square feet on the ground floor, having total covered area of about 1300 square feet on the first floor and having total covered area of about 300 square feet on the second floor, in total having covered area of more or less 2850 Square feet adding the covered areas of all the three floors, lying and situated at: premises No. 32/8/3, Moti Lal Mullick Lane, Kolkata - 700035, Post Office Alamiyazar, Police Station Baranagar, situated at Mouza Borhooghry, J.L. No. 6, R.S. No. 5, Touzi No. 3027, appertaining to Dag No. 2020, 2021, 2022, 2025 under Khatian No. 867, 201, L.R. Dag, No-5826, 5827, L.R. Khatian No. 1906, 1907, within the jurisdiction of the Additional District Sub-Registrar at Cossipore Dum Dum, within the area of Ward No. 12 of Baranagar Municipality, in the District of North 24-parganas, which is more fully and particularly described in the Schedule 'A' hereunder written

d) **OWNERS ALLOCATION** shall mean and it is agreed by and between the OWNERS/VENDORS and the DEVELOPERS that in connection with the development of the said premises, out of the total area of the Multi Storied Building to be constructed at the said premises the following flats will be allotted to the owners/vendors -

- (i) The owner vendor No. 1 Sri Biswanath Basu shall be allotted (a) one flat on the ground floor, in the North-East side of the building measuring 358 square feet including 25% super built-up area and share of Common stair case, (b) one garage on the ground floor, South-East side, measuring 213 square feet including 25% super built-up area,
- (ii) one flat on the second floor, in the East-South-West side measuring 1188 square feet including 25% super built-up area and share of Common stair case and (d) one flat on the third floor, in the North-West side measuring 886 square feet including 25% super built-up area and share of Common stair case.

(ii) The owner-vendor No. 2 Smt. Krishna Chatterjee shall be allotted (a) one flat on the ground floor, in the North-West side of the building measuring 588 square feet including 25% super built-up area and share of Common stair case, (b) and one flat on the second floor, in the East-North-West side measuring 1168 square feet including 25% super built-up area and share of Common stair case and (c) one flat on the third floor, in the North-East side measuring 588 square feet including 25% super built-up area and share of Common stair case;

The allotments of the owners/vendors have been more fully and particularly described in the Schedule - "B" hereunder written.

The owners/vendors shall execute fresh Deed of Partition amongst themselves after handing over of possession of the flats to them and get the said Deed of partition duly Registered before the appropriate Registry Office.

e) **DEVELOPERS SHARE / ALLOCATION** shall mean all the flats and units of the said new building available, except owner's allocation, constructed as per building plan to be sanctioned by the local Municipal Authority at premises No. 32/53, Moti Lal Mulick Lane, Kolkata - 700035, Post Office - Alambazar, Police Station - Baranagar, District North 24-parganas, which is more fully and particularly described in the Schedule - "C" hereunder written, shall belong to the **DEVELOPERS**.

f) **TITLE DEED** shall mean all documents of title and Deed of Conveyance relating to the said premises photo stat copies of which shall be handed over to the **DEVELOPERS** at the time of execution of this Agreement for Development and the Vendors undertake to produce the original of such documents as and when and/or if required by the Developer

g) **NEW BUILDING** shall mean a Multi Storied Building G+3 storied building to be constructed upon the said Plot of land as per Sanctioned Building Plan to be sanctioned from Baranagar Municipality.

h) **AREA OF THE BUILDING** shall mean the space in the Ground plus Three storied buildings to be constructed on the said premises available for independent use and occupation after making the provisions for common facilities and the space thereof

i) TRANSFER shall mean with its variation and shall include transfer by possession and/or by another means for effecting what is legally understood as transfer of multi storied building to the legal Owners/Purchasers thereof.

ii) TRANSFEREE shall mean a person, firm, limited company, association of persons to whom lawfully any portion of the Residential Flats/Shops/Garages or any space can be transferred

k) STIPULATED PERIOD shall mean 30 (Thirty) months from the date of sanction of building plan by the appropriate authority.

2. It is hereby agreed by and between the parties herein that the Developers shall cause preparation of Plan through its Architect for construction of the **proposed G+3 multi-storied building with maximum permissible constructed area** on the said premises and the Vendors shall put their respective signature for that purpose, if required.

It is further agreed by and between the parties herein that all the applications, plans and documents, as may be required by the Developers for the construction and necessary sanction from the Local Municipal Authorities shall be prepared and presented by the Developers at their own costs for and on behalf of the OWNERS/VENDORS.

3. The OWNERS/VENDORS shall also execute and get Registered a Development Power of Attorney in favour of the DEVELOPERS or its authorized signatories or representative for the purpose of construction and erection of the multi-storied building in the said premises along with the power to Sell any Flats, Shops, Garages, Godowns etc. to be constructed upon the Schedule 'A' mentioned property from the DEVELOPERS allocation/share as appearing hereinafter. The Owners/Vendors shall have to hand over possession of the premises within 15 days from the date of the execution of Power of Attorney in favour of the Developers for development purpose

4. The entire financial cost of construction charges and expenses for preparation of the Plan for the Multi-storied Building and entire cost of any other labour, expenses, salaries of supervising staffs, Engineers, Designers, Architects, Conversion Fees etc. and

other incidental expenses whatsoever in nature shall be borne and paid by the DEVELOPERS.

i) It is also agreed that if any of the Owners desire to exchange their any or all of their allocated portion of Flat or unit against consideration money, that will be settled mutually by the parties herein and the amount should be paid by the DEVELOPERS in cash or by cheque to the OWNERS/VENDORS.

ii) Any amount of the Mutation Fees of the premises for mutation in the Assessment record of the local Municipality in the name of the present OWNERS shall be paid by the Developers Concern.

5. THE DEVELOPERS shall complete the construction of proposed (G+3) multi-storied building upon the Schedule 'A' property within 36 (Thirty) months from the date of the Sanction of Building Plan but in the event of the construction work of the building delayed due to force majeure or any act of God or anything beyond the control of the DEVELOPERS the time of completion of the construction work will be extended accordingly by mutual consent of all the parties. However, if the DEVELOPERS wilfully or intentionally neglect to complete the construction of the buildings within the stipulated period then and in that case the land owners/vendors shall be entitled to get damages at the rate of Rs. 5,000.00 (Rupees five thousand) only per month.

6. THE ADVOCATE shall mean ARUP KUMAR BAKSI, Bar Association, Room No. 5, High Court, Calcutta, having his office at Premises No. 24/1, Masjid Bari Lane, Kolkata - 700038, Post Office Baranagar, Police Station - Baranagar, District, North 24-parganas, by whom all the matters, deeds, Deed of Conveyances etc. and all other necessary documentation shall be made, done, prepared in respect of the said premises and the proposed building.

7. THE DEVELOPERS will be entitled to apply for and obtain Electric line, Meter, Water, Sanitary, Telephone and other connections required for the use and occupation of the proposed Multi Storied Building to be constructed upon the said property and the VENDORS hereby agree to extend all necessary co-operation and assistance to the DEVELOPERS for obtaining the same at the cost of the DEVELOPERS.

8. It is agreed by and between all the parties herein that the OWNERS will be at liberty to inspect the progress of the construction work at the said premises, provided the OWNERS shall not cause any obstruction and hindrance in course of the construction work or otherwise to the DEVELOPERS without any just cause.

9. OWNERS RIGHT AND REPRESENTATIONS -

A) The said property is free from all encumbrances, charges, liens, hipendens, attachments, trust, acquisitions, requisitions whatsoever or whomsoever subject to what have been stated hereinbefore and hereinafter.

B) There is no excess vacant land at the said premises within the meaning of the Urban Land Ceiling and Regulation Act, 1976.

C) There is no legal or other bar upon the OWNERS to obtain necessary permissions that may be required to deal with the Schedule mentioned property.

10. DEVELOPERS RIGHT AND REPRESENTATIONS -

A) The OWNERS hereby granted, subject to what has been hereunder provided, exclusive right to the DEVELOPERS to develop the property by way of constructing a multi-storied building thereon in accordance with the Sanctioned Building Plan by the concerned Authority with or without any amendment and/or modification therein made or caused to be made by the parties hereto.

B) It is hereby agreed by and between the parties hereto that in consideration of construction of the proposed Multi Storied Building at the said premises more fully described in the Schedule 'A' hereunder, the OWNERS/VENDORS hereby agree and undertake to convey, transfer, assign and assure undivided proportionate impartible share in the land of the said premises appertaining to the construction area of the building and to Sale F.A.R. of the Sanctioned Plan of the First Party by the Joint Venture basis, the entire premises at No.32/8/3, Moti Lal Mullick Lane, Kolkata - 700035, Post Office - Alambari, Police Station - Baranagar, District: North 24-parganas, is being allotted to the DEVELOPERS and in favour of the DEVELOPERS and accordingly, as and when

necessary, the OWNERS shall execute registered Deed of Conveyance in respect of the Flat Owners/Intending Buyers, Nominees of the Developers appertaining to constructed area of the Multi-Storeyed Building as allocated to the DEVELOPERS.

C) It is further agreed by and between the parties herein that, if any excess area of the Sanctioned Plan of F.A.R. be made by the DEVELOPERS, then BOTH the FIRST PARTY OWNERS and the DEVELOPERS shall have claim, right, title and interest and/or demand over equal and/or 50% share over the same.

D) It is hereby agreed by and between the parties hereto that, the Developers shall be entitled to sell its allocated constructed area together with undivided proportionate impartible share in the land underneath of the said premises appertaining thereto on such terms and conditions as the DEVELOPERS may deemed fit and proper and may also take earnest money against any Agreement for Sale from the intending Purchaser/Purchasers in respect of their allocated portion in the proposed construction of the Multi Storeyed Building and in this regard the OWNERS shall not be made obligated or liable if any breach of any Agreement is made by the Developers.

11. OWNERS OBLIGATION:-

The OWNERS do hereby agree and covenant with the Developers not to cause any interference or hindrance in the construction of the said proposed Multi-Storeyed Building at their plot of land by the Developers. If any interference or hindrance is caused by the OWNERS or by their agents, servants, representatives without any reasonable cause to such proposed construction the OWNERS, would be held responsible for all damages, provided that the Developers shall not use any material of inferior quality, for the proposed construction.

The OWNERS do hereby also covenant with the Developers not to do any act, deed or things without any reasonable cause by which the Developers may be prevented from selling, assigning and/or disposing of any portion of the DEVELOPERS allocation in the proposed building in favour of the intending Purchaser/Purchasers if so done they will be held solely responsible for that act.

The OWNERS do hereby agree and covenant with the Developers that they shall not raise any loan from any bank, institution, firm, corporate body or anywhere else or not to let out and/or grant lease of any portion or part thereof without the written consent of the DEVELOPERS herein during the pendency of this Agreement, in respect of the Schedule 'A' mentioned property.

It is obligatory on the part of the OWNERS that they will execute a Registered Development Power of Attorney in favour of the DEVELOPERS for development and other incidental works including right to sell developers allocation, within 7 (Seven) days from the date of execution of this presents. Otherwise this Agreement shall stand null and void and shall be terminated by itself.

The OWNERS hereby undertake that they will not put to termination of this Agreement within the stipulated period of completion of the construction and thereafter to the sale of Developer's allocation without any reasonable cause.

The OWNERS agree to sign all documents to accommodate the Developers to carry out and complete the construction within the stipulated period.

If it is found that the said plot of land is encumbered in any manner to anybody or any authority then the money already spent by the Developer for development of the said property along with the other incidental expenses shall be refunded by the OWNERS to the DEVELOPERS with the normal banking interest.

12. DEVELOPERS OBLIGATION:-

The DEVELOPERS shall plot and convey the owner's allocation in exchange of and as consideration of the said land delivered for the construction mutually settled by both the parties. The Developers shall not pay any money to the OWNERS. The DEVELOPERS shall not take any loan from anybody or financial institutions or Bank etc. by mortgaging the vacant land but the intending purchasers of Developer's allocation shall have right to take loan against any unit including proportionate share of land underneath.

The Developers shall have exclusive right to construct the proposed building as per Sanctioned Plan at their own cost and expenses with full liberty to construct the building whatsoever subject to Municipal Law and shall complete the whole project within 30 (Thirty) months from the date of Sanction of Building Plan.

The Developers shall punctually and regularly pay all rates and taxes in respect of the premises to the concerned authorities until the date of completion of the project and receiving Completion Certificate from the Municipal Authority and shall keep the landlords indemnified against all claims, actions, demands, charges and expenses whatsoever.

13. On completion of the Multi-Storeyed Building the OWNERS and the DEVELOPERS shall jointly frame rules and regulations regarding the management, use and occupation of the constructed Multi-Storeyed Building and other common areas, utilities and benefits therein to be observed and performed by all the occupiers of the said building.

14. The Developers do hereby covenant with the Owners that, in case of termination/cancellation of this Agreement within the stipulated period, the Developers shall be solely responsible for the payment of any kind of advance from Purchaser/Purchasers or loan from any Bank/Institution/Firm/Corporate Body or anywhere else.

15. This Agreement shall never be treated as a Partnership between the parties herein as per the Partnership Act and the Owners have only given to the Developers a right to develop the said property as the terms and conditions of this Agreement.

16. The OWNERS and the DEVELOPERS shall impose the same covenants, stipulations and restriction which shall be incorporated in all Agreements for Sale and/or Deed of Conveyance of the proposed transfer to the intending Purchaser/Purchasers of the said building at the time of execution and Registration of the Deed for the transfer of Flat/Flats of any area thereof of the premises of their respective portion.

17. The OWNERS hereby undertake that the Developers shall be entitled to the said construction without any interference or disturbance on the part of the Owners subject to the fulfillment of all the terms and conditions herein contained.

18 The DEVELOPERS shall pay to the owners/vendors a total sum of Rs. 15,000/- (Rupees fifteen thousand) only per month as rent for temporary accommodation of the owners/vendors. Such rent will be paid by the DEVELOPERS to the said owners/vendors from the date of vacating and handing over possession of the said property in favour of the DEVELOPERS upto the date of completion of construction and handing over possession of the owner's allocation. After completion of the owner's allocation the DEVELOPERS will inform the owners/vendors that owner's allocations have been completed in all respect and will request each of them to take possession of the flats and units and from the next month no rent will be paid by the DEVELOPERS to the said owners/vendors.

19. DEVELOPERS INDEMNITY:-

The Developers hereby undertake to keep the Owners indemnified against any Third Party claim and/or claims arising out of any sort of act or omissions or commissions of the Developers in relation to the making of construction and transfer of the proposed unit or units of the said building unto the intending Purchaser/Purchasers.

20. MISCELLANEOUS

The OWNERS and the DEVELOPERS have entered into this Agreement to bind themselves purely into a contract on the basis of Joint Venture and under no circumstances, this instrument shall be construed as Partnership Agreement and/or Association of person joined for common cause.

Immediately after the execution of Power of Attorney the Developers shall start the construction of the proposed Multi Storied Building subject to Sanction of Building Plan by competent authority

Any notice deemed to be serve upon any of the parties herein by Other Party, shall without prejudice to any other mode of service available be deemed to have been properly served upon them if delivered by hand and duly acknowledged or sent by Registered Post with acknowledgement due either to the Owners or at the office of the Developers vice-versa

It is also agreed that in the event the Developers are prevented from proceeding with the construction work during the continuance of such construction or prevented from starting the construction work for any act on the part of the OWNERS, without any reasonable cause and/or their agents or any person claiming any right under the Owners then and in that event the Developers shall have every right to rescind and/or cancel this Agreement and also to claim refund of the entire costs of constructions made together with interest.

21. Any amount of money is not being paid at the time of execution of this Development Agreement.

22. LEGAL ASPECT:-

Any dispute and difference between the parties arising out of and/or from any acts and omissions in contravention to this Agreement shall be referred to ARBITRATION to be appointed by the Parties or by the Court and in that case, the decision of such ARBITRATOR shall be final and binding upon all the parties herein.

Notwithstanding the Arbitration clause as referred hereinabove, both parties herein are at liberty to initiate suit for Specific Performance of Contract against other in case of breach of any of the terms and conditions of this present instrument.

23. JURISDICTION:-

Any court of competent jurisdiction as per the Principal Law of the land shall have the jurisdiction to entertain and determine all action, suit and/or legal proceedings arising out of these presents between the parties.

THE SCHEDULE 'A' ABOVE REFERRED TO
(Description of the entire land with building)

ALL THAT the peace and parcel of ^{Block} land measuring more or less **4 (Four) cottaha** **2 (Two) chhitacks** **4 (Four) square feet** together with partly three storied and partly two storied building standing thereon having total covered area of about **1250 square feet** on

the ground floor, having total covered area of about 1300 square feet on the first floor and having total covered area of about 300 square feet on the second floor, in total having covered area of more or less 2850 Square feet adding the covered areas of all the three floors, all having cemented floors, lying and situated at premises No. 32/8/3, Moti Lal Mullick Lane, Kolkata - 700035, Post Office Alambazar, Police Station Baranagar, situated at Mouza Bonhooghly J.L. No. 6, R.S. No. 5, Touzi No. 3027 appertaining to Dag No. 2020, 2021, 2022, 2025 under Khatian No. 567, 201, L.R. Dag No. 5826, 5827, L.R. Khatian No. 1996, 1997, within the jurisdiction of the Additional District Sub-Registrar at Cossipore Dum Dum, within the area of Ward No. 12 of Baranagar Municipality, in the District of North 24-parganas, Butted and bounded as follows:-

ON THE NORTH BY:-	Premises No. 31/17/4/1, Moti Lal Mullick Lane.
ON THE SOUTH BY:-	12 feet wide Moti Lal Mullick Lane.
ON THE EAST BY:-	Partly by premises No. 32/8/2, Moti Lal Mullick Lane and partly by premises No. 31/17/4/2, Moti Lal Mullick Lane.
ON THE WEST BY:-	Partly by premises No. 5/5, Manik Bandyopadhyay Sarani and partly by premises No. 5/6, Manik Bandyopadhyay Sarani.

THE SCHEDULE 'B' ABOVE REFERRED TO
(Owner's allocation)

The owners/vendors will be allotted the following flats in the proposed building to be constructed on the property mentioned in the Schedule - 'A' at premises No 32/8/3, Moti Lal Mullick Lane, Kolkata - 700035, Post Office - Alambazar, Police Station - Baranagar, District, North 24-parganas:-

- (i) The owner vendor No. 1 Sri Biswanath Basu shall be allotted (a) one flat on the ground floor, in the North-East side of the building measuring 358 square feet including 25% super built-up area and share of Common stair case, (b) one garage on the ground floor, South-East side, measuring 213 square feet including 25% super built-up area, (c) one flat on the second floor, in the East-South-West side measuring 1168 square feet including 25% super built-up area and share of Common stair case and (d) one flat on the

third floor, in the North-West side measuring 506 square feet including 25% super built-up area and share of Common stair case.

(ii) The owner / vendor No. 2 Smt. Krishna Chatterjee shall be allotted ALL THAT the piece and parcel of (a) one flat on the ground floor, in the North-West side of the building measuring 506 square feet including 25% super built-up area and share of Common stair case, (b) and one flat on the second floor, in the East-North-West side measuring 1168 square feet including 25% super built-up area and share of Common stair case and (c) one flat on the third floor, in the North-East side measuring 506 square feet including 25% super built-up area and share of Common stair case.

THE SCHEDULE 'C' ABOVE REFERRED TO

(Developer's allocation)

The Developers will get the following flats in the proposed building to be constructed on the property mentioned in the Schedule - 'A' at premises No 32/5/3, Mot Lal Mullick Lane, Kolkata - 700035, Post Office - Alambazar, Police Station - Baranagar, District: North 24-parganas.

All that the flats and units of the said new building available, except owner's allocation, constructed as per building plan to be sanctioned by the local Municipal Authority at premises No. 32/5/3, Mot Lal Mullick Lane, Kolkata - 700035, Post Office - Alambazar, Police Station - Baranagar, District: North 24-parganas, shall belong to the DEVELOPERS.

SPECIFICATION OF CONSTRUCTION

SUPER STRUCTURE :

R.C.C. foundation and framed structure for Ground Plus three or more floor structure and LIFT

FLOORING

Flooring will be done by high quality white marble finished 4" skirting on all sides

TOILET

White high quality glazed tiles up to five feet height marble dado and marble finish, concealed water facility, shower point, wash basin point, with ositem points along with all the necessary fittings of Nickel Chromium Plated of Hindustan Brand with European Comode

KITCHEN

Cooking platform will be made from black stone with big steel sink with platform and glazed tile upto the height 2 feet above the Cooking platform will be provided along with a water connection at the sink. The floor will be marble finished.

DOORS & WINDOWS

Frames will be made from good quality of Sal Wood and Main Door Palle will be C.P. Teak Wood and the other Door will be Flush Door of commercial quality. The Main Door will be provided with push bolt with one eyehole. Toilet Door will be made from P.V.C. sheet

All Windows will be made of Aluminium sliding fitted with glass panes and G.I handles with M.S. Grills.

WATER SUPPLY AND SEWERAGE

Water supply will be provided from the deep tube well through pumping to overhead reservoir tanks and would be delivered from there to individual Flats. Water supply by G.I. pipes (Conceal). Sewerage supply by P.V.C. pipes

ELECTRIC WIRING

All wiring will be concealed and adequate outlet socket will be provided maximum upto 22 points in a Flat with ISI mark cables, with Isolator Switch facility

IN WITNESS WHEREOF the parties hereto have set and subscribed their

respective hands by putting their signatures on the day, month and year first above written.

Risank Das

Risank Das

OWNERS/VENDORS
AGHA CONSTRUCTION

Risank Sarkar

Sankha Sarkar

Rajan Raj Choudhury

Partner

DEVELOPERS

SIGNED, SEALED AND DELIVERED at
Kolkata in the presence of:-

WITNESSES:-

1. *Sankha Das*
32/03 Mohlal Mallik Lane
Kolkata 700025

2. *Madhali Das*
30/03 Mohlal Mallik Lane
Kolkata 700025

Prepared by:-
Anup Kumar Baski
Anup Kumar Baski,
Advocate,
High Court, Calcutta.
WB/1186/23

Computed by:-
A. Ba. Insi

FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Major Information of the Deed

Deed No.:	1-1506-03006/2018	Date of Registration:	05/04/2018
Query No / Year:	1506-0000517009/2018	Office where deed is registered:	
Query Date:	28/03/2018 2:42:30 PM	A.D.S.R. COSSIPORE DUMDUM Devid No:	24-Parganas
Applicant Name, Address & Other Details:	Anup Kumar Bera Thana: Baranagar, District: North 24-Parganas, WEST BENGAL, PIN - 700056, Mob No - 9433105980, Status: Advocate		
Transaction:	Additional Transaction:		
[3110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property Declaration (No of Declaration - 2)		
Estimate value:	Market Value:		
Rs. 0/-	Rs. 84,53,527/-		
Stamp Duty Paid (SD):	Registration Fee Paid:		
Rs. 10,000/- (Article 48(g))	Rs. 21/- (Article 5, E)		
Remarks:	Received Rs. 50/- (FIFTY only) from the applicant for issuing the agreement slip (UT 2008)		

Land Details :

District: North 24-Parganas, P.S.: Baranagar, Municipality: BAHANAGAR, Road: State Milk Lane, Mouza: Ban-Hoogy, Premises No: 32803, Ward No: 12

S.No.	Plot Number	Khatian Number	Land-Use		Area of Land	Bed-Room	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-2000	RS-507	Bestu	Bestu	1 Katha	0-	10,44,950/-	Width of Approx. Road: 12 Ft., Adjacent to Meta Road
L2	RS-2001	RS-507	Bestu	Bestu	1 Katha	0-	10,44,950/-	Width of Approx. Road: 12 Ft., Adjacent to Meta Road
L3	RS-2002	RS-201	Bestu	Bestu	1 Katha	0-	10,44,950/-	Width of Approx. Road: 12 Ft., Adjacent to Meta Road
L4	RS-2003	RS-201	Bestu	Bestu	1 Katha 2 Chatai 4 Sq Ft	0-	11,81,430/-	Width of Approx. Road: 12 Ft., Adjacent to Meta Road
TOTAL					6.8154Dec	4/-	43,18,427/-	
Grand Total :					6.8154Dec	4/-	43,18,427/-	

Structure Details :

Sl. No.	Structure Details	Area of Structure	Bedroom Value (in Rs.)	Market value (in Rs.)	Other Details
01	On Land L1, L2, L3, L4	2850 Sq Ft	1+	21,37,500/-	Structure Type: Structure
<p>Gr Floor, Area of floor: 1250 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 11Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor: 1300 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 11Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor: 300 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 11Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2850 sq ft	1+	21,37,500/-	










Land Lord Details :

Sl No	Name, Address, Photo, Fingerprint and Signature			
1	Name	Photo	Fingerprint	Signature
	Biswanath Basu Son of Late: Sudhir Krishna Basu Executed by: Self, Date of Execution: 05/04/2018 Admitted by: Self, Date of Admission: 05/04/2018, Place: Office			
	32/8/3 Motilal Mullick Lane, P.O. - Alambazar, P.S. - Baranagar, District: North 24-Parganas, West Bengal, India, PIN - 700035 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: ACWPE3018K, Status: Individual, Executed by: Self, Date of Execution: 05/04/2018 Admitted by: Self, Date of Admission: 05/04/2018, Place: Office			
2	Name	Photo	Fingerprint	Signature
	Krishna Chatterjee wife of Debabrata Chatterjee Executed by: Self, Date of Execution: 05/04/2018 Admitted by: Self, Date of Admission: 05/04/2018, Place: Office			
	32/8/3 Motilal Mullick Lane, P.O. - Alambazar, P.S. - Baranagar, District: North 24-Parganas, West Bengal, India, PIN - 700035 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: ACPPC6225Q, Status: Individual, Executed by: Self, Date of Execution: 05/04/2018 Admitted by: Self, Date of Admission: 05/04/2018, Place: Office			


Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>Arghya Construction 13/16 Bhattacharjee Para Lane, P.O - Baranagar, P.S - Baranagar, District-North 24-Parganas, West Bengal, India, PIN - 700036, PAN No - ABYFA4374H, Status: Organismic, Executed by Representative</p>

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Biswanath Sarkar (Presentant) Son of Late Sarat Kumar Sarkar Date of Execution - 05/04/2018, Admitted by Self, Date of Admission: 05/04/2018, Place of Admission of Execution: Office</p>			
	13 Bhattacharjee Para Lane, P.O - Baranagar, P.S - Baranagar, District-North 24-Parganas, West Bengal, India, PIN - 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PA No: ATIP03842H Status: Representative, Representative of Arghya Construction (as Partner)			
2	Name	Photo	Finger Print	Signature
	<p>Partha Sarkar Son of Late Kartick Chandra Sarkar Date of Execution - 05/04/2018, Admitted by Self, Date of Admission: 05/04/2018, Place of Admission of Execution: Office</p>			
	13 Bhattacharjee Para Lane, P.O - Baranagar, P.S - Baranagar, District-North 24-Parganas, West Bengal, India, PIN - 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PA No: BMUPS0200F Status: Representative, Representative of Arghya Construction (as Partner)			
3	Name	Photo	Finger Print	Signature
	<p>Arpan Roy Chowdhury Son of Late Ashish Roy Chowdhury Date of Execution - 05/04/2018, Admitted by Self, Date of Admission: 05/04/2018, Place of Admission of Execution: Office</p>			
	Jangrah Brist, P.O - Brist, P.S - Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No: AGAPR470J Status: Representative, Representative of Arghya Construction (as Partner)			

Identifier Details :

Name & address	
Anp Kumar Basu Son of Late Sudhir Kumar Basu 24/1 Mead Ban Lane, P O - Baranagar, P.S - Baranagar, District -North 24-Parganas, West Bengal, India, PIN - 700011 Res. Maa, By Case Hindu, Occupation - Advocate, Citizen of India, Identifier Of Bheemanth Basu, Krishna Chatterjee Bheemanth Sarkar, Partha Sarkar, Anjan Roy Chowdhury	
	05042018

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Bheemanth Basu	Arghya Construction-0.825 Dec
2	Krishna Chatterjee	Arghya Construction-0.825 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Bheemanth Basu	Arghya Construction-0.825 Dec
2	Krishna Chatterjee	Arghya Construction-0.825 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	Bheemanth Basu	Arghya Construction-0.825 Dec
2	Krishna Chatterjee	Arghya Construction-0.825 Dec

Transfer of property for L4

Sl.No	From	To, with area (Name-Area)
1	Bheemanth Basu	Arghya Construction-0.932728 Dec
2	Krishna Chatterjee	Arghya Construction-0.932728 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Bheemanth Basu	Arghya Construction, 1425.00000000 Sq Ft
2	Krishna Chatterjee	Arghya Construction, 1425.00000000 Sq Ft

Endorsement For Deed Number : I - 150603006 / 2018

150603006
 Certificate of Admissibility (Rule 43, W.B. Registration Rules 1982)

Admissible under rule 21 of West Bengal Registration Rule, 1982 duly stamped under schedule 1A, Article number 4 (g) of Indian Stamp Act 1989

19662018] (Under Section 52 & Rule 22A(3) 40(1) W.B. Registration Rules, 1962)

Presented for registration at 12.42 hrs on 05-04-2018, at the Office of the A.D. & R. COBBIPORE, DUMDUM by
Bawanath Sarkar.

Current Market Value (WB PVTI Value of 2011)

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs
64,53,207/-

Admission of Execution (Under Section 55, W.B. Registration Rules, 1962)

Execution is admitted on 05/04/2018 by 1. Bawanath Sarkar, Son of Late Sudhir Krishna Sarkar, 32/8/3 Moti Lal Muttch Lane, P.O. Alambazar, Thana Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu
to Profession Retired Person, 2. Krishna Chatterjee, Wife of Databand Chatterjee, 32/8/3 Moti Lal Muttch Lane, P.O.
Alambazar, Thana Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by
Profession Retired Person

Initiated by Anup Kumar Sarkar, Son of Late Sudhir Kumar Sarkar, 24/1 Masjid Bari Lane, P.O. Baranagar, Thana
Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-04-2018 by Bawanath Sarkar, Partner, Arhya Construction (Partnership Firm), 13/F/6
Shastricharge Para Lane, P.O. - Baranagar, P.S. - Baranagar, District North 24-Parganas, West Bengal, India, PIN -
700035

Initiated by Anup Kumar Sarkar, Son of Late Sudhir Kumar Sarkar, 24/1 Masjid Bari Lane, P.O. Baranagar, Thana
Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by profession Advocate

Execution is admitted on 05-04-2018 by Partha Sarkar, Partner, Arhya Construction (Partnership Firm), 13/F/6
Shastricharge Para Lane, P.O. - Baranagar, P.S. - Baranagar, District North 24-Parganas, West Bengal, India, Pin -
700035

Initiated by Anup Kumar Sarkar, Son of Late Sudhir Kumar Sarkar, 24/1 Masjid Bari Lane, P.O. Baranagar, Thana
Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by profession Advocate

Execution is admitted on 05-04-2018 by Anjan Roy Chowdhury, Partner, Arhya Construction (Partnership Firm),
13/F/6 Shastricharge Para Lane, P.O. - Baranagar, P.S. - Baranagar, District North 24-Parganas, West Bengal, India
PIN - 700035

Initiated by Anup Kumar Sarkar, Son of Late Sudhir Kumar Sarkar, 24/1 Masjid Bari Lane, P.O. Baranagar, Thana
Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by profession Advocate

Payment of Fees

Carried that required Registration Fees payable for the document is Rs 21/- (₹ - Rs.21/-) and Registration Fees
paid by Cash Rs 0/-, by online - Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB
Online on 04/04/2018, 10:54AM with Govt. Ref No: 192018190212244761 on 04-04-2018, Amount Rs 21/-, Bank
State Bank of India (SBIN0000001), Ref No: CKF4527405 on 04-04-2018, Head of Account 0000-03-194-001-18
Online on 05/04/2018, 12:30PM with Govt. Ref No: 192218190213341771 on 05-04-2018, Amount Rs 0/-, Bank
State Bank of India (SBIN0000001), Ref No: CKF4997794 on 05-04-2018, Head of Account

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2018, Page from 141040 to 141078
being No 150603006 for the year 2018.



Mohul

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2018.04.06 12:03:01 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 06/04/2018 12:02:02
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.