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Q-44/2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 036827

14-12-18

Q-1834968/18  
C-1022

Thama Agosty  
 Swarna Mukherjee  
 @ Mukhopadhyay  
 Rina Duley  
 @ Sagarika Duley

Simla Dubey  
 Sima Dubey

M. Carvada Creation Pvt. Ltd.  
 Managing Director

9:30 P.M

(13)

Certified that the Endorsement Sheet's and the Signature Sheet's attached to the documents are part of the Document.

**DEVELOPMENT AGREEMENT/  
 CONSTRUCTION AGREEMENT**

Additional District Sub-Registrar  
 BURDWAN

02 JAN 2019

H (Am)

THIS DEVELOPMENT AGREEMENT / CONSTRUCTION AGREEMENT IS MADE AT BURDWAN ON THIS THE 14<sup>TH</sup> DAY OF DECEMBER, 2018.

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ক্রমিক নং ১২০৪ তার ১৬.১২.১৮

জেতার নাম স্নানী-গুপ্ত

বাসস্থান কলকাতা

মূল্য ৫০০০

অধীন ট্রেজারী হইতে খরিদ তারিখ ১২.১২.১৮  
জেতার - শ্রী লক্ষী নারায়ণ চক্রবর্তী  
অফিস বেটি নং ১২-৬/৭১-৭২



*[Handwritten signature]*

✓ Tharna Agasty

 2149


✓ Tharna Agasty

 2150

✓ Swapna Mukherjee  
Mukhopadhyay

 2151

✓ Rina Doley  
Sagarika Doley

 2152

✓ Sumit Dubey



*[Handwritten signature]*

Additional District Sub-Registrar  
BURDWAN

14 DEC 2018

Jharna Agasty  
Swapna Mukherjee  
@ Mukhopadhyay

Rina Dubey  
@ Sagarika Dubey

Sumit Dubey  
Sima Dubey

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M. Concrete Creation Pvt. Ltd.  
Managing Director

**BETWEEN**


- (1) **SMT. JHARNA AGASTY**  
wife of Sri Dilip Kumar Agasty, (PAN : AKGPA7077H)
- (2) **SWAPNA MUKHOPADHYAY,**  
wife of Sri Sushil Mukhopadhyay (PAN : AUBPM0342A)
- (3) **RINA DUBEY @ SAGARIKA DUBEY,**  
daughter of Late Narayan Chandra Dubey,  
(PAN : ASQPD8544E)
- (4) **SUMIT DUBEY,**  
son of Late Tapan Dubey (PAN : ASQPD8621A)
- (5) **SIMA DUBEY,**  
wife of Late Tapan Dubey (PAN : ATJPD9715F),

ALL are by caste - Hindu, by profession - enjoyment of the usufracts of the property, all residing at 13 Durga Das Tewary Road, Borhat, P.O. - Natunganj, P.S. - Burdwan Sadar, District - Purba Burdwan, Pin - 713102, W.B., (all are herein after called the **LAND OWNERS** (which expression unless excluded by or repugnant to the context shall deemed to include their respective heirs, executors, administrators, legal representative and assigns) of the **FIRST PART.**

**AND**


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(Signature)



2153

~ Sima Dubey



2154

M. Concrete Creation Pvt. Ltd.



Managing Director

Sanjay Nath.

S/o Mohan Nath.

Chalonipar, Sri Pathy,  
Burdwan.



Additional District Sub-Registrar  
BURDWAN

Jharna Agarty  
Swarna Mukherjee.  
@ Mukhopadhyay

Rina Dubeey  
@ Sagarika Dubeey

Sumit Dubeey  
Sima Dubeey

(Page No.- 3)

M. Concrete Creation Pvt. Ltd.

" **T. M. CONCRETE CREATION PVT. LTD.** ", (PAN : **AADCT8128H**) a company duly incorporated under the Companies Act 1956, having its registered office at Sripally, P.O. & P.S. - Asansol, District - Paschim Burdwan, Pin - 713304, represented through its Managing Director **SRI MRITYUNJOY MUKHERJEE** son of Late Mahadeb Mykherjee, (PAN : **ADXPM4634G**) by faith - Hindu, by Occupation - Business, resident of Sripally, P.O. & P.S. - Asansol, District - Paschim Burdwan, Pin -713304, W.B., hereinafter called the **DEVELOPER / CONTRACTOR** (which expression shall unless excluded by or repugnant to the context shall deemed to mean & include its successors in office, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** the OWNERS are absolutely seized and possessed of the property described under the "**X**" Schedule herein below and also in the "**A**" Schedule herein below ( the "**A**" Schedule property being a defined & demarcated portion of the "**X**" Schedule property ) and have acquired a good and absolute right title interest & possession over the said "**X**" Schedule as well as over the "**A**" schedule property.

**WHEREAS** the said "**X**" Schedule property as well as the "**A**" schedule property ( the "**A**" Schedule property being a defined

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Additional District Sub-Registrar  
BURDWAN

14 DEC 2018

Jharna Agasty  
Swapna Mukherjee  
@ Mukhopadhyay  
Rina Dubey  
@ Sagarika Dubey

Sumit Dubey  
Sima Dubey  
(Page No. - 4)

M. Concrete Creation Pvt. Ltd.  
Managing Director

& demarcated portion of the "X" Schedule property ) presently owned and possessed by Smt. Jharna Agasty, Swapna Mukhopadhyay, Rina Dubey @ Sagarika Dubey, Sumit Dubey, Sima Dubey and they being the present owners and possessors of the same got their respective names mutated in the L.R.R.O.R. under L.R. Khatian Nos. 1912, 6396, 4616, 5848 & 5619 in respect of the same and even are paying Govt. Revenue towards the Government of W.B. and they as also have mutated their names with the Burdwan Municipality in respect of the said property / holding, also in their names & also paid property Tax towards the Burdwan Municipality.

**WHEREAS** the landed property appertaining to the R.S. Plot No. 2648 measuring an area of 28 Decimal & R.S. Plot No. 2649 measuring an area of 05 Decimal, corresponding to the L.R. Plot No. 3581 of Mouza - Burdwan, J.L. No. 30 , under P.S. Burdwan Sadar, District Burdwan ( now Purba Bardhaman ), also the property more particularly described in the "A" Schedule below ( being also a defined & demarcated portion of the said L.R. Plot No. 3581 , being of an area of **13743 SQ. FT.** more or less ) were previously lawfully owned and possessed by one Narayan Chandra Dubey, son of Late Indra Narayan Dubey, the same too stand recorded in the R.S.R.O.R. under R.S. Khatian No. 85, in the name of said Narayan Chandra Dubey. However, some other landed

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1/1/11

Thama Agorty  
Svapna Mukherjee  
@ Mukhopadhyay  
Rina Dubey  
@ Sagarika Dubey

Sumit Dubey  
Sima Dubey  
(Page No. - 5)

M. Concrete Creation Pvt. Ltd.  
Managing Director

properties appertaining to the R.S. Plot No. 2638 measuring an area of 03 Decimal & R.S. Plot No. 2639 measuring an area of 02 Decimal, also now corresponding to the same L.R. Plot No. 3581 of Mouza - Burdwan, J.L. No. 30, under P.S. Burdwan Sadar, District Burdwan (now Purba Bardhaman) were lawfully owned & possessed by the mother of said Narayan Chandra Dubey, namely Sundari Devi wife of Late Indra Narayan Dubey, whose name too stand recorded in the R.S.R.O.R. under R.S. Khatian No. 51 AND WHEREAS on her demise and as she died intestate, her only son said Narayan Chandra Dubey, the then being her only legal heir as per the Hindu Law of Succession, alone stepped into her shoes. Thus said Narayan Chandra Dubey as became the exclusive owner and possessor of the said four R.S. Plots of landed appertaining to R.S. Plot Nos. 2648, 2649, 2638 & 2639 of the said Mouza - Burdwan, as aforesaid, on inception of the L.R. operation the Settlement authority concern in amalgamation of the said four R.S. Plots of land denoted the same as a single L.R. Plot being No. 3581 of an area of 38 Decimal or 0.380 acre, in the L.R. record of rights.

**WHEREAS** said Narayan Chandra Dubey while lawfully owning & possessing his said properties comprised in those four R.S. Plot Nos. 2648, 2649, 2638 & 2639 all corresponding to the L.R. Plot No. 3581 more particularly described under Schedule

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Jharna Agasty  
Swapna Mukherjee  
@ Mukhopadhyay  
Rina Dubey  
@ Sagarika Dubey

Sumit Dubey  
Sima Dubey

(Page No.- 6)

M. Concrete Creation Pvt. Ltd.  
Managing Director

"X" here under, rather the said "A" Scheduled property ( the "A" Schedule property being a defined & demarcated portion of the "X" Schedule property ), died intestate, his wife/widow, Parul Dubey (now deceased), his three daughters, namely Smt. Jharna Agasthy, Smt. Swapna Mukhopadhyay & Rina Dubey @ Sagarika Dubey and his only son Tapan Dubey ( now deceased) together stepped into his shoes and in equal shares inherited the said "X" Schedule property rather the said "A" Schedule property ( the "A" Schedule property being a defined & demarcated portion of the "X" Schedule property ) and all the properties then left by said Naryan Chandra Dubey.

**AND WHEREAS** thereafter said Parul Dubey , wife of said Narayan Chandra Dubey died intestate, her said daughters, Smt. Jharna Agasthy, Smt. Swapna Mukhopadhyay & Rina Dubey @ Sagarika Dubey and her only son Tapan Dubey ( now deceased) together stepped into her shoes.

**AND WHEREAS** thereafter said Tapan Dubey, son of said Narayan Chandra Dubey died intestate, his wife Sima Dubey and his only son Sumit Dubey together stepped into his shoes. Thus of the present owners Smt. Jharna Agasty, Swapna Mukhopadhyay, Rina Dubey @ Sagarika Dubey each became the owner & possessor in respect of the undivided 1/4th share of the said "X" Schedule property and Sri Sumit Dubey & Smt. Sima

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1/4 (1/4)

Jharna Agasty  
Swapna Mukherjee  
@ Mukhopadhyay  
Rina Dubey  
@ Sagarika Dubey

Sumit Dubey  
Sima Dubey  
(Page No.- 7)

M. Concrete Creation Pvt. Ltd.  
Managing Director

Dubey each became the owner & possessor in respect of the undivided 1/8th share of the "X" Schedule property; i.e. the parties of the First Part herein thus becoming the joint & exclusive owners and possessors of the "X" Schedule property rather the "A" Schedule property are freely, openly, without any hindrances whatsoever is owning and possessing the 'X' Schedule Property till date.

**AND WHEREAS** the said present owners namely Smt. Jharna Agasty, Swapna Mukhopadhyay, Rina Dubey @ Sagarika Dubey, Sumit Dubey, Sima Dubey i.e. the parties of the First Part are desirous of construction of a B+G+V storied Residential cum Commercial Flat building, containing several self contained Flats/Parkings etc. only upon their property as described under Schedule "A" here in below ( the "A" Schedule property being a defined & demarcated portion of the "X" Schedule property ), got a building plan lawfully sanctioned from the Burdwan Municipality, in respect of only their "A" Schedule property. But, for want of time, experience and fund they are unable to proceed with such a project.

**AND WHEREAS** the OWNERS while in need of a developing firm/person/company, who will take up the project and start and compete the **B+G+V** storied residential cum commercial building project containing several self contained Flats / Parking etc. in

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A. (100)

Jharna Agency  
Swabna Mukherjee  
@ Mukhopadhyay  
Rina Doley  
@ Sangorika Doley

Sumit Dubey  
Sima Dubey

(Page No.- 8)

M. Concrete Creation Pvt.Ltd.  
Managing Director

accordance with the plan so sanctioned and also as per the Specifications of works as detailed here in below, also by taking all sorts of steps for developing the said property and will start and complete the proposed **B+G+V** storied building project by providing fund from its/his/their own source whatsoever.

**AND WHEREAS** the DEVELOPER is engaged in civil construction and development of immovable properties. The OWNERS have approached and offered the DEVELOPER to take up the said project and to complete the same under their supervision & also by providing fund from its own source.

**AND WHEREAS** the DEVELOPER on perusing the said sanctioned plan, inspected the "A" Schedule property, the concern and/or relevant title deeds & documents in respect of the OWNERS, also being satisfied with the specification of works as detailed here in below has agreed to take up the project of development of the said property under its every supervision and also agreed to provide all the funds for the said project thereupon.

**AND WHEREAS** the Owners & the Developer as mutually agreed, executed a Development Agreement to that effect on 26/06/2018 and even got it Registered with the A.D.S.R., Burdwan the same being Registered Deed No. 5125 for the year 2018. However, the Owners for the purpose after Registration of the said Development Agreement, the Owners also entrusted & appointed

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1/1/18

Tharna Agartty  
Swapna Mukherjee  
@ Mukhopadhyay

Rina Dubey  
@-Sagarika Dubey

Sumit Dubey  
Sima Dubey  
(Page No.- 9)

M. Computers Creation Pvt. Ltd.  
Managing Director

the Developer as their true and constituted Attorney & to that effect also executed a General Power Of Attorney, thereafter also got it registered, being Deed No. 5371 for the year 2018 of the office of the A.D.S.R. Burdwan.

**AND WHEREAS** presently both the Owners & the Developer as find some anomalies & ambiguities in respect of the clauses, description of the properties, etc. in both the said Registered Development Agreement & the said Registered General Power Of Attorney, they mutually have agreed to cancel the same and also further have mutually agreed to execute & Register a fresh Development Agreement in respect of the "A" Schedule property and also to execute & Register a fresh General Power Of Attorney to reach to their goal. Thus to that effect the Owners as Principal and the Developer as the Attorney as mutually agreed into, executed a Deed of cancellation of the said Registered General Power Of Attorney on 13-12-2018 and even declared that the said Registered General Power of Attorney dated 27-06-2018 shall have no more effect or be termed 'revoked'. Moreover, the parties herein also on execution of these presents hereby also declare that the said Registered Development / Construction Agreement dated 26-06-2018 too as has not been acted upon in its true sense, the same too be termed 'cancelled' and/or 'determined'.

12/12/18

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Thoma Agarty  
Sudama Mukherjee  
@ Mukhopadhyay  
Rina Doley  
@ Sagarika Doley

Sumit Dubey  
Sima Dubey

(Page No.- 10)

M. Concrete Creation Pvt. Ltd.

Managing Director

**AND WHEREAS** the OWNERS and DEVELOPER after due discussion over the modus operandi and the terms and conditions of the development, they have mutually agreed.

**AND WHEREAS** the DEVELOPER has agreed to enter this agreement on the representation of the OWNERS that they are the absolute owners and in possession of the said "A" Schedule property ( the "A" Schedule property being a defined & demarcated portion of the "X" Schedule property ) and they are entitled to enter into this agreement.

**AND WHEREAS** the DEVELOPER has submitted a scheme for construction of the **B+G+V** storied building consisting of several flats/units/parking spaces on the basis of the said sanctioned building plan, sanctioned in respect whereof by the Burdwan Municipality on terms that the DEVELOPER would make construction of the proposed building and with the authority and power to procure flats/units/parking spaces comprising in the proposed **B+G+V** storied building and the DEVELOPER shall as an agent of the Owners, secure the intending purchasers and would also realize the cost of construction of the flats/units/parking spaces and common parts from the intending purchaser/purchasers directly for self and the cost of the proportionate share of interest in the land described in the schedule "**A**" mentioned

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of (M)

Thama Agasthy  
Swarona Mukherjee  
@ Mukhopadhyay  
Rina Dubey  
@ Sagarika Dubey

Sumit Dubey  
Sima Dubey

(Page No.- 11)

M. Concrete Creation Pvt Ltd,  
Managing Director

hereunder and as would be proportionate to each such flat/unit/parking space and common parts for and on behalf of the OWNERS and upon receipt of such payment from the intending purchasers the DEVELOPER shall nominate the intending purchasers for purchase of the undivided, proportionate, impartible and indivisible share or interest in the said "A" Schedule land as would be proportionate to each such flat/unit/parking space/s agreed to be acquired by the intending purchaser/purchasers to the said OWNERS who would execute proper sale deed/conveyance deed in respect of the said undivided, impartible and indivisible interest in the land together with flats/units/parking spaces.

**AND WHEREAS** the aforesaid OWNERS have accepted the said proposal of the DEVELOPER and they hereby agree to appoint the DEVELOPER for developing the property more fully described in the "A" schedule here under written ( the "A" Schedule property being a defined & demarcated portion of the "X" Schedule property ) by making construction of the proposed **B+G+V** storied building comprising several flats/units/parking spaces whom the DEVELOPER would procure on his own and such intending purchaser/purchasers shall pay consideration money to the DEVELOPER for the Flats/Parking Spaces, as well as undivided proportionate and impartible share of the land out of the land described in the schedule hereunder written, save and except the

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1/11/11

Jharna Agasty  
Swapna Mukherjee  
@ Mukhopadhyay  
Rina Dubey  
@ Sagarika Dubey

Sumit Dubey  
Sima Dubey

(Page No. - 12)

M. Concrete Creation Pvt. Ltd.

*[Signature]*  
Managing Director

land which will be allotted in favour of the OWNERS as per the concern Building Plan sanctioned by the Burdwan Municipality.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :**

#### **ARTICLE - I**

**Definitions** Unless in these presents there is something in the subject of context inconsistent with.

**1.1. PREMISES** shall mean the premises situated at District - Purba Burdwan, P.S. & A.D.S.R. - Burdwan, Mouza - Burdwan, J.L. No. 30, L.R. Khatian - 1912, 6396, 4616, 5848 & 5619, comprising in R.S. Plot Nos. - 2648 & 2649, corresponding to **L.R. Plot No. 3581**, Class - Bastu, Total **Area - 1276.76 Sq.Mt. or 13743 SQ. FT.** (more or less), under Mohalla - D.D. TEWARI ROAD, Holding No. 15, **Ward No. - 21** within Burdwan Municipality in the State of West Bengal.

**1.2 OWNERS** shall mean (1) **SMT. JHARNA AGASTY** wife of Dilip Kumar Agasty, (2) **SWAPNA MUKHOPADHYAY**, wife of Sushil Mukhopadhyay (3) **RINA DUBEY @ SAGARIKA DUBEY**, daughter of Late Narayan Dubey, (4) **SUMIT**

*A (12)*

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Tharna Agarty  
Swarna Mukherjee  
@ Mukhopadhyay  
Rina Dubey  
@ Sagarika Dubey

Sumit Dubey  
Sima Dubey

(Page No.- 13)

M. Concrete Creation Pvt. Ltd.  
Managing Director

**DUBEY**, son of Late Tapan Dubey (5) **SIMA DUBEY**, wife of Late Tapan Dubey, all are by caste - Hindu, by profession - enjoyment of the usufructs of the property, residing at 13 Durga Das Tewary Road, Borhat, P.O. - Lakurdi, P.S. - Burdwan, District - Purba Burdwan, Pin - 713102, W.B., (which expression shall unless included by on repugnant to the context be deemed to mean and into his/her/their and each of his/her/their respective heirs, executors, administrators and legal representatives).

**1.3 DEVELOPER** shall mean "**T.M. CONCRETE CREATION PVT LTD**", a company duly incorporated under the Companies Act 1956, having its registered office at Sripally, P.O. & P.S. - Asansol, District - Paschim Burdwan, Pin - 713304, represented through its Managing Director, **SRI MRITYUNJOY MUKHERJEE** son of Late Mahadeb Mukherjee, by faith - Hindu, by Occupation - Business, resident of Sripally, P.O. & P.S. - Asansol, District - Paschim Burdwan, Pin - 713304, W.B..

**1.4 BUILDING** shall mean proposed **B+G+V** storied building to be constructed over the "**A**" schedule property with such necessary additional structures in accordance with the plan/plans so sanctioned by the Burdwan Municipality for

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As (date)



Thirna Agarity  
Swarna Mukherjee  
@ Mukhopadhyay

Rina Dubey  
@ Sagorika Dubey

Sumit Dubey  
Sima Dubey

(Page No.- 14)

M. Concrete Creation Pvt. Ltd.  
Managing Director

construction of the said building (including basement, flats/  
car parking spaces etc.) over the "A" schedule property.

- 1.5 ARCHITECT** shall mean any technically experienced qualified person or persons of the firm or firms to be appointed by the Developer as Architect of the said building to be constructed over the "A" schedule.
- 1.6 BUILDING PLAN** shall mean the plan/drawings of the proposed B+G+V storied building to be constructed over the "A" schedule property prepared by the Architect and approved by the Burdwan Municipality (subject to the approval of the Owners) for construction of the multi-storied building over the "A" schedule property with such variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authority concerned.
- 1.7 NAME OF THE BUILDING** shall be " **NARAYAN ABAS** " and the same shall in no case be changed without the written consent of all the Owners concerned. However, the Developer shall engross the said name in a conspicuous place on the external fascia of the said building.
- 1.8 COMMON FACILITIES / PORTIONS** shall includes paths, passages, roofs, foundations, columns, beams, supports,

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of (over)

Tharna Agastya  
 Swapna Mukherjee  
 @ Mukhopadhyay  
 Rina Dubej  
 @ Sagarina Dubej

Sumit Dubej  
 Sima Dubej

(Page No.- 15)

M. Concrete Creation Pvt. Ltd.  
 Managing Director

main wall, stairs, stairways, fire-escapes, entrances & exits, tanks, motors, pump and such other spaces and facilities whatsoever required for the establishment, location, common enjoyment, provision, management and/or maintenance of the buildings as shall be determined by the Developer and the Owners of the building or otherwise required and the Developer shall continue to manage and control all affairs until an Association or Society is formed and take charge of the same.

**1.9 CONSTRUCTED SPACE** shall mean the space in the building available for independent use and the occupation including the space demarcated for common facilities.

**1.10 OWNERS' ALLOCATION** shall mean and include 40% (forty percent) of the constructed area of the proposed B+G+V storied building as per sanctioned building plan issued by the Burdwan Municipality over the "A" schedule property, as also stated here in below (unit of the area to be considered under FPS system i.e. in Sq.Ft.)

Owners Allocation- 40%								
floor	A	B	C	D	E	F	G	
1st	824.54		799.04			827.77		
2nd		823.46		768.88			864.89	
3rd				768.88	857.25	827.77		
4th	824.54		799.04					
5th		823.46			857.25		864.89	
Total	1649.08	1646.92	1598.08	1539.76	1714.5	1655.54	1728.78	11533.66

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(Handwritten signature)

Tharna Agasty  
Swarpa Mukherjee  
@ Mukhopadhyay

Rina Doley  
@ Sagarika Doley

Sumit Dubey  
Sima Dubey

M. Concrete Creation Pvt. Ltd.  
Managing Director

(Page No.- 16)

TOGETHER WITH the undivided proportionate share in land and common parts & facilities with modern fittings & fixtures and remaining portion shall be adjusted either by money or by constructed portion and the same will be mutually determined by executing separate supplementary agreement. The said Flats and Car parking space will be specifically demarcated mutually by executing a separate supplementary agreement.

**1.11 DEVELOPER'S ALLOCATION** shall mean excepting the Owners' area, the remaining 60% (sixty percent) constructed area out of the total area in the proposed B+G+V storied building to be constructed over the "A" schedule property as also stated here in below (unit of the area to be considered under FPS system i.e. in Sq.Ft.)

Developers Allocation:- 60%

Floor	A	B	C	D	E	F	G	
1st		823.66		799.04	857.25		864.89	
2nd	824.54		799.04		857.25	827.77		
3rd	824.54	823.66	799.04				864.89	
4th		823.66		799.04	857.25	827.77	864.89	
5th	824.54		799.04	799.04		827.77		
Total	2473.62	2470.38	2397.12	2399.04	2571.75	2483.31	2594.67	17300.49

TOGETHER WITH the undivided proportionate share in the common parts and facilities and the same shall be constructed with modern fittings and fixtures subject to

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S. (A)

Tharna Agastya  
Swarna Mukherjee.  
@ Mukho Pathyay

Rina Duley  
@ Sagonika Duley

Sumit Dubey  
Sima Dubey

(Page No.- 17)

M. Concrete Creation Pvt. Ltd.  
Managing Director

sanction of total F.A.R. TOGETHER WITH right over the roof for its maintenance and fixing up overhead tank with water distribution line and other necessity of the building. The Fiats & Car Parking Spaces will be specifically demarcated mutually by executing a separate supplementary agreement.

- 1.12 SALEABLE SPACE** means, except the Owners' allocation, the space in the building which will be available for independent use and occupation after making due provision for common facilities and the spaces required therefore.
- 1.13 COVERED AREA** shall mean the plinth area of the said unit/flat/parking space including the bathrooms and balconies and also thickness of the walls and pillars which includes proportionate share of the Plinth area of the common portions PROVIDED THAT if any wall be common between two units/flats/parking space then one - half of the area under such wall shall be included in each Unit/Flat.
- 1.14 UN - DIVIDED SHARE** shall mean the undivided proportionate share in the land attributable to the each flat/unit/parking space comprised in the said property and the common portions held by and/or here in agreed to be sold to the respective purchaser/s and also wherever the context permits.

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A (1/11)

Tharna Agasty  
Swabna Mukherjee  
@ Makhopadhyay  
Rina Duley  
@ Sagerika Duley

Sumit Dubey  
Simar Dubey

(Page No.- 18)

M. Concrete Creation Pvt. Ltd.  
Managing Director

- 1.15 TRANSFEREE** shall mean the person, Firm, Limited Company, Association or person to whom any space in the building has been transferred or is proposed to be transferred.
- 1.16 TRANSFER** with its grammatical, variations shall mean and include transfer by possession and by other means adopted for effecting what is understood as a transfer of space in B+G+V storied building to purchaser/s thereof and will include the meaning of the said terms as defined in the Income Tax Act, 1961 and the Transfer of property Act.
- 1.17 CO - OWNER** shall according to its context mean and include all persons who acquire or agree to acquire Units/Flats/ Parking Spaces in the Building, including the Developer for the Units/Flats/Parking Spaces not alienated or agreed to be alienated.
- 1.18 FLAT/ UNIT** shall mean the flats and/or other space or spaces intended to be built and or constructed and/or the covered area capable of being occupied.
- 1.19 COMMON EXPENSES** shall include all expenses to be incurred by the co - owners for the maintenance, management and upkeep of the building over the schedule property for common purposes.

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Dr. (Name)

Thama Agarty  
Svapna Mukherjee  
@ Mukho Padyay  
Rina Dube  
@ Sagarika Dube

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M. Concrete Creation Pvt. Ltd.  
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- 1.20 COMMON FACILITIES AND AMENITIES** shall mean the Corridors, Ways Stairways, Stair Passage Ways, Drive Ways, Roof, Pump, Tube well Under ground and Overhead tank, Lift, Meter Room Space, Septic Tank, Boundary Wall 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 in common.
- 1.21 COMMON PURPOSES** shall mean the purpose of managing and maintaining the building over the schedule property and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the co - owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the common perorations in common.
- 1.22 SUPER BUILT-UP AREA** shall mean in context to a Unit/ Flat as the area of a Unit/Flat computed by adding an agreed fixed percentage of 25% (Twenty five Percent) of the built-up and/or the covered area of the Unit/Flat or as the case may be .

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M. Concrete Creation Pvt. Ltd.  
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- 1.23 UNIT/FLAT** shall according to the context, mean all Purchaser/s and/or intending Purchaser/s of different Unit/s/Flat/s in the Building/s and shall also include the Developer herein and the owner herein in respect of such Unit/s/Flat/s which are retained and/or not alienated and/or not agreed to be alienated of the time being.
- 1.24 DEVELOPER'S ADVOCATE** shall mean any Advocate/s to be appointed by the Developer from time to time, who shall be entrusted to prepare all legal documentations regarding the development, construction, building, promotion and erection and sale, transfer, grant, conveyance, demise, devise and provide of the premise, its parts and parcels and the Building/s and the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.
- 1.25 MASCULINE GENDER** Shall include the feminine and neuter gender and vice versa.
- 1.26 SINGULAR NUMBER** Shall include the plural and vice versa.

## ARTICLE - II

### THE OWNERS HAVE REPRESENTED TO THE DEVELOPER AS FOLLOWS

- 2.1** That the Owners are the absolute owners of the said property and lawfully entitled to the same and no dispute or proceedings is pending in respect thereof any part or portion thereof.

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- 2.2** That there is no arrear of taxes and/or other levies of impositions of the said property due and payable to any statutory authority.
- 2.3** That no proceeding for acquisition of the said property or any portion thereof is pending nor any notice has been received in respect thereof.
- 2.4** That the said land is not a Debottor or Pirottor property or Vested to the State of West Bengal.
- 2.5** That no proceeding of Income Tax Act, Wealth Tax Act or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.
- 2.6** That there is absolutely no impediment or bar in matter of this agreement/understanding or sale or the said property as contemplated in these present.
- 2.7** That the said property hereunder given for development does not in any way attract the mischief of the Urban Land (Ceiling and Regulation) Act. However, in case of necessity the Owners undertake to procure and produce proper permission or No-Objection from the competent authority under the said Act.

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- 2.8 The Owners shall supply all original documentary evidences in respect of the property to the Developer.
- 2.9 The Owners shall vacate the said property/premises on the date of execution of the present agreement.

### ARTICLE - III

#### THE DEVELOPER ASSURANCES, REPRESENTS AND CONFIRM AS FOLLOWS

- 3.1 The Developer has vast experience, sufficient infrastructure, sufficient fund and enough competence to complete the building as per terms of this agreement within the stipulated period which is within 48 months from the date of handing over of the "A" Schedule property to it by the owners and it may be extended if any unhealthy and/or unworthy situation arise.
- 3.2 The Developer on good faith is satisfied with regard to the Owners' title over the schedule property according to the oral assurance and representations made by the Owners as well as on perusing & inspecting the concern title deeds & documents in respect of the "A" Schedule property.
- 3.3 In case there is any damage to the building or unforeseen situation happens to any workmen, labourers in course

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Managing Director

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of the construction, the Developer will only be personally liable for the same and shall indemnify the Owners from all costs, consequences and damages arising thereof.

- 3.4** The Owners will not be liable for any act, deeds and things on the part of the Developer regarding construction & development of the property.
- 3.5** The Developer shall at its/his/their own costs and expenses apply and obtain all necessary permission certificate from all appropriate authority or authorities as may be required for the purpose of completion of the said building in the said premises from time to time.
- 3.6** The Developer shall at his own costs complete of proposed B+G+V storied building over the "A" schedule property.
- 3.7** The Developer acting on behalf of the Owners as Attorney and shall from time to time submit all further Plans and/or applications and other documents and papers with the consent of the Architect and do all further acts, deeds and things as may be required or otherwise relevant for the purpose and/or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the building expeditiously and without delay.



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- 3.8** The applications, plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owners. All fees and other expenses incurred and/or to be incurred relating to the preparation of the plans by the Architect, Sanction fee charged or to be charged by the competent authority and supervision in the course of construction of the Building by the Architect shall be borne and paid by the Developer. All other costs and charges and expenses related to the construction of the building shall also be borne and paid by the Developer.
- 3.9** The Owners shall be entitled to periodically supervise the progress of construction of the Building over the "A" Schedule property.
- 3.10** That the Developer has every right to modify or alter the building plan and also have right to submit supplementary Building Plan/s for the purpose of completion of construction of the multi-storied building over the "A" schedule property mentioned hereunder and if in any case any consent in writing or signature of the Owners are required for the said purpose the Owners shall sign the same and also shall co-operate in all

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matters in respect of getting supplementary sanction of Building Plan/s.

#### **ARTICLE - IV**

##### **OCCUPANT**

- 4.1 All the areas to be vacated by the Owners in all respect and permission to be given to the Developer for the purpose of construction within 15 days from the date of execution of these presents.

#### **ARTICLE - V**

##### **COST OF CONSTRUCTION / COMPLETION**

- 5.1 The entire cost of construction of the building or whatsoever nature shall be borne by the Developer and such costs shall include the cost of all service amenities, fittings and fixtures, all over heads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers in respect of the construction costs for the purpose of obtaining all other permissions and approvals. The Owners shall not be required to contribute any amount in that regard.

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- 5.2** The Developer shall commence construction as per the sanctioned plan of the authority concerned & shall complete the same as per the agreed specification of works as here in below. Except under un avoiding circumstances, the Developer shall complete the construction within **Forty Eight** months from the date of handing over of the "A" Schedule site by the Owners to the Developer. The same may be extended if any unhealthy and/or any unworthy situation arise.

#### ARTICLE - VI

##### POSSESSION AND PAYMENT

- 6.1** Within 15 (fifteen) days from the date of execution of the present agreement the Owners shall put the Developer in the exclusive possession to the said "A" Schedule property as agreed upon.
- 6.2** That the Developer shall be entitled to collect and realize consideration money for and on behalf of the Owners from the intending purchasers for flats/units/parking spaces, price of the undivided proportionate and impartible share and interest in the land as would be proportionate to the Developer's allocation of the constructed area with common parts and common areas.

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- 6.3** That the Developer shall be entitled to collect the price of the undivided proportionate and impartible share or interest in the said land and cost of construction so far it relates to his/their allocation.
- 6.4** The flats will not be considered as complete unless the Developer has given notice to that effect to the flat owners and the said building shall be deemed to be completed in all regards on receipt of possession by each owners of the flats/units/car parking spaces.

#### ARTICLE - VII

##### DEVELOPER'S OBLIGATION

- 7.1** The Developer shall complete the building within Forty Eight months from the date of handing over of the "A" Schedule site by the Owners to the Developer. The Developer shall not incur any liability for any delay in the delivery of possession by reason of civil commotion or for any Act of God or due to any injunction or Prohibitory of any Court or any matter relating to construction of the Building. In any of the aforesaid event, the Developer shall be entitled to corresponding extension of further time of 12 months from the date of withdrawal of restriction order for delivery of the said Owners'

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Allocation, failing which the Developer shall compensate to the Owners till the completion of such building in all respect and deliver the possession of the allocation complete an all respect.

- 7.2** The Developer shall not make any deviation of the sanctioned plan in construction of the said building over the "A" schedule property without the consent of the Owners.
- 7.3** That before execution of the Sale Deed/s, the Draft of the same should be approved by the Owners and the Owners should be make party to convey the proportionate land of the respective Flats of the Developer's Allocation.

#### **ARTICLE - VIII**

#### **SPACE ALLOCATION**

- 8.1** That the Owners will get 40% (forty percent) of the constructed area of the proposed B+G+V storied building as per the sanctioned building plan issued by the Burdwan Municipality over the "A" schedule property TOGETHER WITH undivided proportionate share in land. The Flats and Car parking space will be specifically demarcated mutually after getting sanction plan and by executing a separate supplementary agreement.

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- 8.2** The Owners and the Developer shall be entitled to deal with sale, transfer, grant lease and/or in any way dispose of their respective allotments and to receive, realize and collect all sale proceeds, rents, issues and profits arising there from and for which no further consent of the other party shall be required.
- 8.3** That if and when the local authority permits to extend any further floor over the existing B+G+V storied building, the ratio of the allocation of the Owners and the Developer will be same as on this day and the Owners will only be entitled to get their share either by Flat area of the extended portion over the existing B+G+V storied building or by the then market value for their allocation by executing a separate supplementary Agreement.

#### **ARTICLE - IX**

##### **DELIVERY OF POSSESSION**

- 9.1** The Developer hereby agrees to deliver possession of the Owners' Allocation after completing the building in all respect within 48 months from the date of handing over of the "A" Schedule site by the Owners to the Developer. The Developer shall not incur any liability for any delay in the delivery of possession by reason of

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civil commotion or for any Act of God or due to any injunction or Prohibitory of any Court or any matter relating to construction of the Building. In any of the aforesaid event, the Developer shall be entitled to corresponding extension of further time of 12 months from the date of withdrawal of restriction order for delivery of the said Owners' Allocation or as the case may be.

- 9.2 That the Owners shall execute deed/deeds in respect of the undivided share of interest on the land of such part or parts as shall be required by the Developer in favour of the Developer or its prospective Buyer/s as nominated by the Developer, which shall stand reduced proportionately in the event of further floors being sanctioned by the Authority.

#### ARTICLE - X

##### ARCHITECTS, ENGINEERS ETC.

- 10.1 That for the purpose of the development of the schedule property, the Developer shall be alone responsible to appoint Architect for the proposed building and the certificate given by the Architect regarding the materials to be used for construction, erection and completion of

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the building and also specification for the purpose of construction and/or workmanship and completion of the building shall be final, conclusive and binding on the parties.

- 10.2** The decision of the Architect regarding the quality of the materials and also the specifications of the purpose of construction will be after mutual discussion.
- 10.3** The Developer shall be solely liable for ensuring safety and strength of the structural, masonry, fittings & fixtures used in the construction of the building and the consequences of any deviation/breach/default in complying with any statutory/engineering requirements shall be to their account and they shall keep the Owners wholly indemnified against any claims/demands on this account.

#### **ARTICLE-XI**

#### **INDEMNITY**

- 11.1** The Developer shall be fully responsible for any deviation or unauthorized construction or accident or mishap while making any construction and in no event the Owners shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owners

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against all losses, liabilities, costs or claims, actions or proceedings thus arising.

- 11.2** The Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of the Deeds of Conveyance and/or other documents relating to Developer's Allocation shall be entirely borne by the Developer or its nominee or nominees. Likewise the Stamp duty, registration charges and expenses in connection with the execution of the deed of conveyance and other documents relating to Owners' allocation will be borne by the Owners.
- 11.3** The present will be in force till the completion of the project and during pendency of the project if any party dies, his/her/their legal heirs/ successors/ administrators will be bound to obey the terms & conditions of the present agreement and will be bound to execute supplementary agreement with the other party.
- 11.4** The Owners shall not be liable to pay any Tax in respect of the Developer's Allocation and likewise the Developer shall not be liable to pay any Tax in respect of the Owners' Allocation.

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- 11.5** The Owners agree and undertake not to cause any interference or hindrance in the work of construction of the building over the "A" schedule property and shall vacate the possession free from all sorts of encumbrances. If the Owners commit any breach of terms & conditions of the agreement, the Owners shall be bound to pay compensation & interest as per banking rate.
- 11.6** The Owners shall personally bear all the costs relating to the ownership of their property and if any dispute arises regarding their ownership of the property at that time the Owners will bear all costs of the suit/case/proceeding. If the Owners fail to conduct the said suit/case/proceeding at that time the Developer as Attorney Holder will conduct the same and the costs of the suit/case along with related expenses will be deducted from the share of the Owners.
- 11.7** That the Owners will get 40% of the constructed area of the proposed B+G+V storied building as per the sanctioned building plan issued by the Burdwan Municipality over the "A" schedule property TOGETHER WITH undivided proportionate share in land and common parts & facilities with modern fittings & fixtures and the rest constructed portion of the proposed B+G+V storied

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building over the "A" schedule property will remain for the Developer. The Flats and Car parking space will be specifically demarcated mutually after getting sanction plan and by executing a separate supplementary agreement. That if and when the local authority permits to extend any further floor over the existing B+G+V storied building, the ratio of the allocation of the Owners and the Developer will be same as on this day and the Owners will only be entitled to get their share either by Flat area of the extended portion over the existing B+G+V storied building or by the then market value for their allocation by executing a separate supplementary Agreement.

## ARTICLE-XII

### MAINTENANCE

- 12.1** The Developer shall be liable to pay and bear all current taxes, rates and other outgoing payable in respect of the property from the date of handing over possession by the Owners till the Owners' Allocation is handed over after completing the building in all respect.
- 12.2** The Owners and the Developer from the date of delivery of possession of the Owners' Allocation, maintain their

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portion at their own costs in good repair and habitable condition and shall not do or suffer to be done anything in or to the said property and/or common areas and passages of the said building which may be against law or which will cause obstruction or interference to the user of such common areas.

- 12.3** That after the said building is completed and the Owners' Allocation is delivered, the Developer will form an Association with the Owners and Occupants of the various flats and form such Rules and Regulations as the Developer shall think fit and proper for the maintenance of the said building and the Owners shall be liable to make payment of proportionate share of the maintenance charges payable in respect thereof.
- 12.4** That until such Association is formed, the Developer shall continue to remain responsible for the maintenance and rendition of the common services with mutually.

#### **ARTICLE - XIII**

##### **OBLIGATIONS OF THE OWNERS**

- 13.1** The Owners shall grant a Power of Attorney in favour of the Developer for applying to the competent authority for grant of permission to develop the said property and

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to construct proposed building in its place as per sanctioned plan and to make & sign all necessary applications & papers before any competent authority regarding development & amalgamation of the property, sanction of building plan, permission for water supply, electricity supply, laying down drainage and for other amenities before the Burdwan Municipality and all other statutory authorities and to appoint Architects, Contractors, Structural Engineers, Surveyors, Advocate, Agent or any other professionals as may be required for proposed the project and to enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary.

- 13.2** The Owners shall sign and execute necessary applications, papers, deeds, documents and do all acts, deeds and things as may be required in order to legally and effectively vest to the Developer or its nominee title to the Developer's Allocation over the schedule property and for completing the construction work of the building.
- 13.3** The Owners shall also execute a Power of Attorney to empower the Developer to negotiate for sale of the

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proposed flats/units/car parking space and other units at the best price available allotted in favour of the Developer and to enter into an agreement for sale with the intending purchasers in the prescribed form and to execute the sale deed except the Owners' allocation in favour of the prospective purchasers and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the Owners and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority.

**13.4** The Owners shall also execute a Power of Attorney to empower the Developer to get a co-operative housing society/Association of the flat purchasers in the said new building registered under the Co-operative Societies Act or Societies Registration Act or any other act/s and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the Registrar and to do all other acts and things necessary for registration of the society and to obtain registration certificate and to engage any advocate or solicitor for the purpose of taking advice and

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for preparation and execution of documents required to be executed and to pay their fees.

- 13.5** That the Owners shall sign all papers and execute necessary documents for the purpose of completion of the proposed project.
- 13.6** The Owners shall execute Supplementary Agreement with the Developer for any further amendments, alternations or modifications, which are not possible to be stated at present.
- 13.7** The Owners hereby agree and undertake not to let out, grant lease, part with possession, mortgage and/or charge the said property or any portion thereof at any time hereafter during the continuance of this agreement without the written consent of the Developer.
- 13.8** The Owners hereby further agree and undertake not do any act, deed, thing whereby the Developer may be prevented from constructing the proposed building and completing the same.
- 13.9** That if and when the local authority permits to extend any further floor over the existing B+G+V storied building, the ratio of the allocation of the Owners and the Developer will be same as on this day and the Owners will only be

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entitled to get their share either by Flat area of the extended portion over the existing B+G+V storied building or by the then market value for their allocation by executing a separate supplementary Agreement.

- 13.10** The Owners will personally bear all costs relating to the ownership of their property and if any dispute arise relating their ownership regarding the schedule property at that time the Owners will bear all costs of the suit/ case.

#### ARTICLE - XIV

##### BREACH AND CONSEQUENCE

- 14.1** The Developer shall complete the building within Forty Eight months from the date of sanction of building plan from the Burdwan Municipality. The Developer shall not incur any liability for any delay in the delivery of possession by reason of civil commotion or for any Act of God or due to any injunction or Prohibitory of any Court or any matter relating to construction of the Building. In any of the aforesaid event, the Developer shall be entitled to corresponding extension of further time of 12 months from the date of withdrawal of restriction order for delivery of the said Owners'

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Allocation, failing which the Developer shall compensate to the Owners till the completion of such building in all respect and deliver the possession of the allocation complete an all respect.

- 14.2** If the Developer fails to carry-on the proposed work within the stipulated period, except by reason of civil commotion or for any Act of God or due to any injunction or Prohibitory of any Court or any matter relating to construction of the Building, the Owners shall be entitled to presume that the Developer is unwilling/unable to implement the construction project and shall be entitled to terminate this Agreement by a written notice to the Developer and to engage any other agency for completion of the project. The Developer shall also be liable to compensate the Owners any loss that may result to the Owners on account of such abandonment of the project work by the Developer.

#### **ARTICLE-XV JURISDICTION**

- 15.1** Court at Burdwan only shall have the jurisdiction to try and entertain all actions, suits and proceedings arising out of this Agreement.

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Managing Director

**THE "X" SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of the Bastu class of land situated at District - Purba Burdwan, P.S. & A.D.S.R.O. - Burdwan, Mouza - Burdwan, J.L. No. 30, L.R. Khatian - 1912, 6396, 4616, 5848 & 5619, comprising in R.S. Plot No. - 2638 measuring 03 Decimal, R.S. Plot No. 2639 measuring 02 Decimal, R.S. Plot No. 2648 measuring 28 Decimal and R.S. Plot No. 2649 measuring 05 Decimal, corresponding to the **L.R. Plot No. 3581 in total measuring an Area of 38 Decimal . or 0.3800 acre.** (more or less), at Mohalla - D.D. TEWARI ROAD, **Ward No. - 21**, within the area of the Burdwan Municipality , in the State of West Bengal.

**THE "A" SCHEDULE ABOVE REFERRED TO**

**( Being the Defined & Demarcated Part & Parcel of the above "X" Schedule Property which is agreed to be Developed under this Development/Construction Agreement )**

**ALL THAT** piece and parcel of the Bastu class of land situated at District - Purba Burdwan, P.S. & A.D.S.R.O. - Burdwan, Mouza - Burdwan, J.L. No. 30, L.R. Khatian - 1912, 6396, 4616, 5848 & 5619, comprising in R.S. Plot No. - 2648 & 2649, corresponding to the **L.R. Plot No. 3581**, defined & demarcated **Total Area - 1276.76 Sq.Mt. or 13743 SQ. FT.** (more

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Managing Director

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or less), within Mohalla - D.D. TEWARI ROAD, Holding No. 15, **Ward No. - 21** within the area of the Burdwan Municipality, in the State of West Bengal, the said property is butted and bounded as follows :-

- On the North** : Durgadas Tewary Road 25 ft. Wide (Metal Road)
- On the South** : Tank
- On the East** : Two storied Building of Bapi Singh & Tank
- On the West** : One two storied Building of the Owners & another two storied building of Provat Banerjee

#### **SPECIFICATION OF WORKS**

- FLOOR:-** Ceramic Tiles.
- WATER SUPPLY:** Water supply from ground water sources.
- WALLS:-** Conventional brickwork (3" to 5" inner wall and 8" or 10" outer wall).
- WALL FINISH:-** Interior : All internal walls will be plastered and finish with P.O.P  
Exterior : Walls will be plastered and finish with weather coat paints.

Contd. next page

of (An)

Tharna Agarty  
Swapna Mukherjee  
(@ Mukhopadhyay)

Rina Duley  
@ Sagarika Duley

Sumit Dubey  
Sima Dubey

M. Concrete Creation Pvt. Ltd.  
Managing Director

(Page No. - 43)

**KITCHEN:-**

Flooring: Ceramic tiles/Granite top with stainless steel kitchen sink with normal water provision.

Wall: 2 ft. Ceramic tiles dado above working platform with point for aqua guard.

**TOILET:-**

Flooring: Ceramic Tiles, Walls Glazed Tiles up to height of 6 ft. ISI branded C.P fittings. Concealed plumbing and pipeline.

**DOORS:-**

Main door is flush door with Locking arrangement, magic eye and rest are flush door.

**WINDOWS:-**

Aluminum sliding frame and glass pane.

**ELECTRICAL:-**

Fittings: Electrical switch and sockets.

Wiring: All internal wiring in concealed conduits with copper wires. Convenient provision and distribution of light and power plugs.

**LIFT: 1**

One ISI Marked standard Lift from Ground floor to top floor of the building to be commonly used by all the flat owners/occupiers.

**COMMON LIGHTING:** Overhead illumination for compound and common path lighting inside the complex

**WIRING:-**

ISI approved brand of concealed wiring for electricity but telephone and television at extra costs.

The photos; finger prints, signatures of the parties are annexed herewith in separate sheets, which will be treated as the part of this deed.

Contd. next page

4/14

Tharna Agarty  
Swarna Mukherjee  
@ Mukhopadhyay

Rina Dubey  
@ Sagorika Dubey

Sumit Dubey  
Sima Dubey

(Page No. - 44)

M Concrete Creation Pvt. Ltd.  
Managing Director

**IN WITNESS WHERE OF** the parties have put their respective hands/ seals on the day, month & year as above written.

**Witness :**

1. KUNAL MUKHERJEE  
CHOSHIL MUKHERJEE  
13-D D TEWAR ROAD BAREHAT  
BURDWAN

2. Deependra Primali  
Tehlabad Burdwan.

3. Sankar Nath.  
Baramipur, Sukanta Pally  
Burdwan.

Tharna Agarty  
Swarna Mukherjee  
@ Mukhopadhyay

Rina Dubey  
@ Sagorika Dubey  
sumit Dubey

Sima Dubey

**Signature of the FIRST PART**

**i.e. the Land Owners**

M Concrete Creation Pvt. Ltd.

Managing Director

**Signature of the other PART**

**i.e. the Developer**

**Drafted by me**

Sourav Roy  
(Sourav Roy)

Advocate

Enrol. No. 7197/187 of 1997  
District Judges' Court, Burdwan  
Computerised typed by:

Anjan Kumar  
(Anjan Karmakar  
"SOLUTIONS")

Court Compound (South), Burdwan

<b>Left Hand Impression</b>	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Index</b>	<b>Thumb</b>
<b>Right Hand Impression</b>	<b>Thumb</b>	<b>Index</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>



Jharna Agasty

SIGNATURE: Jharna Agasty

<b>Left Hand Impression</b>	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Index</b>	<b>Thumb</b>
<b>Right Hand Impression</b>	<b>Thumb</b>	<b>Index</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>



Swapna Mukherjee Mukhopadhyay

SIGNATURE: Swapna Mukherjee Mukhopadhyay









<b>Left Hand Impression</b>	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Index</b>	<b>Thumb</b>
<b>Right Hand Impression</b>	<b>Thumb</b>	<b>Index</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>



Rina Doley Sagorika Doley

SIGNATURE: Rina Doley @Sagorika Doley













<b>Left Hand Impression</b>	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Index</b>	<b>Thumb</b>
					
<b>Right Hand Impression</b>	<b>Thumb</b>	<b>Index</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
					



Sumit Dubey











SIGNATURE: Sumit Dubey

<b>Left Hand Impression</b>	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Index</b>	<b>Thumb</b>
					
<b>Right Hand Impression</b>	<b>Thumb</b>	<b>Index</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
					



Sema Dubey

SIGNATURE: Sema Dubey

<b>Left Hand Impression</b>	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Index</b>	<b>Thumb</b>
					
<b>Right Hand Impression</b>	<b>Thumb</b>	<b>Index</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
					



SIGNATURE: [Signature]







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue






OFFICE OF THE A.D.S.R. BURDWAN, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02030001834968/2018





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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs JHARNA AGASTY 13, DURGA DAS TEWARY ROAD, BURDWAN., P.O:- NUTANGANJ, P.S:- Burdwan, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713102	Land Lord			Jharina Agasty
2	Mrs SWAPNA MUKHERJEE 13, DURGA DAS TEWARY ROAD, BURDWAN., P.O:- NUTANGANJ, P.S:- Burdwan, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713102	Land Lord			Swapna Mukherjee Mukherjee

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs SAGORIKA DUBEY 13, DURGA DAS TEWARY ROAD, BURDWAN., P.O:- NUTANGANJ, P.S:- Burdwan, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713102	Land Lord			Rina Dubey Sagorika Dubey
4	Mr SUMIT DUBEY 13, DURGA DAS TEWARY ROAD, BURDWAN., P.O:- NUTANGANJ, P.S:- Burdwan, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713102	Land Lord			Sumit Dubey
5	Mrs SIMA DUBEY 13, DURGA DAS TEWARY ROAD, BURDWAN., P.O:- NUTANGANJ, P.S:- Burdwan, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713102	Land Lord			Simadubey

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr MRITYUNJOY MUKHERJEE SRIPALLY, P.O:- ASANSOL, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713304	Representative of Developer [ T M CONCRETE CREATION PRIVATE LIMITED ]			
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr SANKAR NATH Son of Mr MOHAN NATH CHOTONILPUR, P.O:- SRIPALLY, P.S:- Burdwan, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713103	Mrs JHARNA AGASTY, Mrs SWAPNA MUKHERJEE, Mrs SAGORIKA DUBEY, Mr SUMIT DUBEY, Mrs SIMA DUBEY, Mr MRITYUNJOY MUKHERJEE			

(Kaushik Bhattacharya)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BURDWAN  
Burdwan, West Bengal

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

JHARNA AGASTY  
NARAYAN KUMAR DUBEY

22/08/1957

Permanent Account Number  
AKGPA7077H

*Jharna Agasty*  
Signature



Jharna Agasty

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SAGORIKA DUBEY

NARAYAN DUBEY

05/02/1956

Permanent Account Number

ASQPD8544E

*Sagorika Dubey*

Signature



2370400000

इस कार्ड खोले / खोलें पर कृपया मुद्रित करें / कीजिए  
आयकर विभाग सेवा केंद्र, एनएसडी यूएन  
टॉल फ्री नंबर, लखनऊ, पिन कोड  
आयकर टैक्स सेवा केंद्र के लखनऊ  
बनारस, पुना - 411 045

*If this card is lost / someone's lost card is found,  
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Income Tax PAN Services Unit, NSDL,  
3rd Floor, Sapphire Chambers,  
Near Bazar Telephone Exchange,  
Banar, Pune - 411 045*

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [itindia@ndl.com](mailto:itindia@ndl.com)

*Rina Dubey @  
Sagorika Dubey*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

T M CONCRETE CREATION PRIVATE  
LIMITED



18/01/2011

Permanent Account Number

AADCT8128N

03X02011

M. Concrete Creation Pvt. Ltd.

Managing Director

कार्ड खोने / खोने पर कृपया सूचना दें / सूचनाएं :  
अनुपम बैंक सेवा केंद्र, 100 एन टी रोड  
सिडको नज्दबा, तारपुरा रोड,  
बंगलूर डिस्ट्रिक्ट प्रिन्सिपल के नज्दबा,  
बंगलूर, इला - 411 045.

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Please inform / contact  
Anupam Bank Service Centre, 100 N T Road,  
Sikco Njzba, Tarpura Road,  
Bangalore District Prinspal Ke Njzba,  
Bangalore, Dist. - 411 045.

Tel: 91-03-772-8188, 800-91-20-922 (08)  
e-mail: anupam@anupam.co

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MRITYUNJOY MUKHERJEE

MAHADEB MUKHERJEE

01/12/1957

Permanent Account Number

ADXPM4034C

Signature



01/12/2012

एक प्रतिलिपि / वाने पर प्रतिलिपि / कॉपी  
आयकर सेवा सेवा 2008 ई. एन.ए.सी.ई.ए.  
सीमांत प्रयोग, नयायक सेवा  
आयकर प्रमाण पत्र (एन.ए.सी.ई.ए.)  
बंगलूर, पुणे - 411 005

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3rd Floor, Sapphire Chambers,  
New Laxmi Telephone Exchange,  
Bangalore, Pune - 411 005

Tel: 01-27-2721 8748 / Fax: 91-20-2721 8081  
e-mail: pan@nsdl.co.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOV. OF INDIA

SWAPNA MUKHERJEE

NARAYAN DOBNEY

15/03/1960

Permanent Account Number

AUBPM0342A

Swapna Mukherjee  
Signature



10000000

इस कार्ड के बारे में ध्यान से पढ़ना सुनिश्चित करें। जोड़ना  
आयकर और सेवा प्रदाता, एन डी सी एन  
कापी प्रकृत, राष्ट्रीय टैक्स, इन्फो मिलि कॉम्पोज, एन  
डी सी, लॉन्ग प्लेन, मुम्बई - 400 015

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Income Tax PAN Services Unit, NSDL,

1st Floor, Times Tower,

Kandla Mills Compound,

S. B. Marg, Lower Park, Mumbai - 400 013.

Tel: 91 22 2495 4600, Fax: 91 22 2495 0654

e-mail: [nsdl@nsdl.co.in](mailto:nsdl@nsdl.co.in)

Swapna Mukherjee  
@ Mukhopadhyay

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUMIT DUBEY

TAPAN DUBEY

06/05/1988

Permanent Account Number

ASQPD8621A

*Sumit Dubey*

Signature



271850009

*Sumit Dubey*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SIMA DUBEY

ANANDA KALI MUKHERJEE

10/03/1964

Permanent Account Number

ATJPD9715F

*Sima Dubey*

Signature



10/03/2015

इस कार्ड को खोने / एने पर कृपया सुधित करें / लौटाने :  
आयकर पैन सेवा इकाई, एन एस डी एल  
थीरुटी मंथीर, सफावर चेंबर,  
कनेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411045

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Income Tax PAN Services Unit, NSDL,  
3rd Floor, Saffire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 3080, Fax: 91-20-2721 8081  
e-mail: [comf@nsdl.co.in](mailto:comf@nsdl.co.in)

*Sima Dubey*

### Major Information of the Deed

Deed No :	I-0203-00044/2019	Date of Registration	02/01/2019
Query No / Year	0203-0001834968/2018	Office where deed is registered	
Query Date	05/12/2018 10:03:04 AM	A.D.S.R. BURDWAN, District: Burdwan	
Applicant Name, Address & Other Details	SOURAV ROY DISTRICT JUDGES COURT, BURDWAN., Thana : Burdwan, District : Burdwan, WEST BENGAL, PIN - 713103, Mobile No. : 8617625119, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value :		
Rs. 1,000/-	Rs. 1,52,70,007/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 0/- ( only ) from the applicant for issuing the assement slip (Urban area)		

#### Land Details :

District: Burdwan, P.S:- Barddhaman, Municipality: BURDWAN, Road: D.D.Tewari Road, Mouza: Burdwan Pin Code : 713102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3581	LR-1912	Bastu	Bastu	13743 Sq Ft	1,000/-	1,52,70,007/-	Property is on Road Adjacent to Metal Road.
<b>Grand Total :</b>					<b>31.4944Dec</b>	<b>1,000 /-</b>	<b>152,70,007 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mrs JHARNA AGASTY (Presentant )</b>                      Wife of Mr DILIP KUMAR AGASTY 13, DURGA DAS TEWARY ROAD, BURDWAN., P.O:- NUTANGANJ, P.S:- Burdwan, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713102 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AKGPA7077H, Status :Individual, Executed by: Self, Date of Execution: 14/12/2018                      , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2018                      , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence</p>
2	<p><b>Mrs SWAPNA MUKHERJEE</b>                      Wife of Mr SUSHIL KUMAR MUHKERJEE 13, DURGA DAS TEWARY ROAD, BURDWAN., P.O:- NUTANGANJ, P.S:- Burdwan, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713102 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AUBPM0342A, Status :Individual, Executed by: Self, Date of Execution: 14/12/2018                      , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2018                      , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence</p>

Major Information of the Deed :- I-0203-00044/2019-02/01/2019

3	<b>Mrs SAGORIKA DUBEY</b> Daughter of Late NARAYAN DUBEY 13, DURGA DAS TEWARY ROAD, BURDWAN., P.O:- NUTANGANJ, P.S:- Burdwan, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713102 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ASQPD8544E, Status :Individual, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence
4	<b>Mr SUMIT DUBEY</b> Son of Late TAPAN DUBEY 13, DURGA DAS TEWARY ROAD, BURDWAN., P.O:- NUTANGANJ, P.S:- Burdwan, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ASQPD8621A, Status :Individual, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence
5	<b>Mrs SIMA DUBEY</b> Wife of Late TAPAN DUBEY 13, DURGA DAS TEWARY ROAD, BURDWAN., P.O:- NUTANGANJ, P.S:- Burdwan, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713102 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ATJPD9715F, Status :Individual, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence

#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>T M CONCRETE CREATION PRIVATE LIMITED</b> SRIPALLY, ASANSOL, P.O:- ASANSOL, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 , PAN No.: AADCT8128N, Status :Organization, Executed by: Representative

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr MRITYUNJOY MUKHERJEE</b> Son of Late MAHADEB MUKHERJEE SRIPALLY, P.O:- ASANSOL, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADXPM4034G Status : Representative, Representative of : T M CONCRETE CREATION PRIVATE LIMITED (as DIRECTOR)

#### Identifier Details :

Name & address
Mr SANKAR NATH Son of Mr MOHAN NATH CHOTONILPUR, P.O:- SRIPALLY, P.S:- Burdwan, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mrs JHARNA AGASTY, Mrs SWAPNA MUKHERJEE, Mrs SAGORIKA DUBEY, Mr SUMIT DUBEY, Mrs SIMA DUBEY, Mr MRITYUNJOY MUKHERJEE

Major Information of the Deed :- I-0203-00044/2019-02/01/2019

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mrs JHARNA AGASTY	T M CONCRETE CREATION PRIVATE LIMITED-6.29888 Dec
2	Mrs SWAPNA MUKHERJEE	T M CONCRETE CREATION PRIVATE LIMITED-6.29888 Dec
3	Mrs SAGORIKA DUBEY	T M CONCRETE CREATION PRIVATE LIMITED-6.29888 Dec
4	Mr SUMIT DUBEY	T M CONCRETE CREATION PRIVATE LIMITED-6.29888 Dec
5	Mrs SIMA DUBEY	T M CONCRETE CREATION PRIVATE LIMITED-6.29888 Dec

## Land Details as per Land Record

District: Burdwan, P.S:- Barddhaman, Municipality: BURDWAN, Road: D.D.Tewari Road, Mouza: Burdwan Pin Code : 713102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3581 (Corresponding RS Plot No:- 2649), LR Khatian No:- 1912	Owner: ঝর্ণা আগস্তি, Gurdian: দিলীপ , Address: নিজ , Classification: বান্ড, Area: 0.09500000 Acre,	Mrs JHARNA AGASTY

### Endorsement For Deed Number : I - 020300044 / 2019

On 14-12-2018

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

Presented for registration at 21:30 hrs on 14-12-2018, at the Private residence by Mrs JHARNA AGASTY, one of the Executants.

#### Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,52,70,007/-

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

Execution is admitted on 14/12/2018 by 1. Mrs JHARNA AGASTY, Wife of Mr DILIP KUMAR AGASTY, 13, DURGA DAS TEWARY ROAD, BURDWAN., P.O: NUTANGANJ, Thana: Burdwan, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Others, 2. Mrs SWAPNA MUKHERJEE, Wife of Mr SUSHIL KUMAR MUHKERJEE, 13, DURGA DAS TEWARY ROAD, BURDWAN., P.O: NUTANGANJ, Thana: Burdwan, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Others, 3. Mrs SAGORIKA DUBEY, Daughter of Late NARAYAN DUBEY, 13, DURGA DAS TEWARY ROAD, BURDWAN., P.O: NUTANGANJ, Thana: Burdwan, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Others, 4. Mr SUMIT DUBEY, Son of Late TAPAN DUBEY, 13, DURGA DAS TEWARY ROAD, BURDWAN., P.O: NUTANGANJ, Thana: Burdwan, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Others, 5. Mrs SIMA DUBEY, Wife of Late TAPAN DUBEY, 13, DURGA DAS TEWARY ROAD, BURDWAN., P.O: NUTANGANJ, Thana: Burdwan, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Others


Indetified by Mr SANKAR NATH, , Son of Mr MOHAN NATH, CHOTONILPUR, P.O: SRIPALLY, Thana: Burdwan, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

Major Information of the Deed :- I-0203-00044/2019-02/01/2019

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

Execution is admitted on 14-12-2018 by Mr MRITYUNJOY MUKHERJEE, DIRECTOR, T M CONCRETE CREATION PRIVATE LIMITED (Private Limited Company), SRIPALLY, ASANSOL, P.O:- ASANSOL, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713304

Indetified by Mr SANKAR NATH, , Son of Mr MOHAN NATH, CHOTONILPUR, P.O: SRIPALLY, Thana: Burdwan, City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

  
**Kaushik Bhattacharya**  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BURDWAN

Burdwan, West Bengal

**On 17-12-2018**

**Payment of Fees**


Certified that required Registration Fees payable for this document is Rs 14/- ( E = Rs 14/- ) and Registration Fees paid by by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 07/12/2018 5:48PM with Govt. Ref. No: 192018190314580171 on 07-12-2018, Amount Rs: 14/-, Bank: United Bank ( UTBI00CH175), Ref. No. 12769229 on 07-12-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by by online = Rs 35,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 07/12/2018 5:48PM with Govt. Ref. No: 192018190314580171 on 07-12-2018, Amount Rs: 35,010/-, Bank: United Bank ( UTBI00CH175), Ref. No. 12769229 on 07-12-2018, Head of Account 0030-02-103-003-02

  
**Kaushik Bhattacharya**  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BURDWAN

Burdwan, West Bengal

**On 02-01-2019**

**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. 40,010/- and Stamp Duty paid by Stamp Rs 5,000/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 4104, Amount: Rs.5,000/-, Date of Purchase: 13/12/2018, Vendor name: L N Chakraborty

  
**Kaushik Bhattacharya**  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BURDWAN

Burdwan, West Bengal

Major Information of the Deed :- I-0203-00044/2019-02/01/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2019, Page from 8444 to 8506  
being No 020300044 for the year 2019.



Digitally signed by KAUSHIK  
BHATTACHARYA  
Date: 2019.01.04 15:04:57 +05:30  
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 1/4/2019 3:04:21 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BURDWAN  
West Bengal.



(This document is digitally signed.)