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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 (Bharat)

Certified that the document is in relation
 to registration. The Register Sheet and
 endorsement Sheet Attached to the
 document are the part of the document.

Additional District Sub-Registrar
 Coimbatore, Dum Dum, 24-Pgs. (North)

19 FEB 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 19th day of February
 Two Thousand Twenty (2020)

BETWEEN

13 FEB 2020

1899
NO..... Value.....
Date.....
Sold to.....
Address.....
Vendor.....

1mm
C.N. Sen. Adv
S.C. Camp - K...

Sealdah Civil Court
CALCUTTA



Susmit Sanyal
8/0-14 Santirangan Sarkar
Ullah P.O. - Haripur
P.S. - Swarnanagar
Dist - 24 Parganas (N)
P.N. - 743273

Additional District Sub Registrar
Dumdum Dumdum 24 Parganas

19 FEB 2020

(1) **SRI PRADIP KUMAR DEY** (PAN – ACNPD1406E), son of Late Pulin Behari Dey, by Occupation – Service, (2) **SRI PRABIR KUMAR DEY** (PAN – BFHPD5418L), son of Late Pulin Behari Dey, by Occupation – Service AND (3) **SMT. SHIPRA BOSE (DEY)** (PAN – BWDPB3091G), wife of Sri Anjan Bose and daughter of Late Pulin Behari Dey, by Occupation – Housewife, all by faith – Hindu, by Nationality – Indian, all are residing at 12, Subhas Sarani, Nalta, P.O. & P.S. Dum Dum, Kolkata – 700 028, District North 24-Parganas, hereinafter called the "**OWNERS**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include **their** heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

M/S. R. G. DEVELOPERS AND CONTRACTOR (PAN – AATFR0409F) a Partnership Firm having its registered office at 1, Subhas Sarani, Nalta, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, being represented by its Partners namely (1) **SRI JOYDEB ADDYA** (having Pan BHPA4040K), son of Late Jagannath Addya, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 18, Mahajati Road, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, Dist. North 24-Parganas and (2) **SRI DEBANIK SARKAR** (having Pan BQLPS1004C), son of Sri Ranjan Sarkar, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 187, Kalibari Road, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, (3) **SRI TARUN BAIDYA** (having Pan ADRPB4096P), son of Sri Ajit Baidya, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 1, Subhas Sarani, Nalta, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, hereinafter called the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor, successors in office and assigns) of the **OTHER PART**. Be it noted that as per Deed in Book No. IV, Being No. 150600073 for the year 2020, registered at A.D.S.R. Cossipore Dum Dum, the said Partnership Firm will be represented by its two partners **SRI DEBANIK SARKAR** and **SRI TARUN BAIDYA** jointly.

WHEREAS one Pulin Behari Dey purchased ALL THAT piece and parcel of land measuring an area of 3 Cottahs more or less lying and situated at District 24-Parganas at present North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847/185, R.S. Khatian No. 847, C.S./R.S. Dag No. 185, from Ali Akbar Sapui, son of Late



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Hatem Sapui, vide Book No. I, Volume No. 56, Pages 174 to 176, Being No. 2859 for the year 1953 registered with the District Registrar 24-Parganas.

AND WHEREAS by a Bengali Deed of Conveyance the said Pulin Behari Dey purchased ALL THAT piece and parcel of land measuring an area of 8 Chittacks more or less lying and situated at District 24-Parganas at present North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, Zamindar Khatian No. 220 Ka, Kha, Ga, Praja Khatian No. 852, Dag No. 187, R.S. Dag No. 187/902 and 187/903 from Sri Kalipada Guha, vide Book No. I, Volume No. 10, Pages 206 to 211, Being No. 595 for the year 1964 registered with the Sub-Registry Office at Cossipore Dum Dum .

AND WHEREAS said Pulin Behari Dey after purchase the said plot of land measuring 3 Cottahs 8 Chittacks lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, R.S. Khatian No. 847 & 852 R.S. Dag No. 185, 187/902 and 187/903 and he mutated his name in the records of the then local Sultanpur 2 No. Gram Panchayet and he constructed a two storied building thereon.

AND WHEREAS the said Pulin Behari Dey died intestate on 20.04.1977 leaving behind his two sons namely Sri Pradip Kumar Dey and Sri Prabir Kumar Dey and one daughter Smt. Shipra Bose who jointly inherited the property of the said deceased Pulin Behari Dey, as per Hindu Succession Act. 1956.

AND WHEREAS the wife of said Pulin Behari Dey namely Tripti Rani Dey died intestate on 05.06.2013.

AND WHEREAS the said Sri Pradip Kumar Dey, Sri Prabir Kumar Dey and Smt. Shipra Bose when jointly inherited the property of the said deceased Pulin Behari Dey, Smt. Shipra Bose (Dey), wife of Sri Anjan Bose and daughter of Late Pulin Behari Dey executed a Bengali Gift Deed where said Smt. Shipra Bose (Dey) gifted her undivided 8 Chittacks land lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 852, Hal Khatian No. 1664, C.S. Dag No. 187, Hal Dag No. 187/902 and 187/903, being Municipal Holding No. 39, Subhas Sarani under Dum Dum Municipality unto and in favour of Sri Prabir Kumar Dey, son of Late Pulin



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Cosmopolitan North 24 Parganas

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Pulin Behari Dey, vide a registered Gift in Book No. I, Volume No. 158, Pages 257 to 266, Being No. 6062 for the year 2001 registered with the A.D.S.R.O. Cossipore Dum Dum.

AND WHEREAS by a Bengali Deed of Gift the said Sri Prabir Kumar Dey gifted the said undivided 8 Chittacks land lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 852, Hal Khatian No. 1664, C.S. Dag No. 187, Hal Dag No. 187/902 and 187/903, being Municipal Holding No. 39, Subhas Sarani under Dum Dum Municipality unto and in favour of Smt. Shipra Bose (Dey), wife of Sri Anjan Bose and daughter of Late Pulin Behari Dey, vide a registered Gift in Book No. I, Volume No. 1506-2020, Pages 40757 to 40776, Being No. 150600772 for the for the year 2020 registered with the A.D.S.R.O. Cossipore Dum Dum.

AND WHEREAS by inheritance and by the aforesaid Gift Deed the said Sri Pradip Kumar Dey, Sri Prabir Kumar Dey and Smt. Shipra Bose (Dey) are the joint Owners of **ALL THAT** piece or parcel of land measuring an area of 3 Cottahs 8 Chittacks at present measuring 3 Cottahs 5 Chittacks more or less together with two storied building standing thereon total measuring 1000 Sq.ft. more or less out of which Ground Floor measuring 500 Sq.ft. and First Floor measuring 500 Sq.ft. more or less, lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S.. Khatian No. 847 & 852, R.S. Khatian No. 1664, C.S. Dag No. 187, R.S. Dag No. 185, 187/902 and 187/903, being Municipal Holding No. 37, 38 & 39, Subhas Sarani, Kolkata – 700 028, Ward No. 7, under Dum Dum Municipality, particularly mentioned and described in the Schedule – A hereunder written and now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and transfer the same to others at any consideration or under any terms and conditions as the Owners will think fit and proper.

AND WHEREAS the Owners herein approached to the Developer herein to construct a multi storied building on the aforesaid entire Property morefully described in the Schedule – 'A' written hereunder on the undernoted Schedule property situated at being Municipal Holding No. 74 Mahajati Road Bye Lane, Kolkata – 700 028, under Ward No. 7, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North



Asst. District Sub- Registrar
Dum-Dum 24 Parganas

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24-Parganas and the Developers herein are agreed with the Owners for construct the said project at the terms and conditions appearing hereunder.

THIS AGREEMENT is drawn up in writing with details of such terms and conditions mutually agreed to by the parties herein.

1. The Owners do hereby authorised and empower the Developer to construct a multi storied building on the said plot of land morefully described in the Schedule – A written hereinunder at the costs and expenses of Developer and for the aforesaid purpose the Owners on this day will deliver full vacant possession of the said land and also make over the original deeds and documents unto the Developer and these documents will remain in custody and possession of the Developer till performance of the agreed terms and conditions by and between the parties hereto and the Owners or any of his heirs, successors or assigns or any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever.
2. The Developer will obtain sanction plan for construction of multi storied building on the said land at its own costs and in that connection the Owners will sign on all applications as required for getting the plan sanctioned from the Dum Dum Municipality.
3. That in lieu of the Owners' land the Developer will allot to the Owners as hereunder-
 - (a) The Owners shall get 48.5% as per sanction plan proportionately on the Owners' Land.
 - (b) The aforesaid Owners' Allocation shall be made on all floors Front and Back side.
 - (c) The Developer will allot a Shop Room measuring 110 Sq.ft. covered area on the Ground Floor, North side of the proposed building. The said area of the Shop Room will be adjusted against the Owner's Allocation 48.5%
 - (d) The Developer shall arrange two shifting one Three Bed Rooms Flat and another Two Bed Rooms Flat or the Developer will pay rent Rs.15,000/- per month for temporary accommodation for the Owners from the date of the hand over the Owners' existing building to the Developer till hand over the possession of Owners' Allocation to the Owners. The Developer also arrange a temporary shop room for the Owner from the date of hand over the Owner's existing building to the Developer till hand over the Owner's allocation to the Owner.
 - (e) If the Developer obtain sanction plan G+5 storied building on the undernoted Schedule property in that case the Developer will allot to the Owners 30% as per sanction plan of the said Fifth Floor proportionate as per Owners' land.
 - (f) That the Owners must clear the title of his property and the expenses for the same will be paid by the Owners 50% and the Developer will be paid the 50%.



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- (g) That if the Developer at its own expenses clear the title of the property in that case the 50% expenses for clear the said property will be deducted or adjusted against the Owners' Allocation at the rate of Rs.2,000/- per Sq.ft.
- (h) That at the time of final measurement of the Flat (Owners' Allocation) if the area is less than 48.5% as stated in clause No. 2(a) of this Development Agreement in that case the Developer shall pay to the Owners at the rate of Rs.2,000/- per Sq.ft. for the less area on the other hand if the area of the Owners will increase in the aforesaid Owners' Allocated area in that case the Owners shall pay a sum of Rs.2,000/- per Sq.ft. for the excess area to the Developer.
- (i) Further the Developer shall pay a non-refundable amount of Rs.1,001/- (Rupees One Thousand One) only to the Owner herein at the time of execution of this Development Agreement.

4. All applications, plans and other papers and documents, as may be required by the Developer hereto for the purpose of obtaining necessary sanction on and from the appropriate authorities, shall be prepared and submitted by the Developer on behalf of the Owners. The Developer shall pay and bear all fees including Architect's fees, charges, surcharges and every expenses required to be paid or deposited to the Municipality or any other authorities for the purpose of making the plan sanctioned for construction build up of the said building on the said plot of land.

5. The Owners shall grant to the Developer and / or to the Developer's nominee or nominees a General Power of Attorney as may be required for the purpose of obtaining Sanction Plan and all necessary permission and Sanction from different appropriate authorities from time to time in connection with the construction of the building and also for pursuing and following up the matters with the Dum Dum Municipality and other authorities and for sell of flats, garages, shop etc. and to execute agreement for sale of flats, garages, shops etc. and also execute the deed of conveyance of the same and receipt the earnest money or advance amount and full payment of sale price from the intending purchaser or purchasers (except Owners' allocation).

6. That the Developer shall be entitled to hang any signboard or make any publicity towards booking of flat in the proposed building without any objection demand or claim from the land Owners.

7. The Party of the Developer shall pay the Municipal and other Government rents and taxes from the date of getting possession from the Owners, it is made clear that only



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for land the Owners shall be bound to pay the said outstanding dues till the date of making over possession in favour of the Developer.

8. All other flats of the proposed building to be constructed by the Developer save and except the Owners' allocation mentioned in the paragraph No. 3 shall be disposed of by the Second Part i.e. the Developer to the prospective buyers at any consideration or price which shall be at the sole discretion of the Developer to which the Owners shall have no claim in any manner whatsoever. The Owners shall co-operate in selling the flats in each and every manner the Developer shall desire from time to time and all times till disposal of flats.

9. The Developer and / or prospective buyer shall bear all statutory liabilities required handing over possession of the other flats as shall be payable to the Government and Owners shall not be responsible for the same in any way manner whatsoever.

The Developer shall be at liberty to negotiate for sale of building / portion of the proposed building to be constructed upon the said land with any prospective buyer or buyers before or in course of construction together with proportionate share of land on which the said multi storeyed building will be constructed as such consideration and on such terms and conditions and with such person or persons as the Developer shall think fit and proper and the Owners, shall at the request of the Developer, execute and register the Deed of Conveyances in respect of the Flat, Flats, shops, Garage and proportionate share of the said land only to and in favour of the person or persons or the nominee or nominees of the Developer. It is clearly agreed and declared that consideration money for such transfers, as aforesaid including earnest money or initial payments or part payments thereof shall be received by and belong absolutely to the Developer which will be solely declared by the Developer.

10. The Developer shall be entitled to enter into and sign all agreements and documents as may be required for the purpose of the proposed building including flats, units or apartments save and except of Owners' allocated portion mentioned in Clause 3 or for sale of the same on such terms and conditions and for such consideration as the Developer shall think fit and proper and the Owners undertake to give the Developer or Developer's agent, a General Power of Attorney.

11. The Owners shall have no right or power to terminate this Agreement provided the Developer would be violate any of the terms and conditions contained in this Agreement.

12. Be it provided however that the costs of the conveyance or conveyances including non judicial stamps and registration expenses and all other legal expenses shall be borne



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exclusively and paid by the Developer, his nominee or nominees and / or prospective buyers (for Developer's Allocation).

13. The Developer shall at its own costs construct, erect and complete the building with qualitative materials at the place mentioned above after obtaining the sanctions plan with such materials and with such specifications as may be recommended by the technical person from time to time.

14. The Developer shall install, erect in the said building at its own costs like as pump sets, tubewell water storage tanks, overhead reservoirs, electric wiring fittings and installations and other facilities as are required to be provided in a residential building having self contained apartment and constructed for sale of flats therein on Ownership basis as mutually agreed.

15. The Developer shall be authorised by the Owners for the construction of the building and to apply for and obtain temporary and permanent constructions of water, drainage, sewerage and / or other facilities if any available to the new building and other inputs and facilities required for the construction of enjoyment of the building.

16. In case of any dispute between the Owners and the Developer shall approach an Arbitrator to be appointed jointly.

17. All costs, charges and expenses including fees of the technical person shall be discharged and paid by the Developer, the Owners hereto shall have no liability or responsibility in this context in any manner whatsoever.

18. As and from the date of service of notice of possession of the Owners's allocation, the Owners shall also be responsible to pay and bear and shall forthwith pay on demand to the Second Party its nominee, assignee or prospective buyers the proportionate service charges for the common facilities in the newly constructed building payable in respect of the Owners's allocation, such charges are to include proportionate share of premises for the insurance of the building, water, fire and scavenging charges, lights sanitary and maintaining, occasional repair of the portion to be used in common and its renovation, replacement, repair and maintenance charges and expenses for the building to be used in common and of all common wiring, pipes, electrical and equipments, stairways, corridors, halls, passage, ways, pathways and other facilities whatsoever as may be mutually agreed from time to time.

19. The Owners shall not do any act deed or thing whereby the Developer shall prevented from construction and completion of the said building if not the Developer violate any terms and conditions of this Agreement.



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20. The Developer herein shall demolish the existing shop room at it's own cost and the materials of the said demolished Shop room shall be taken by the developer.

21. The Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construct as a partnership between the Developer and the Owners or as a joint Venture between the parties hereto constituted an Association of persons.

22. It is understood that from time to time to facilities the construction of the building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein, the Owners do hereby undertake further that he will do all such acts, deeds, matters and things and shall execute any such additional Power of Attorney and / or authorisation as may be required by the Developer for the purpose and the Owners also undertake to sign, execute all such additional development agreement, applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owners and / or go against the sprit of the presents and if any dispute arises in the title of the Owners in that case the Owners at his/her/their own costs and responsibility will correct the same.

23. That the Owners at the time of execution and registration of the Development Agreement hand over the vacant possession of the existing building to the Developer and at the same time the Owners shall hand over all original Deeds and documents of the undernoted 'A' Schedule property to the Developer.

24. The Developer will amalgamate the under 'A' Schedule property with other property or properties.

- COMMON RESTRICTIONS -

The Owners' allocation in the proposed building be subject to the same restrictions and use as are applicable to the Developer allocation in the building intended for common benefits of all occupiers of the building which shall including the following :-

25. Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity not use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the buildings.



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26. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the occupants in this behalf.
27. Both parties shall abide by all laws, bye-laws, rules and regulations of the Government, Statutory bodies and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, bye-laws, rules and regulations.
28. The said properties have not been subject to any notice of attachment under public demands recovery act or for payment of Income Tax.
29. The Owners shall answer the requisition on title within one week from the date of the receipt of the said requisition on title from the Advocate or Solicitors for the Developer as and when required.
30. The Developer hereby agrees and covenants with the Owners to complete the construction of the building within **24 (Twenty Four)** months from the date of sanction plan and further time may be allowed for another 6 (six) months.
31. The Developer and the Owners doth hereby agrees that in case of any unforeseen happenings such as non-availability of basic raw materials for the constructions work non-availability to masons and labourers, strikes local and national disturbances, riots, natural calamities like flood earthquakes etc. and for any other such types of reasons which are not under the control of the Developer herein, the period of **24 (Twenty Four)** months within which the construction work is to be completed
32. Immediately upon the Developer obtaining possession of the said land and building plan the Developer shall be entitled to start construction of the said building at the said premises and the Owners shall not prevent the Developer from making construction of the proposed multi storied building and completion thereof.
33. The name of the building shall be given as "**R.G. APARTMENT**" mutually agreed by both the Parties.
34. The Top roof will be used by all the Flat Owners as common except Shop Ownerss.
35. If the Developer fails to complete the construction of the building within the stipulated period without any reason in that case the Developer shall compensate the Owners which will be mutually settled by both the Parties.
36. That the Developer has every right to transfer in all sorts of the Flats and Garages, Shops etc. of the entire building and proportionate share of land on the 'A' schedule property except the Owners's allocation as stated above in Clause No. 3.



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Chandernagore Dist. Office 24 Parganas

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- SCHEDULE 'A' ABOVE REFERRED TO -

ALL THAT piece or parcel of land measuring an area of 3 Cottahs 8 Chittacks at present measuring 3 Cottahs 5 Chittacks more or less together with old two storied building standing thereon total measuring 1000 Sq.ft. more or less out of which Ground Floor measuring 500 Sq.ft. and First Floor measuring 500 Sq.ft. more or less, lying and situated at District North 24- Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847 & 852, R.S. Khatian No. 1664, C.S. Dag No. 187, R.S. Dag No. 185, 187/902 and 187/903, being Municipal Holding No. 37, 38 & 39, Subhas Sarani, Kolkata – 700 028, Ward No. 7, under Dum Dum Municipality, and which is butted and bounded as follows :-

<u>ON THE NORTH BY</u>	:	14' ft. wide Subhas Sarani
<u>ON THE SOUTH BY</u>	:	House of Ashim Dey
<u>ON THE EAST BY</u>	:	House of Netai Dutta & Others
<u>ON THE WEST BY</u>	:	Debabrata Das

**- THE SCHEDULE 'B' ABOVE REFERRED TO -
(OWNER'S ALLOCATION)**

That in lieu of the Owners' land the Developer will allot to the Owners as hereunder-

- (a) The Owners shall get 48.5% as per sanction plan as per sanction plan proportionately on the Owners' Land.
- (b) The aforesaid Owners' Allocation shall be made on all floors Front and Back side.
- (c) The Developer will allot a Shop Room measuring 110 Sq.ft. covered area on the Ground Floor, North side of the proposed building. The said area of the Shop Room will be adjusted against the Owner's Allocation 48.5%
- (d) The Developer shall arrange two shifting one Three Bed Rooms Flat and another Two Bed Rooms Flat or the Developer will pay rent Rs.15,000/- per month for temporary accommodation for the Owners from the date of the hand over the Owners' existing building to the Developer till hand over the possession of Owners' Allocation to the Owners. The Developer also arrange a temporary shop room for the Owner from the date of hand over the Owner's existing building to the Developer till hand over the Owner's allocation to the Owner.
- (e) If the Developer obtain sanction plan G+5 storied building on the undernoted Schedule property in that case the Developer will allot to the Owners 30% are as per sanction plan of the said Fifth Floor proportionate as per Owners' land.
- (f) That the Owners must clear the title of his property and the expenses for the same will be paid by the Owners 50% and the Developer will be paid the 50%.
- (g) That if the Developer at its own expenses clear the title of the property in that case the 50% expenses for clear the said property will be deducted or adjusted against the Owners' Allocation at the rate of Rs.2,000/- per Sq.ft.



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Gandhinagar Durgam-Chak 24 Parganas

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- (h) That at the time of final measurement of the Flat (Owners' Allocation) if the area is less than 48.5% as stated in clause No. 2(a) of this Development Agreement in that case the Developer shall pay to the Owners at the rate of Rs.2,000/- per Sq.ft. for the less area on the other hand if the area of the Owners will increase in the aforesaid Owners' Allocated area in that case the Owners shall pay a sum of Rs.2,000/- per Sq.ft. for the excess area to the Developer.
- (i) Further the Developer shall pay a non-refundable amount of Rs.1,001/- (Rupees One Thousand One) only to the Owner herein at the time of execution of this Development Agreement.

SCHEDULE 'C' : SPECIFICATION -

1. Exterior brick work shall be of 8" thickness while the internal wall will be of 3", the partition between the flat will be of a 5" thickness.
2. All windows will be of shutter Aluminum frame with cover grill with 1.1 mm. glass panel.
3. All doors will be design flush door with Malaysian Sal frame and main door Seguns.
4. Walls will be of usual plaster followed by Plaster of Paris.
5. No internal colouring shall be done.
6. Floor including skirting will be made of white marble/tiles.
7. Toilet: - commode will be provided with low down cistern, white glazed tiles up-to 6'-0" along with two tap, only one shower in one toilet (concealed pipe).
8. One white wash basin shall be fitted in convenient space.
9. Kitchen – Cooking desk with sink and tiles shall be fitted up-to 2 ½ ft. above cooking table, one stainless Sink of standard size and two bibcock
10. Balcony / Verandah shall be covered up-to 3' ft.
11. Water Supply – from Municipal water supply uninterrupted water is available generally water reservoir.
12. Electricity : (1) Concealed wiring, (2) In Bed Room – One Fan Points, Two light points and one Plug Point and One A.C. Point in one Bed room only, (3) In Dining room – One Light point, one Fan point and One plug point, (4) In Kitchen – One Light point, One Plug point, One Exhaust Fan Point, (5) In Bath Room – One Light Point, One Gysar point and One Bell point in the Main Door.
13. Lift and lift accessories.
14. The Purchasers(s) shall pay the extra charges for one collapsible gate and covered Balcony Grill in excess of 3' from the ground level.
15. C.C.T.V.



↙
Addl. District Sur- Registrar
Additional District Registrar

19 FEB 2020

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

SIGNED, SEALED & DELIVERED

in presence of :-

WITNESSES :-

1.

Debasrati Das
42, Nalita Mahajali Rd.
DUM DUM Cantt.
KOL - 28.

Pradip Kumar Dey
Prabir Kumar Dey

2. Susmit Samal
Cell + PO - Hakulpur
Dist - 24 AGS (N)
PIN - 743273

Shibra Bose (Dey)

SIGNATURE OF THE OWNERS

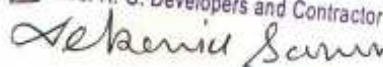
Drafted by :-



[Mr. Chandra Nath sen]
Advocate

Sealdah Court, Kolkata - 14.

19/11/1923

M/s. R. G. Developers and Contractor

Partner Signature

M/s. R. G. Developers and Contractor

Partner Signature

SIGNATURE OF THE DEVELOPER



Additional District Sub Registrar
Coimbatore North-24 Parganas

19 FEB 2020

RECEIVED of and from the within named Developer within mentioned sum of **Rs.1,001/-**
(Rupees One Thousand One) only as non- refundable advance as per Memo below :

MEMO OF CONSIDERATION

Paid by Cash -----

Rs. 1,001/-

(Rupees One Thousand One) only

WITNESSES : -

1. Debasrata Das

Pradip Kumar Dey

2. ~~Pradip Kumar Dey~~
Sugnet Sarkar

Pradip Kumar Dey

Shipra Bose (DEY)





SIGNATURE OF THE OWNERS



Sub-District Sub-Registrar
Coosapur (Dist-Coosapur) P. No. 24

19 FEB 2020

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 <i>Pradip Kumar Dey</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 <i>Pranab Kumar Dey</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 <i>Shilpa Bose Dey</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						



Additional District Sub-Registrar
Coimbatore District Parganas























19 FEB 2020

442

706

2019

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 <i>De laeriv, Som.</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
	 <i>Tarun Baidya</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



Additional District Sub-Registrar
Bangalore DUA-Ordn 24 Feb 20

19 FEB 2020

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

GRN: 192019200187223261

Payment Mode Online Payment

GRN Date: 18/02/2020 13:32:56

Bank : HDFC Bank

BRN : 1028252500

BRN Date: 18/02/2020 13:34:55

DEPOSITOR'S DETAILS

Id No. : 15060000301247/1/2020

[Query No./Query Year]

Name : Chandra Nath Sen

Contact No. : 8584048634

Mobile No. : +91 8584048634

E-mail : debanikmcl@gmail.com

Address : wb

Applicant Name : Mr CHANDRA NATH SEN

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15060000301247/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	6021
2	15060000301247/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	71

In Words : Rupees Six Thousand Ninety Two only

Total

6092

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ACNPD1406E



नाम /NAME

PRADIP KUMAR DEO

पिता का नाम /FATHER'S NAME

PULIN BEHARI DEO

जन्म तिथि /DATE OF BIRTH

05-03-1953

हस्ताक्षर /SIGNATURE

Pradip Kumar Deo

B. Das

आयकर अधिकारी, प.सं.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

आयकर विभाग

INCOME TAX DEPARTMENT

PRABIR KUMAR DEY

PULIN BEHARI DEY

06/03/1963

BFHPD5418L

Prabir Kumar Dey



भारत सरकार

GOVT. OF INDIA



15/10/2011

आयकर विभाग
INCOME TAX DEPARTMENT
SHIPRA BOSE



भारत सरकार
GOVT. OF INDIA

PULIN BEHARI DEY

15/08/1957
Permanent Account Number
BWDPB3091G



Shipra
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

R G DEVELOPERS AND
CONTRACTOR



08/04/2015
Permanent Account Number
AATFR0409F

31102015

इस कार्ड के खाने/पाने पर कृपया धुपित करें/सील करें।
आपका बैंक खाता नम्बर, पता एवं बी एन
5 वीं मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़द देवा बंगला चौक,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to:*

Income Tax PAN Services Unit, NSDL,
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deva Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8081 Fax: 91-20-2721 8081
e-mail: unit@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

DEBANIK SARKAR

RANJAN SARKAR

15/12/1980

Permanent Account Number
BOLPS1004C

Kabir Singh

© 2011-12



आयकर विभाग
INCOME TAX DEPARTMENT
TARUN BAIYA

भारत सरकार
GOVT. OF INDIA

06/01/1964

Permanent Account Number
ADRPB4096P

Tarun Baiya
Signature



In case this card is lost, found, stolen, inform / return to
Income Tax PAN Services Unit, UTTISI,
Plot No. 3, Sector 11, CBD Bldg, 2nd
Floor, Mumbai - 400 614.

इस कार्ड के खोने, चोरी या क्षयण सूचित कर, कृपया
आयकर सेवा यूनिट, UTTISI,
प्लॉट नं. 3, सेक्टर-11, CBD ब्लॉक,
दूसरी मंजिल, मुंबई - 400 614 पर सूचित करें।

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

JOYDEB ADDYA
JAGANNATH ADDYA

23/03/1973
Permanent Account Number
BHPPA4040K

Joydeb Addya
Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTISEL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटारें :
आयकर वि. सेवा यूनिट, UTTISEL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.



भारत सरकार
Government of India



ভারত সরকার

Unique Identification Authority of India

আসনিকার সংখ্যা/Enrolment No.: 2189/69338/00545

Download State Authority
Download Date: 17/02/2017

To
শ্রী সুরজ সরকার
Susru Sarkar
S/O Santiranjn Sarkar
Swarupnagar
hakimpur mandal para
Hakimpur
North 24 Parganas Hakimpur
West Bengal - 743273
9733580414

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

8032 0970 1615

আমার আধার, আমার পরিচয়



भारत सरकार
Government of India



শ্রী সুরজ সরকার
Susru Sarkar
স্বরূপনগর, ডিও. 25/24-পা.
পুং MALE



8032 0970 1615

আমার আধার, আমার পরিচয়

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা পাঠ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরি পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online
- This is electronically generated letter.

- আধার দ্বারা দেশে বাস।
- দেশের ভবিষ্যতে সরকারী ও বেসরকারী সেবা-স্বাস্থ্য, সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services.



भारत सरकार
Government of India

ঠিকানা:
S/O শ্রী সুরজ সরকার, হকিমপুর
মঙ্গল পাড়া, স্বরূপনগর, হকিমপুর
উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 743273

Address:
S/O Santiranjn Sarkar
hakimpur mandal para
swarupnagar, Hakimpur
North 24 Parganas
West Bengal

8032 0970 1615

19-17

new@uidai.gov.in

www.uidai.gov.in

Major Information of the Deed

Daed No :	I-1506-01594/2020	Date of Registration	19/02/2020
Query No / Year	1506-0000301247/2020	Office where deed is registered	
Query Date	17/02/2020 5:17:32 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	CHANDRA NATH SEN Sealdah Civil Court,Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9330062295, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,001/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 53,00,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 71/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Subhas Sarani, Mouza: Sultanpur, , Holding No:37 JI No: 0, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-185	RS-1664	Bastu	Bastu	1 Katha	1/-	13,00,000/-	Width of Approach Road: 14 Ft.,

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Subhas Sarani, Mouza: Sultanpur, , Holding No:38 JI No: 0, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-187/902	RS-1664	Bastu	Bastu	1 Katha	1/-	13,00,000/-	Width of Approach Road: 14 Ft.,






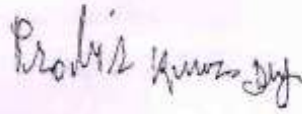
District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Subhas Sarani, Mouza: Sultanpur, , Holding No:39 JI No: 0, Pin Code : 700028



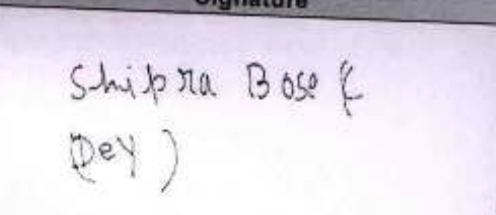
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	RS-187/903	RS-1664	Bastu	Bastu	1 Katha 8 Chatak	1/-	19,50,001/-	Width of Approach Road: 14 Ft.,
Grand Total :					5.775Dec	3 /-	45,50,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	1000 Sq Ft.	1/-	7,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1000 sq ft	1 /-	7,50,000 /-	

Land Lord Details :



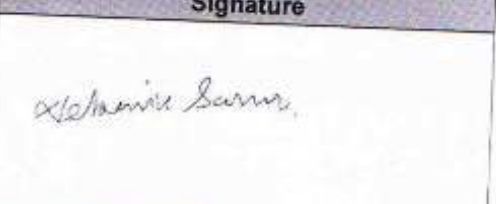


Sl No	Name, Address, Photo, Finger print and Signature			
1	<p>Name</p> <p>Mr PRADIP KUMAR DEY Son of Late Pulin Behari Dey Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office</p>	<p>Photo</p>  <p>19/02/2020</p>	<p>Finger Print</p>  <p>LTI 19/02/2020</p>	<p>Signature</p>  <p>19/02/2020</p>
<p>12, Subhas Sarani, Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACNPD1406E, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office</p>				
2	<p>Name</p> <p>Mr PRABIR KUMAR DEY (Presentant) Son of Late Pulin Behari Dey Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office</p>	<p>Photo</p>  <p>19/02/2020</p>	<p>Finger Print</p>  <p>LTI 19/02/2020</p>	<p>Signature</p>  <p>19/02/2020</p>
<p>12, Subhas Sarani, Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BFHPD5418L, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office</p>				

Name	Photo	Finger Print	Signature
Mrs SHIPRA BOSE, (Alias: Shipra Dey) Wife of Mr Anjan Bose Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office	 19/02/2020	 LTI 19/02/2020	 19/02/2020
12, Subhas Sarani, Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BWDPB3091G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office			

Developer Details :



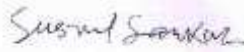
Sl No	Name,Address,Photo,Finger print and Signature
1	R G DEVELOPERS AND CONTRACTOR 1, Subhas Sarani, Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: AATFR0409F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Mr DEBANIK SARKAR Son of Mr Ranjan Sarkar Date of Execution - 19/02/2020, , Admitted by: Self, Date of Admission: 19/02/2020, Place of Admission of Execution: Office	 Feb 19 2020 5:02PM	 LTI 19/02/2020	 19/02/2020
187, Kalibari Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BQLPS1004C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R G DEVELOPERS AND CONTRACTOR (as partner)				
2	Mr TARUN BAIDYA Son of Mr Ajit Baidya Date of Execution - 19/02/2020, , Admitted by: Self, Date of Admission: 19/02/2020, Place of Admission of Execution: Office	 Feb 19 2020 5:03PM	 LTI 19/02/2020	 19/02/2020

1, Subhas Sarani, Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADRPB4096P,Aadhaar:No Not Provided by UIDAI Status : Representative, Representative of : R G DEVELOPERS AND CONTRACTOR (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUSRUT SARKAR Son of Santiranjn Sarkar Swarupnagar, P.O:- Hakimpur, P.S:- Swarupnagar, District:-North 24-Parganas, West Bengal, India, PIN - 743273			
	19/02/2020	19/02/2020	19/02/2020

Identifier Of Mr PRADIP KUMAR DEY, Mr PRABIR KUMAR DEY, Mrs SHIPRA BOSE, Mr DEBANIK SARKAR, Mr TARUN BAIDYA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr PRADIP KUMAR DEY	R G DEVELOPERS AND CONTRACTOR-0.55 Dec
2	Mr PRABIR KUMAR DEY	R G DEVELOPERS AND CONTRACTOR-0.55 Dec
3	Mrs SHIPRA BOSE	R G DEVELOPERS AND CONTRACTOR-0.55 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr PRADIP KUMAR DEY	R G DEVELOPERS AND CONTRACTOR-0.55 Dec
2	Mr PRABIR KUMAR DEY	R G DEVELOPERS AND CONTRACTOR-0.55 Dec
3	Mrs SHIPRA BOSE	R G DEVELOPERS AND CONTRACTOR-0.55 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr PRADIP KUMAR DEY	R G DEVELOPERS AND CONTRACTOR-0.825 Dec
2	Mr PRABIR KUMAR DEY	R G DEVELOPERS AND CONTRACTOR-0.825 Dec
3	Mrs SHIPRA BOSE	R G DEVELOPERS AND CONTRACTOR-0.825 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr PRADIP KUMAR DEY	R G DEVELOPERS AND CONTRACTOR-333.33333300 Sq Ft
2	Mr PRABIR KUMAR DEY	R G DEVELOPERS AND CONTRACTOR-333.33333300 Sq Ft
3	Mrs SHIPRA BOSE	R G DEVELOPERS AND CONTRACTOR-333.33333300 Sq Ft

Endorsement For Deed Number : I - 150601594 / 2020

On 19-02-2020

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:43 hrs on 19-02-2020, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr PRABIR KUMAR DEY , 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 53,00,001/-

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

Execution is admitted on 19/02/2020 by 1. Mr PRADIP KUMAR DEY, Son of Late Pulin Behari Dey , 12, Subhas Sarani, Nalta, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, - by caste Hindu, by Profession Service, 2. Mr PRABIR KUMAR DEY, Son of Late Pulin Behari Dey , 12, Subhas Sarani, Nalta, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 3. Mrs SHIPRA BOSE, Alias Shipra Dey, Wife of Mr Anjan Bose , 12, Subhas Sarani, Nalta, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife

Indetified by Mr SUSRUT SARKAR, , Son of Santiranjan Sarkar , Swarupnagar, P.O: Hakimpur, Thana: Swarupnagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743273, by caste Hindu, by profession Service

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

Execution is admitted on 19-02-2020 by Mr DEBANIK SARKAR, partner, R G DEVELOPERS AND CONTRACTOR (Partnership Firm), 1, Subhas Sarani, Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mr SUSRUT SARKAR, , Son of Santiranjan Sarkar , Swarupnagar, P.O: Hakimpur, Thana: Swarupnagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743273, by caste Hindu, by profession Service

Execution is admitted on 19-02-2020 by Mr TARUN BAIDYA, partner, R G DEVELOPERS AND CONTRACTOR (Partnership Firm), 1, Subhas Sarani, Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mr SUSRUT SARKAR, , Son of Santiranjan Sarkar , Swarupnagar, P.O: Hakimpur, Thana: Swarupnagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743273, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 71/- (B = Rs 50/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 71/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2020 1:34PM with Govt. Ref. No: 192019200187223261 on 18-02-2020, Amount Rs: 71/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1028252500 on 18-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 6,021/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 1899, Amount: Rs.1,000/-, Date of Purchase: 13/02/2020, Vendor name: Alope Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2020 1:34PM with Govt. Ref. No: 192019200187223261 on 18-02-2020, Amount Rs: 6,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1028252500 on 18-02-2020, Head of Account 0030-02-103-003-02



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2020, Page from 77634 to 77666
being No 150601594 for the year 2020.



Priya Mukherjee

Digitally signed by PRIYA MUKHERJEE
Date: 2020.02.24 14:33:15 +05:30
Reason: Digital Signing of Deed.

(Priya Mukherjee) 2020/02/24 02:33:15 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)