

202/2020 I-753/2020 I-745/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 607136

Certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Adtl. Dist Sub-Registrar
Alipore, South 24 Parganas

13 FEB 2020

13.1.2020
13:00h
1605/2020
253278/2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this 13th day of February, 2020 (Two Thousand and Twenty).

BETWEEN

SRI NARAYAN CHANDRA SAHA (PAN-AMAP5255H) (AADHAR NO. 851849561575), son of Late Nakul Chandra Saha, by faith Hindu, by occupation Business, residing at Q-31, Kamdahari Purbapara, P.O. Garia, P.S. Bansdroni formerly Regent Park, Kolkata-700084, Dist- South 24 Parganas, hereinafter called and referred to as the "LAND OWNER" (which expression shall unless exclude by or repugnant to the context be deemed to mean include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART/FIRST PARTY.

AND

SOUMYA CONSTRUCTION, a Proprietorship Firm, having its registered office at T-21, Subhas Pally, P.O. Garia, P.S. Bansdroni, Kolkata-700084, being represented by its Proprietor namely, SRI SOUMYAJIT MAITI (PAN-AYNPM6694H) (ADHAR NO. 411907354656), son of Sri Ranjit Kumar Maiti, residing at T-21, Subhas Pally, P.O. Garia, P.S. Bansdroni, Kolkata-700084, hereinafter called and referred to as the "DEVELOPER/BUILDER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its predecessors or successors-in-office and administrators) of the OTHER PART/SECOND PARTY.

Soumyajit Maiti

TITLE HISTORY OF THE LAND

WHEREAS one PURNAMOYEE DASI @ PURNA SHASHI DASI was the owner of Danga land measuring 65 Decimals more or less, lying and situated at Mouza Kamdahari, J.L. No. 49, District Collectorate Touzi No. 14, R.S. No. 200, appertaining to R.S. Dag No. 837/1570, comprised in R.S. Khatian No. 291, under the jurisdiction of Kolkata Municipal Corporation, Ward No. 111, Police Station formerly Tollygunge then Regent Park now Bansdroni, District Sub-Registrar and Additional District Sub-Registrar at Alipore, District South 24 Parganas.

AND WHEREAS after demise of said PURNAMOYEE DASI @ PURNA SHASHI DASI, her three daughters namely SURABALA DASI, NANIBALA DASI & ANILABALA DASI sold the said land to one ROHINI KARMAKAR @ ROHINI KANTA KARMAKAR @ MOHINI KANTA KARMAKAR by virtue of a Deed of

Conveyance which was duly registered on 01.11.1939 and the said Deed was recorded in Book No. 1, Volume No. 21, Pages from 191 to 195, being No. 1236, for the year 1939.

AND WHEREAS the said **ROHINI KARMAKAR @ ROHINI KANTA KARMAKAR @ MOHINI KANTA KARMAKAR** was died on 5th Ashar, 1348 leaving behind his one and only son namely **MADHUSUDHAN KARMAKAR** as his only legal heirs and successors.

AND WHEREAS the said **MADHUSUDHAN KARMAKAR** sold 02 Cottages 08 Chittaks 00 Sq.ft. of Danga land lying and situated at Mouza Kamdahari, J.L. No. 49. District Collectorate Touzi No. 14, R.S. No. 200, appertaining to R. S. Dag No. 837/1570, comprised in R.S. Khatian No. 291, under the jurisdiction of Kolkata Municipal Corporation, Ward No. 111, Police Station formerly Tollygaunge then Regent Park now Bansdroni, District Sub-Registrar and Additional District Sub-Registrar at Alipore, District South 24 Parganas to one **BRAJABALA BHOWMICK**, wife of Ramanath Bhowmick of 7, Zarip Lane, Bidon Street by virtue of a Deed of Conveyance which was recorded in Book No. 1, Volume No. 35, Pages from 254 to 257, being No. 2000 for the year 1949.

AND WHEREAS after purchasing the said plot of land said **BRAJABALA BHOWMICK** assessed her property and mutated her name in the record of Kolkata Municipal Corporation and her property was known and numbered as 93, Kamdahari Purbapara and Assessee No. 31-111-12-0093-6 and also constructed structure in her premises.

AND WHEREAS as while being enjoyment her property said **BRAJABALA BHOWMICK** gifted/bequeathed her property to her five sons namely **RAGHUNATH BHOWMIK, BAIDYANATH BHOWMICK, DEBNATH BHOWMICK, SURYANATH BHOWMICK** (being deceased) and **BASUDEB BHOWMICK** by virtue of a Deed of Gift which was recorded in Book No. 1, Volume No. 16, Pages from 3465 to 3492, being No. 5338 for the year 2008 and the said one son namely **SURYANATH BHOWMICK** was died intestate leaving behind his wife of namely **CHAYA BHOWMICK**, one son namely **SUDIP BHOWMICK** and one daughter namely **SUDIPTA BHOWMICK** and they inherited the 1/5th share of the total property of **BRAJABALA BHOWMICK**.

AND WHEREAS the said RAGHUNATH BHOWMIK, BAIDYANATH BHOWMICK, DEBNATH BHOWMICK, BASUDEB BHOWMICK, CHAYA BHOWMICK, SUDIP BHOWMICK, SUDIPTA BHOWMICK, sold 02 Cottahs 08 Chittaks 00 Sq.ft. of Danga land, lying and situated at Mouza Kamdahari, J.L. No. 49, District Collectorate Touzi No. 14, R.S. No. 200, appertaining to R.S. Dag No. 837/1570, comprised in R.S. Khatian No. 291, under the jurisdiction of Kolkata Municipal Corporation, Ward No. 111, being K.M.C. Premises No. 93, Kamdahari Purbapara, Police Station formerly Tollygaunge then Regent Park now Bansdroni, District Sub-Registrar and Additional District Sub-Registrar at Alipore, District South 24 Parganas to NARAYAN CHANDRA SAHA, KRISHNA SAHA, GOBINDA SAHA, SUBHASH SAHA, TAPAS SAHA and PRADIP SAHA by virtue of a Deed of Conveyance which was duly registered in the office of D.S.R.I at Alipore on 06.12.2017, and recorded in Poo's No.1, Volume No. 1601, being No. 3636, for the year 2017.

AND WHEREAS while possessing the said plot of land KRISHNA SAHA, GOBINDA SAHA, SUBHASH SAHA, TAPAS SAHA and PRADIP SAHA gifted bequeathed their 5/6 share of total land and structure standing thereon to NARAYAN CHANDRA SAHA by virtue of a Deed of Gift which was duly registered in the office of A.D.S. R. at Alipore, recorded in Book No. 1, being 0873, for the year 2018 and the said NARAYAN CHANDRA SAHA became the absolute owner of 02 Cottahs 08 Chittaks 00 Sq.ft. of Danga land, lying and situated at Mouza Kamdahari, J.L. No. 49, District Collectorate Touzi No. 14, R.S. No. 200, appertaining to R.S. Dag No. 837/1570, comprised in R.S. Khatian No. 291, under the jurisdiction of Kolkata Municipal Corporation, Ward No. 111, being K.M.C. Premises No. 93, Kamdahari Purbapara, Police Station formerly Tollygaunge then Regent Park now Bansdroni, District Sub-Registrar and Additional District Sub-Registrar at Alipore, District South 24 Parganas.

AND WHEREAS the said MADHUSUDHAN KARMAKAR was died intestate leaving behind his wife CHARU BALA DASI and five sons namely ANANTALAL KARMAKAR, HARIPADA KARMAKAR, BISHNUPADA KARMAKAR, KRISHNAPADA KARMAKAR and BISHAKANATH KARMAKAR as his only legal heirs and successors who sold 02 Cottahs 00 Chittak 00 Sq.ft. of Danga land, lying and situated at Mouza Kamdahari, J.L. No. 49, District Collectorate Touzi No. 14, R.S. No. 200, appertaining to R.S. Dag No.

837/1572, comprised in R.S. Khatian No. 291, under the jurisdiction of Kolkata Municipal Corporation, Ward No. 111, Police Station - formerly Tollygaunge then Regent Park now Bansdroni, District Sub-Registrar and Additional District Sub-Registrar at Alipore, District South 24 Parganas TO one DURGA RANI ROY by virtue of a Deed of Conveyance which was duly registered in the Office of the S.R. Alipore on 19.01.1950 and recorded in Book No. 1, Volume No. 91, Pages from 170 to 173, being No. 5391 for the year 1950. ✓

AND WHEREAS after purchasing the said plot of land said DURGA RANI ROY assessed her property and mutated her name in the record of Kolkata Municipal Corporation and her property was known and numbered as 91, Kamdahari Purbapara and Assessee No. 31-111-12-0091-2 and also constructed 1300 Sq.ft. pucca structure in her Premises.

AND WHEREAS after that said DURGA RANI ROY sold, conveyed, transferred 02 Cottahs 00 Chittak 00 Sq.ft. of Danga land lying and situated at Mouza Kamdahari, J.L. No. 49 District Collectorate Touzi No. 14, R.S. No. 200, appertaining to R.S. Dag No. 837/1572, comprised in R.S. Khatian No. 291, under the jurisdiction of Kolkata Municipal Corporation, Ward No. 111, being K.M.C. Premises No. 91, Kamdahari Purbapara, Police Station - formerly Tollygaunge then Regent Park now Bansdroni. District Sub-Registrar and Additional District Sub-Registrar at Alipore, District South 24 Parganas to NARAYAN CHANDRA SAHA by virtue of a Deed of Conveyance which was duly registered in the office of the A.D.S.R. Alipore on 13.06.2008, and recorded in Book No. 1, CD. Volume No. 22, Pages from 225 to 239, being No.4901 for the year 2009.

AND WHEREAS the said MADHUSUDHAN KARMAKAR sold 02 Cottahs 08 Chittaks 00 Sq.ft. of Danga land lying and situated at Mouza Kamdahari, J.L. No. 49, District Collectorate Touzi No. 14, R.S. No. 200, appertaining to R.S. Dag No. 837/15/1, comprised in R.S. Khatian No. 291 under the Jurisdiction of Kolkata Municipal Corporation. Ward No. 111, Police Station - formerly Tollygaunge then Regent Park now Bansdroni, District Sub-Registrar and Additional District Sub-Registrar at Alipore, District South 24 Parganas to KAMALA BALA ROY wife of Nripendra Nath Roy by virtue of a Deed of Conveyance which was duly registered in the office of D.R. Alipore on 17.05.1949 and recorded in Book No. 1, Volume No. 31, Pages from 251 to 254, being No. 1999 for the year 1949.

AND WHEREAS after demise of said MADHUSUDHAN KARMAKAR his five sons namely ANANTALAL KARMAKAR, HARIPADA KARMAKAR, BISHNUPADA KARMAKAR, KRISHNAPADA KARMAKAR and BHAKANATH KARMAKAR, as his legal heirs and successors sold 00 Cottahs 08 Chittaks 00 Sq.ft. of Danga land, lying and situated at Mouza. Kamdahari, J.L. No. 49, District Collectorate Touzi No. 14, R.S. No. 200, appertaining to R.S. Dag No. 837/1571, comprised in R.S. Khatian No. 291, under the jurisdiction of Kolkata Municipal Corporation, Ward No. 111, Police Station formerly Tollygaunge then Regent Park now Bansdroni, District Sub-Registrar and Additional District Sub-Registrar at Alipore, District South 24 Parganas to the said KAMALA BALA ROY by virtue of a Deed of Conveyance which was duly registered in the Office of D.F. Alipore on 13.05.1950 and recorded in Book No. 1, Volume No. 91, Pages from 174 to 177, being No. 4892 for the year 1950 and the said KAMALA BALA ROY become the absolute owner of 03 Cottahs 00 Chittaks 00 Sq.ft. of Danga land, lying and situated at Mouza Kamdahari, J.L. No. 49, District Collectorate Touzi No. 14, R.S. No. 200, appertaining to R.S. Dag No. 837/1571, comprised in R.S. Khatian No. 291, under the jurisdiction of Kolkata Municipal Corporation, Ward No. 111, Police Station formerly Tollygaunge then Regent Park now Bansdroni, District Sub-Registrar and Additional District Sub-Registrar at Alipore, District South 24 Parganas.

AND WHEREAS after purchasing the said two plots of land measuring more or less 03 Cottahs 00 Chittaks 00 Sq.ft. of Danga land, lying and situated at Mouza Kamdahari, J.L. No. 49, District Collectorate Touzi No. 14, R.S. No. 200, appertaining to R.S. Dag No. 837/1571, comprised in R S Khatian No. 291, under the jurisdiction of Kolkata Municipal Corporation, Ward No. 111, Police Station formerly Tollygaunge then Regent Park now Bansdroni, District Sub-Registrar and Additional District Sub-Registrar at Alipore, District South 24 Parganas the said KAMALA BALA ROY sold to one KANAILAL RANA son of Achintya Kumar Rana by virtue of a Sale Deed registered in the office of the R.A. Calcutta on 31.07.1992 and recorded in Book: No. 1, being No. 14749 for the year 1992.

AND WHEREAS the said KANAILAL RANA sold the said plot of land to SMT. BITHI SAHA and PRABIR KUMAR SAHA on 12.06.1995 in the Office of the A.D.S.R. Alipore and recorded in Book No. 1, Volume No. 26, being No. 1106 for the year 1995.

AND WHEREAS after purchasing the said plot of land said SMT. BITHI SAHA and PRABIR KUMAR SAHA assessed their property and mutated their names in the record of the Kolkata Municipal Corporation and their property was known and numbered as 92, Kamdahari Purbapara and K.M.C. Assessee No. 31-111-12-0092-4 and also constructed 1300 Sq.ft. pucca structure in her premises.

AND WHEREAS the said SMT. BITHI SAHA (being the wife) and PRABIR KUMAR SAHA (brother) gifted/bequeathed their said plot of land measuring more or less 03 Cottahs 00 Chittaks 00 Sq.ft. of Danga land, lying and situated at Mouza Kamdahari, J.L. No. 49, District Collectorate Touzi No. 14, R.S. No. 200, appertaining to R.S. Dag No. 837/1571, comprised in R.S. Khatian No. 291, under the jurisdiction of Kolkata Municipal Corporation, Ward No. 111, being K.M.C. Premises No. 92, Kamdahari Purbapara, Police Station formerly Tollygaunge then Regent Park now Bansdrani, District Sub-Registrar and Additional District Sub-Registrar at Alipore, District South 24 Parganas by virtue of a registered Deed of Gift registered in the office of the D.S.R. I at Alipore on 28.02.2013 recorded in Book No. 1, C.D. Volume No. 4, Pages from 2784 to 2802, being No. 00772, for the year 2013.

AND WHEREAS thus said SRI NARAYAN CHANDRA SAHA (the Owner/First Party herein) became the rightful owner of ALL THAT piece and parcel of Danga land measuring about 07 Cottahs 08 Chittaks 00 Sq.ft. more or less, lying and situated at Mouza Kamdahari, J.L. No. 49, District Collectorate Touzi No. 14, R.S. No. 200, appertaining to R.S. Dag No. 837/1570, 837/1571, 837/1572, comprised in R.S. Khatian No. 291, presently within the limits of the Kolkata Municipal Corporation, Ward No. 111, K.M.C. Premises No. 91, Kamdahari Purbapara, being K.M.C. Assessee No. 31-111-12-0091-2, Police Station formerly Tollygaunge then Regent Park now Bansdrani, District Sub-Registrar and Additional District Sub-Registrar at Alipore, District South 24 Parganas by virtue of three separate Deeds.

AND WHEREAS the Owner/First Party herein has desired to construct a Multi-Storeyed Building upon his said land through a Builder/Developer as the "Joint Venture Basis" and coming to know such desire of the Owner/First Party, the Builder/Second Party herein approached the Owner/First Party herein for the said development purpose and after

discussion, both the parties herein entered into a registered Development Agreement on the basis of Joint Venture subject to certain terms and conditions contained therein which was duly registered in the Office of D.S.R.I Alipore on 28th day of February, 2019 and recorded in Book No.1, Volume No.1601-2019, Page from 31360 to 31415, being No. 648 for the year 2019 and subsequently a registered General Power of Attorney after Registered Development Agreement was duly registered in the Office of D.S.R.I Alipore on 28th day of February, 2019 and recorded in Book No.1, Volume No.1601-2019, Page from 31416 to 31438, being No. 649 for the year 2019.

AND WHEREAS due to some typographical mistake in the said Development Agreement and General Power of Attorney after Registered Development Agreement, both the parties i.e. the LAND OWNER and the DEVELOPER bound to cancel the said registered Development Agreement vide No. 648 for the year 2019 by virtue of a registered Cancellation Deed of Development Agreement which was duly registered in the Office of A.D. S.R, Alipore on 10.02.20 and vide Deed No.737 for the year 2020 and the said General Power of Attorney after Registered Development Agreement vide No. 649 for the year 2019 by virtue of a registered Cancellation Deed of Development Agreement which was duly registered in the Office of ADSR, Alipore on 10.02.20 and vide Deed No.144 for the year 2020.

Sauwajit Hathi

AND WHEREAS now the Owner/First Party herein again has desired to construct to Multi-Storied Building upon his said land through a Builder/Developer as the "Joint Venture Basis" and approached the same Developer for the said Development purpose and after discussion, both the parties herein entered into this AGREEMENT on the basis of Joint Venture subject to certain terms and conditions contained herein.

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

1. **DEFINITION:** In this agreement, unless the context otherwise requires.

a) **OWNER:** shall mean **SRI NARAYAN CHANDRA SAHA** which include his heir/ heirs, executors, administrators, successors, legal representatives and/or permitted assigns.

- b) **BUILDER:** shall mean "SOUMYA CONSTRUCTION" a Proprietorship Firm, having its registered office at T-21, Subhas Pally, Post Office Garia, Police Station Banskroni, Kolkata 700084, is being represented by its Proprietor namely SRI SOUMYAJIT MAITI, PAN - AYNPM6694H, son of Sri Ranjit Kumar Maity, residing at T-21, Subhas Pally, Post Office Garia, Police Station Banskroni, Kolkata - 700084, which include its executors, administrators, legal representatives and/or permitted assigns.
- c) **PREMISES/PROPERTY :** shall mean entirely the land measuring 07 Cottahs 08 Chittaks 00 Sq.ft. more or less, lying and situated at Mouza Kamdahari, J.L. No. 49, District Collectorate Touzi No. 14. R.S. No. 200, appertaining to R.S. Dag Nos. 837/1570, 837/1571, 837/1572 comprised in R.S. Khatian No. 291, presently within the limits of the Kolkata Municipal Corporation, Ward No. 111, K.M.C. Premises No. 91, Kamdahari Purbapara, Police Station formerly Regent Park now Banskroni, District Sub-Registrar and Additional District Sub-Registrar at Alipore, District South 24 Parganas more fully described in the Schedule 'A' hereunder written.
- d) **BUILDING :** shall mean building/project/Ownership housing Abasan and Housing to be constructed on the aforesaid Premises including all sorts of constructions in accordance with the Building Plan as sanctioned by the Kolkata Municipal Corporation and/ or appropriate authority as described in Schedule - "B".
- e) **COMMON FACILITIES AND AMENITIES :** shall include corridors, stair-ways, passage way, drive-ways, electricity, pump room, roof and overhead and underground water reservoir, water pump and motor and other facilities and proportionate share of land which will be required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building or the buildings, which remain exclusive property of the Building and the Owner in proportionate share as stated hereunder.
- f) **SALEABLE SPACE :** shall mean the built up space in the G+IV Storied Building available for independent use and occupation after making the due provisions for common facilities and the space required thereof save and except the Owners' Allocation.
- g) **OWNER'S ALLOCATION :** shall mean 50% (fifty percent) of total F.A.R. i.e. entire 3rd & 4th floor including proportionate share in the common facilities and amenities of the

total constructed area in the building to be constructed on the said premises and 50% (fifty percent) of total ground floor area.

Further, be it mentioned here that land owner's allocation shall be provided together with undivided proportionate share of land along with every right, title, interest and lawful possession thereof and the developer shall issue possession letter to the land owner against their allocated portion.

h) DEVELOPER'S ALLOCATION : shall mean save and except the Owner's Allocation mentioned hereinabove remaining 50% (fifty percent) of total F.A.R. i.e. entire 1st & 2nd floor and remaining 50% (fifty percent) of ground floor covered/open car parking spaces of the project of the Developer and the Developer will be entitled to deal with his allocation as he likes to which the Owner shall have no right, interest or claim in any way whatsoever. In brief aforesaid allocation discussed above shall be treated as Developer's Allocation and the said Allocated portions could be sold, transferred and disposed of by the Developer firm or the Developer personally on the strength of Registered Development/ General Power of Attorney to be executed by the Land Owner in favour of the Developer.

i) ARCHITECT/ENGINEER : shall mean ARCHITECT/ ENGINEER Civil Engineer, who have been appointed by the Builder for designing and planning of the budding.

j) TRANSFER- with its grammatical variation shall include transfer by possession or by any other means adopted for effecting what is understood as a transfer of space in residential multi-storied building to Purchasers thereof although the same may not amount to a transfer in law.

k) TRANSFEREE : shall mean a person, firm, limited company Association of person to whom, any space in the Multi Storied Building has been transferred for residence only.

l) UNIT OR SPACE FOR OCCUPATION AND SALE : shall mean the Super Built up space in the Multi Storied Building available for occupation by the transferees/Purchasers.

m) SUPER BUILT UP AREA : shall mean and include for the determination of the payable area for the intending purchaser only. The Owner/Builder shall take into account the total

plinth area of the building, staircases, corridors, lobbies and other areas which may be suggested by the Architect of the Builder time to time and in the regard of the decision of the intending Architect. However in no case the Super build up area of the building will not be less than 25% of the total covered or plinth area of the building. It is also noted herein that Super Built-up area is not applicable for the Owner's share.

n) **WORD** shall mean importing Singular shall include Plural and vice-versa.

o) **WORDS** shall mean importing Masculine Gender shall include Feminine and Neuter Genders, like wise Words importing feminine genders include masculine and neuter genders and similar word importing genders shall includes masculine and feminine genders.

2. TERMS AND CONDITIONS :

a) The Owner shall deliver vacant possession of the Schedule-A Land (hereinafter referred to and called as the Land) to the Builder and the Builder shall construct a Multi-Storied Building/ownership Housing Complex thereon as per the Building Plan which will be sanctioned from the Kolkata Municipal Corporation.

b) The Owner shall have no responsibilities for the proposed Project Construct except to deliver vacant possession of land and sign on relevant papers and documents as and when required by the Builder.

b.i) Time is essence of contract/agreement.

c) The Owner before execution of this Agreement handed over to the Builder Xerox Copies and original Partition Deed of documents relating to the land and construction of the Multi-Storied Building also show the original documents personally as were necessary and required by the Builder.

d) The Builder/Second Party herein will prepare and sanction the Building Plan of the said proposed Multi-Storied Building from the competent authority and shall construct, erect and complete the Owner allocation in building first of all with common facilities, amenities on the land and building in accordance with the sanctioned plan with good and standard materials as specified in Schedule "E" at their own costs within 30 (thirty) months from the date of

registration of Development Agreement (which was registered on 28th day of February, 2019 being No. 648 for the year 2019) and Development Power after Registration of Development Agreement (which was registered on 28th day of February, 2019 being No. 649 for the year 2019) unless prevented by natural calamities like National Holiday, flood, earthquake, riot and legal rules and dispute.

If the Builder herein fails to hand over the Owner's Allocation within that period, then the Builder herein shall be liable/bound to pay the Owner /First party herein @ Rs. 25,000/(Rupees Twenty Five Thousand) only per month from the date of expiry of the said period till the hand over the Owners 'Allocation.

e) The Builder shall have the right to display sign board on the land inviting the intending or prospective buyers of flats.

f) The Builder only shall have rights to receive sum of money from the intending buyers as advance against the First floor, Second floor flats as chosen by them for the construction or for the constructed building in respect of the Builder's share and price of any flat shall be fixed or settled by the Builder. The Owner of the land will have nothing to do in the matter. The Builder or their men/ agents shall not receive any money from the intending purchaser/purchasers of flats in the name or on behalf of the Owner of land.

g) The Builder after completion of construction of the Owner allocation at first of all providing with all the amenities such as water supply, electricity, sewerage, Completion certificate etc. which are essential for comfortable living and without doing so the Builder shall neither handover possession of the flats to the buyers or intending Purchasers nor execute and register Sale Deed in their favour. The Builder before putting the Owner in possession of their flats must obtain fitness/completion certificate as the case may be from the Kolkata Municipal Corporation and handover the same to the Owner along with notice of giving delivery of possession.

h) The Builder shall pay all taxes from construction period to C.C. only in respect of the land and Building standing thereon. From the date of possession, the Owner and the Purchasers of Flats shall pay taxes before the Kolkata Municipal Corporation proportionately and all

other taxes/service taxes which will be imposed by the Govt. or any other competent authorities, the entire liabilities will be borne by the land-Owner and the purchasers proportionately.

i) The Owner of the flats shall not use vacant common space of the Multi-Storied Building for the purpose of dustbin. The Builder in variable state in the transfer deed of the flats that the Purchasers shall not utilise under any circumstances vacant common space of the Multi-Storied Building.

i) The Owner shall have the right to verify or get verified by his men/agents (authorised Technical Person) if construction is carried on as per the SPECIFICATION as mentioned hereinafter with good and standard materials. In case it is found that there is deviation in respect of the specification and objection being raised further construction shall not be carried without resolving the dispute failing which the Owner shall be entitled to take action for stopping construction works.

k) The Builder shall construct the Multi-Storied Building in accordance with Building Sanctioned Plan and terms of the agreement. The Owner if desire in respect of their flats any change, addition, alteration and renovation may get it done on payment of different costs of price of materials required for this purpose, provided such changes not legally bared by the competent authority which may be demand by the Builder. The cost of materials shall be given in cash to the Builder by the Owner either in advance or after completion of such work as settled by the Parties.

l) In case the Builder at first complete construction of the portion of allocation of the Owner and put him in possession at first thereof as per terms and conditions mentioned earlier the Owner shall not prevent the Builder from carrying out construction of their portion of allotment unless noise and pollution become extremely unbearable.

m) The roof of the construction of the Multi-Storied Building shall remain for common use of the Owner and flat Purchasers.

n) The Builder shall execute Sale Deed in respect of their flats and the Owner shall also be Vendor Party to the Sale Deed at the time of registration provided the construction of the

Multi-Storied Building is made legally and terms and conditions of this agreement are complied with. The Owner shall not remain liable to the Purchasers in any matters mentioned in the Sale Deed excepting saleable title of the land of the Multi-Storied Building.

o) All Owner of the Multi Storied Building shall enjoy common right of pumping water, sewerage, electricity, passage, stair-case, overhead tank and for enjoyment of common services and amenities, they shall form the multi Storied Building's Owners' Association or Body or in any other name for maintenance and cost of maintenance will be borne by the Owner proportionately. This provision shall contain in the Deed of Sale of the Purchasers of the Flats.

p) The layout/construction/materials of the building may be altered if required for cause of betterment and/or statutory obligation with the prior permission of the Owner in writing and the Owner shall bound to do that.

q) If for any reason whatsoever the Builder cannot carry out execution of this agreement, they may appoint another Builder for the propose of discharge of their obligation with prior written permission of the Owner entering into an Agreement. The Owner will also have the right to change the Builder if they are found to neglect or causing unnecessary delay for construction of the Multi Storied Building with prior notice and in that case the Builder will be entitled compensation.

r) The Owner will execute a General Power of Attorney in favour of the Builder for the purpose of Building construction of the Multi-Storied Building in Schedule land.

s) The dispute between the Owner of the land and the Builder if arises for any matter shall be resolved amicably by biparietal negotiation and if necessary help of a common well wisher may be availed of before going to the Court of Law.

t) In case of violation of terms and conditions of this agreement either of the parties shall have the right to rescind this agreement and claim compensation and remedy against other.

u) The Builder shall obtain no Objection Certificate from CMDA/PWD or other Authorities if required regarding requisition or acquisition at their own costs and the Owner shall co-operative with the Builder in the matters (original papers).

v) The Builder shall have the right to sell their allocation i.e. Builder' Allocation of the said Building in favour of the any intending purchaser or purchasers and in that case the said intending purchaser or purchasers shall have every liberty to take financial help from any Govt/ Non-Govt./ Semi-Govt., any nationalised or private bank or any other financial institution. In this regard the Owner herein shall be agreed to co-operate in any manner for getting such financial help by providing the necessary paper (xerox copy) only.

w) The decision of the Builder on Planning, Design, Interior and Exterior Decoration and other things relating to the construction of the Building shall be final subject to suggestion, if not impartible at all of the Owner. So in that case Builder must shown his outer/ external design/ elevation to the Owner for mutual and final.

x) The Deed of Conveyance to be executed in favour of the Purchasers of the flats shall contain provision of payment of House Tax rigidly so that the Owner are not in any way face problems in any manner as indicated in above clause.

y) The Deed of Conveyance shall also contain that the Purchaser of the flats shall not throw, accumulate any dirt, rubbish, waste on the ground floor under any circumstances.

z) The above conditions if found wanting in the Deed of Conveyance, the Owner shall refuse to sign on the Deed of Conveyance.

z1) The Owner shall not be liable for any acts, obligations and misconduct of the Builder towards their intending Purchaser/Purchasers of the flats.

z2) If any deception is transpired from the side of the Owner or the Builder affecting interest any of the parties such party shall be at liberty to protect their interest in the manner as deems fit and necessary.

z3) That the Common rights and facilities are enjoyable by the Owner and Builder or their Purchaser of the Flat. None will be entitled to sell common rights and facilities.

z4) Main Meter Connection will be taken from the W.B.S.E.D.C.L and water connection will be taken from the Kolkata Municipal Corporation and the total expenses for the said purposes will be borne by the Builder herein.

z5) That the Builder/ Second Party herein will demolish the existing structure of the said premises at their own cost and expenses and they will take all the building materials, the Owner/First Party herein will not demand the same.

z2) No Demise or Assignment: Nothing in these presents shall be constructed as a demise or assignment or conveyance in law of the Premises of any part thereof to the Developer by the Owner or as creating any right, title or interest therein in favour of the Developer except to develop the Premises in terms of this Agreement. The Developer shall not be entitled to mortgage or hypothecate the land and the building of the said Premises for the purpose of borrowing money by any of the intending purchaser or purchasers of the units under Developer's Allocation shall be entitled to apply for loan from any bank or financial institution for the purchase of any unit under Developer's Allocation and for that purpose the said intending purchaser or purchasers can borrow money from any bank or banks by created.

THE SCHEDULE OF LAND 'A' ABOVE REFERRED TO :

(Description of the entire premises)

ALL THAT piece and parcel of bastu land measuring 07 Cottahs 08 Chittaks 00 Sq.ft. more or less together with 400 Sq.ft R.T. Shed cement flooring structure standing thereon, lying and situated at Mouza Kamdahari, J.L. No. 49, District Collectorate Touzi No. 14, R.S. No. 200, appertaining to R.S. Dag No. 837/1570, 837/1571, 837/1572 comprised in R.S. Khatian No. 291, presently within the limits of the Kolkata Municipal Corporation, Ward No.111, K.M.C. Premises No. 91, Kamdahari Purbapara, Assessee No. 311111200912, Police Station formerly Regent Park now Bansdroni, P.O. Garia, Kolkata-

,00084, District Sub-Registrar and Additional District Sub-Registrar at Alipore, District South 24 Parganas. It is butted and bounded as follows:

ON THE NORTH : 16'-0"ft. wide Road;

ON THE SOUTH : Land of Plot No. 836;

ON THE EAST : Land of Plot No. 838;

ON THE WEST : Others Land.

THE SCHEDULE 'B' ABOVE REFERRED TO:

ALL THAT the residential a **G+IV Storied Building** having different flats units together with other construction such as passage, stair-case, overhead tank, motor and pumpset, electric wiring, vacant space and any other construction for common use and rights of the occupants of the flats as described in the Sanctioned Plan.

THE SCHEDULE 'C' ABOVE REFERRED TO :

(Allocation of the Owner of the Land)

shall mean 50% (fifty percent) of total F.A.R. i.e. entire 3rd & 4th floor including proportionate share in the common facilities and amenities of the total constructed area in the building to be constructed on the said premises and 50% (fifty percent) of total ground floor area.

Further, be it mentioned here that land owner's allocation shall be provided together with undivided proportionate share of land along with every right, title, interest and lawful possession thereof and the developer shall issue possession letter to the land owner against their allocated portion.

THE SCHEDULE 'D' ABOVE REFERRED TO :

(Allocation of the Developer)

shall mean shall mean save and except the Owner's Allocation mentioned hereinabove remaining 50% (fifty percent) of total F.A.R. i.e. entire 1st & 2nd floor and remaining

50% (fifty percent) of ground floor covered/open car parking spaces of the project together with common areas will be in the exclusive share of the Developer.

THE SCHEDULE 'E' ABOVE REFERRED TO :

(Specification of Construction)

Structure & Walls :

R.C.C. framed super structure with isolated column footing foundation or as per the design requirement using standard quality steel, sand, and cement of I.S.I. standard, stone-chips, mortar-casting in accordance with specified building rules 10", 8" or 5" outer walls as per

requirement of the elevation and all 3" brick work will be with the wire reinforcement in every 3rd layer.

Plaster :

All walls shall be plastered with 1:6 cement mortar ceiling with 1:4 cement.

Flooring :

Marble Flooring in Dig/Din in all bed rooms, skirting up to 0.1 mt height. In toilet anti-skid tiles and glazed tile dado 6' feet height.

Kitchen :

Cooking platform granite stone with stainless sink 3 feet above from kitchen counter top level white wall glazed tiles over kitchen counter all along.

Doors :

All doors opening will be made as per sanction plan and frame of any wood, section will be 4"X2.5" for main door 4"X2.5" for other doors. All shutters will be made good quality water proof commercial ply flush door pressed of 35/32 mm thickness with enamel point.

i) Main Door will be flush door with teak ply pasting and will be polished.

Windows :

Still glazed/Aluminium channel sliding window with grill designed by building with galvanized iron handle and stay.

Wall Finishing :

- i) Internal walls plaster of paris in Bed rooms and Drawing cum dining room, kitchen and toilet plaster of paris.
- ii) External walls of the entire building shall be painted with weather coat.

Electrical :

Concealed wiring (copper wire) with circuit breakers/MCBS.

Bed Rooms :

3 light points, 1 fan point, one 5 amp, plug point one A.C. point.

Drawing cum Dining Room :

Three light, one fan points, two 5 amp, plug point, one calling bell point and one 15 amp plug point. Kitchen : 1 One light point, one chimney point, one 15 amp, plug point one.

Toilet :

Two light points, one exhaust fan point.

W.C. :

One light point.

Balcony :

One light point.

Sanitary & Plumbing :

All outer soil lines shall be provided with Supreme quality PVC pipes, outer water lines be provided with PVC pipes, inside pipelines shall be concealed, well planned and

equipped with S.W. outer lines to be provided and installation for underground water to be carried from the underground water reservoir to the overhead reservoir through a pump as per the specifications of the Architect.

Toilet :

One Commode, one PVC cistern, two bib-cock one shower and one wash basin in dining.

Kitchen :

One stainless still sink in kitchen.

W.C. :

One commode with PVC cistern, one bib cock, one direct line of Supply of water.

Water Supply :

Overhead reservoir will be provided at top as per design, suitable electric pump will be installed for round the clock water supply. In connection with the quality and quantity of water supply the Developer shall not be responsible.

Roof:

Over the R.C.C. roof only net cement finish.

0.9 mt height parapet wall plastered and painted on both sides shall provided all around net cement finish.

Lift.

EXTRA WORK : In addition the above items if in landowner wants in provide additional items or wants to change the Specification of may item be allowed after getting the permission from the consulting engineer an estimate for additional work or the estimate of change item shall be supplied by the Developer and the land OWNER have to pay the total amount in advance to carry out these additional/ changed items.

IN WITNESS WHEREOF the parties hereto do hereby set and subscribed their respective hands and seals to these presents the day, month and year first above written.

**SIGNED, SEALED &
DELIVERED at Kolkata**

In the presence of

WITNESSES :-

- i. *Snehansu Acharyya.*
S/o. S.K. Acharyya
P.O. + P.O. - Dhara
P.S. - Jaynagar.
Dist. - 24 Parganas
PIN - 743797.

NANANCA de Saha

SIGNATURE OF LAND OWNER

2. *Bodhisatwa Basu*
Advocate
Alipore Police Court
Kol - 24

SOUMYA CONSTRUCTION
Soumyajit Hathi
Proprietor

SIGNATURE OF DEVELOPER

*Drafted by me and
Prepared in my chamber*

Bodhisatwa Basu.

BODHISATWA BASU
Advocate,
Enrolment No.-WB-2138/2009,
Alipore Police Court,
Kolkata - 700027.
Mob:9831528996/8777290339
Email: advocatebodhi1985@gmail.com

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name ...*... ..*

Signature ...*... ..*



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name*... ..*

Signature*... ..*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

NARAYAN CHANDRA SAHA
NAKUL CHANDRA SAHA

1000/1956
Permanent Account Number

AMAP8225SH

[Signature]
Signature



Narayan Ch. Saha.

भारत सरकार
GOVERNMENT OF INDIA



নারায়ণ চন্দ্র সর্মা
Narayan Chandra Saha
পিতা : নকুল চন্দ্র সর্মা
Father : NAKUL CHANDRA SAHA
জন্ম বর্ষ / Year of Birth : 1954
পুরুষ / Male



8518 4956 1575

- সাধারণ মানুষের অধিকার

Narayan ch Saha

ভারতীয় বিন্দু পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
কিউ৩১, কামদাহরি পুর্ব পাড়া,
গার্সা, কোলকাতা, পশ্চিম, বঙ্গ
১৪ নং বর্গ, পশ্চিমবঙ্গ, ৭০০০৪১

Address:
Q31, KAMDAHARI PURBA
PARA, GARSA, Kolkata,
Garia, South Twenty Four
Parganas, West Bengal,
700084

1547
1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847
Bengaluru-560 017


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SOUMYAJIT MAITI
RANJIT MAITI

21/09/1978
 Permanent Account Number
AYNPM6694H

Soumyajit Maiti
 Signature



SOUMYA CONSTRUCTION
Soumyajit Maiti
 Proprietor

If this card is lost / destroyed / lost card is found,
 please inform / return to
 Income Tax PAN Service Unit, NSDL,
 3rd Floor, Sapphire Chambers,
 New Bazar, Telephone Exchange,
 Bangor, Pune - 411 045.



भारत सरकार
GOVERNMENT OF INDIA




সৌমজিত মাইতি
Soumyajit Maiti
পিতা : রঞ্জিত কুমার মাইতি
Father : RANJIT KUMAR MAITI
জন্ম সন / Year of Birth : 1973
লিঙ্গ / Male



4119 0735 4656

আধার - সাধারণ মানুষের অধিকার


Soumyajit Maiti





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


ঠিকানা:
টি ২১, সুভাষ পলী, কোলকাতা,
পশ্চিম, পশ্চিম ২৪ পরগণা,
পশ্চিমবঙ্গ, ৭০০০৮৪

Address:
T-21, SUBHASH PALLY,
Kolkata, Garia, South Twenty
Four Parganas, West
Bengal, 700084


 1947
 1800 180 1947


 help@uidai.gov.in


 www.uidai.gov.in


 P.O. Box No. 1947
 (Kolkata-700 001)

INDIAN UNION DRIVING LICENCE
WEST BENGAL STATE

WB-2020120400722 Issue Dt: 01/08/2012

Name	BOHSATWA BASU	
SOPN of	PRADIP KR BASU	
Blood Gr.	B+	D.O.B. 01/08/1985
Address	V-54/23 BRAHMAKUN GINDEHPARA PS-BANSOROSI, GURIA KOLKATA 700084	



Authorized to Drive Throughout India

Valid Till	
N.T.	21/07/2032
Trans	

Vehicle Class	ISSUE Dt
1550-01	01/08/2012
1550-01	01/08/2012
1550-01	01/08/2012

Holder's Sign

App No 62300817

Print Date 07/07/2017

L.Authority
South 24 PGS

Bohsatwa Basu

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

192019200181702971

13/02/2020 10:28:33

1023555540

Payment Mode Online Payment

Bank : HDFC Bank

BRN Date: 13/02/2020 10:29:48

DEPOSITOR'S DETAILS

Id No. : 16050000253278/1/2020
[Query No./Query Year]

Name : BODHISATWA BASU

Contact No. :

E-mail :

Mobile No. : +91 9831528996

Address : V5423 BRAHMAPUR GHOSHPARA GARIA KOL84

Applicant Name : Mr BODHISATWA BASU

Office Name :

Office Address :

Status of Depositor : Advocate

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	16050000253278/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	16050000253278/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

In Words : Rupees Nine Thousand Nine Hundred Forty One only

Total

9941

Major Information of the Deed

No / Year	1-1605-00753/2020	Date of Registration	13/02/2020
Entry Date	11/02/2020 1:26:35 PM	Office where deed is registered	
Applicant Name, Address & Other Details	BODHISATWA BASU ALIPORE POLICE COURT, Thana Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No : 9831528996, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property. Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs 69,95,255/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 10,020/- (Article 48(g))	Rs 21/- (Article E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S. - Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road KAMDAHARI PURBA PARA, Premises No: 91, Ward No: 111 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	7 Katha 8 Chatak		68,75,255/-	Width of Approach Road: 16 Ft.
Grand Total :				12.375Dec	0/-	68,75,255 /-	



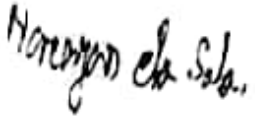
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft	0/-	1,20,000/-	Structure Type: Structure

Gr. Floor, Area of floor 400 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Tiles Shed. Extent of Completion: Complete

Total :	400 sq ft	0 /-	1,20,000 /-
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Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr NARAYAN CHANDRA SAHA Son of Late NAKUL CHANDRA SAHA Executed by: Self, Date of Execution: 13/02/2020 , Admitted by: Self, Date of Admission: 13/02/2020 ,Place : Office			
13/02/2020	LTI	13/02/2020	13/02/2020

Q-31 KAMDAHARI PURBA PARA, P.O:- GARIA, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMAPS2255H, Aadhaar No: 85xxxxxxxx1575, Status :Individual, Executed by: Self, Date of Execution: 13/02/2020 , Admitted by: Self, Date of Admission: 13/02/2020 ,Place : Office



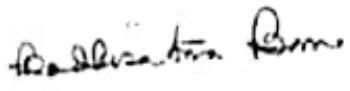
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SOUMYA CONSTRUCTION T-21, Subhas Pally,, P.O.- GARIA, P.S.- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.: AYNPM6694H, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature	Signature
1	Mr SOUMYAJIT MAITI (Presentant) Son of Mr RANJIT KUMAR MAITI Date of Execution - 13/02/2020, , Admitted by: Self, Date of Admission: 13/02/2020, Place of Admission of Execution: Office	
		
	Feb 13 2020 3:22PM	LTI 13/02/2020

T-21 SUBHASH PALLY, P.O:- GARIA, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AYNPM6694H, Aadhaar No: 41xxxxxxxx4656 Status : Representative, Representative of : SOUMYA CONSTRUCTION (as Sole Proprietor)

	Photo	Finger Print	Signature
TWA BASU C. BASU POLICE COURT, P.O. - P.S:- Alipore, District-South 24 Kharas, West Bengal, India. PIN - 700027			
	13/02/2020	13/02/2020	13/02/2020

Identifier Of Mr NARAYAN CHANDRA SAHA, Mr SOUMYAJIT MAITI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN CHANDRA SAHA	SOUMYA CONSTRUCTION-12.375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN CHANDRA SAHA	SOUMYA CONSTRUCTION-400.00000000 Sq Ft

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

Presented under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 Indian Stamp Act 1899

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

Presented for registration at 13:00 hrs on 13-02-2020, at the Office of the A.D.S.R. ALIPORE by Mr SOUMYAJIT MAITI.

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 69,95,255/-

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

Execution is admitted on 13/02/2020 by Mr NARAYAN CHANDRA SAHA, Son of Late NAKUL CHANDRA SAHA, Q-31 KAMDAHARI PURBA PARA, P.O: GARIA, Thana: Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Identified by Mr BODHISATWA BASU, Son of Mr P.K. BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana Alipore, South 24-Parganas WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 13-02-2020 by Mr SOUMYAJIT MAITI, Sole Proprietor, SOUMYA CONSTRUCTION (Sole Proprietorship), T-21, Subhas Pally, P.O - GARIA, P.S:- Bansdrani, District-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr BODHISATWA BASU, Son of Mr P.K. BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana Alipore, South 24-Parganas WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2020 10:29AM with Govt. Ref. No: 192019200181702971 on 13-02-2020, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref No 1023555540 on 13-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs 10,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,920/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 811041, Amount: Rs 100/- Date of Purchase: 14/12/2019. Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2020 10:29AM with Govt. Ref. No: 192019200181702971 on 13-02-2020, Amount Rs: 9,920/-, Bank: HDFC Bank (HDFC0000014), Ref No. 1023555540 on 13-02-2020, Head of Account 0030-02-103-003-02

Sukanya Talukdar

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2020, Page from 28322 to 28356

being No 160500753 for the year 2020.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2020.02.14 17:15:38 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2020/02/14 05:15:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)