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भारतीय गैर न्यायिक

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FIFTY
RUPEES

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INDIA NON JUDICIAL

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15/10/20
Q-2009/31446
मूल = ₹ 96,42,000

Certified that the Document is Admitted to Registration the Signature Sheet / Sheets the Endorsement Sheet / Sheets Attached With this Document are the Part of this Document.

Additional District Sub-Registrar
Banslet, North 24 Parganas
15 OCT 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 15th day of October, Two Thousand Twenty.

BETWEEN

1) SMT. SAMPA ADHIKARY, wife of Late Tapas Adhikary, by Religion

ক্রমিক নং: 1274 তারিখ: 8/10/20
মূল্য: 5/-
ক্রেতা: M.L. Sanyal
ঠিকানা: Kanchitapara
ভেণ্ডার: Kanchitapara
লাইসেন্স নং: 1274
কালিগুপ্ত দর্শন অ.ভ.স. কালিগুপ্ত

বি
ভেণ্ডারের নাম - সঞ্জিতা পাল
ক্রয়কারীর নাম :- ব্যারাকপুর
টি ভি নং :-
সীলম্প খরিশের তারিখ: 06 OCT 2020
এ টি ভি নং মোট কত টাকার
সীলম্প খরিশ করা হইয়াছে। 220000

সীলম্প খরিশের তারিখ: 06 OCT 2020



Additional District Sub-Registrar
Barasat, North 24 Parganas
15 OCT 2020

(2)

- Hindu, by Occupation - Housewife, by Nationality - Indian, **PAN No.ASZPA4287A, AADHAAR No. 4970 8436 2407**, residing at P-170/1, C.I.T. Road, Scheme - VII-M, P.O. & Police Station - Manicktala, Kolkata - 700054, **2) MISS. ANJITA ADHIKARY**, daughter of Late Tapas Adhikary, by Religion - Hindu, by Occupation - Student, by Nationality - Indian, **PAN No.BOFPA8730M, AADHAAR No. 2760 1237 1342**, residing at P-170/1, C.I.T. Road, Scheme - VII-M, P.O. & Police Station - Manicktala, Kolkata - 700054, AND **3) SMT. CHABI ADHIKARY**, wife of Late Dilip Kumar Adhikary, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, **PAN No.AFLPA4346P, AADHAAR No. 5572 3467 4610**, residing at P-170/1, C.I.T. Road, Scheme - VII-M, P.O. & Police Station - Manicktala, Kolkata - 700054, hereinafter jointly called the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the context and subject hereof be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

BENGAL IDEAL HOME MAKER & ASSOCIATES PVT. LTD., a company incorporated under the provisions of Companies Act, 1956, having its registered office at Ground floor, at Premises No.932A/83, Jessore Road, Nilkusum Apartment, Police Station - Lake Town, P.O.- Lake Town, Kolkata - 700 089, **PAN No.AADCB8880D**, represented by its Managing Director namely **SRI SUSANTA SUR ROY**, son of Late Niranjan Sur Roy, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Indian, residing at 543, Swamiji Sarani, Police Station - Lake Town, Kolkata - 700048, **PAN no.ALUPS7185H, AADHAAR No. 8184 6487 2815**, hereinafter called the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context or subject hereof be deemed to mean and include its successor-in-office, legal heirs, successor, executors, representatives and assigns) of the **SECOND PART.**



Handwritten signature

**Additional District Sub-Registrar
Baraset, North 24 Parganas**

15 OCT 2020

(3)

WHEREAS by Cobala written in Bengali dated 29-09-1984, registered in the office of the Additional District Sub-Registry Office at Barasat, recorded in Book No.1, Being No.3364 for the year 1984, one Smt. Parul Bala Patra, wife of Late Pradyut Kumar Patra, the vendor therein togetherwith Sri Jagadish Patra, Sri Somnath Patra, Sri Goutam Patra, Sri Anuj Patra, Smt. Sandhya Garai, Smt. Lila Paul, Sri Satyaranjan Sadhukha, Sri Ratan Sarkar, confirming parties therein, sold, conveyed and transferred her property i.e. ALL THAT piece or parcel of danga land, measuring area 14 (fourteen) Cotthas, more or less, lying and situated at *Nandan Kanan Main Road*, in Mouza - Doharia, J.L. No.45, Touzi No.146, Rasa No.132, {R.S. Khatian No.29 under R.S. Dag No.1278(p), measuring area 7 (seven) cotthas 4 (four) chittaks 0 (zero) square feet, more or less, and R.S. Khatian No.29 under R.S. Dag No.1279 (P), measuring area 6 (six) cotthas 12 (twelve) chittaks 0 (zero) square feet, more or less}, Police Station - Barasat, Kolkata - 700 132, within the jurisdiction of the Madhyamgram Municipality, Additional District Sub-Registry at Barasat, District - North - 24-Parganas, in faovur of Sri Tapas Adhikary, being the purchaser therein, for valuable consideration as mentioned therein, morefully and particularly described in the Schedule thereunder written.

AND WHEREAS the said Tapas Adhikary, died intestate on 29-01-2015, leaving behind surviving his wife Smt. Sampa Adhikary and daughter namely Miss Anjita Adhikary and his mother namely Smt. Chabi Adhikary, as his successors to the estate left behind him and as such after his death the said Smt. Sampa Adhikary, Miss Anjita Adhikary and Smt. Chabi Adhikary, together became joint owners of the aforesaid property according to Hindu succession Act. 1956, as amended upto date and each having undivided 1/3rd (one-third) part or share in the aforesaid property and obtained Municipal Holding No.11/2, Nandan Kanan Main Road, Police Station - Madhyamgram, Kolkata - 700 132.

(4)

AND WHEREAS by a Deed of Gift dated 13th day of March, Two Thousand Eighteen, registered in the office of the Additional Registrar of Assurances - IV, recorded in Book No.1, CD Volume No.1904-2018, at Pages 131014 to 131041 Being No190402952 for the year 2018, Smt. Sampa Adhikary, Miss. Anjita Adhikary and Smt. Chabi Adhikary, the Donors therein, grant, convey, transfer, assign and assure being the property i.e. ALL THAT piece or parcel of land, measuring area 1 (one) cotthas 8 (eight) chittaks 0 (zero) square feet, more or less, out of total land measuring area 7 (seven) cotthas 4 (four) chittaks 0 (zero) square feet, more or less, lying and situated at portion of Municipal Holding No.11/2, Nandan Kanan Main Road, in Mouza - Doharia, J.L. No.45, Touzi No.146, Rasa No.132, R.S. Khatian No.29 under R.S. Dag No.1278(p), Police Station - Barasat now Madhamgram, Kolkata - 700 132, within the jurisdiction of the Madhyamgram Municipality, Additional District Sub-Registry at Barasat, District - North - 24-Parganas, in faovur of Sri Gautam Adhikary, the Donee therein, morefully and particularly described in the Schedule thereunder written.

AND WHEREAS after execution of the said deed of Gift the owners herein jointly entitled to remaining poriton of land i.e. ALL THAT piece or parcel of land, measuring area 5 (five) cotthas 12 (twelve) chittaks 0 (zero) square feet, more or less, out of total land measuring area 7 (seven) cotthas 4 (four) chittaks 0 (zero) square feet, more or less, lying and situated at portion of Municipal Holding No.11/2, Nandan Kanan Main Road, in Mouza - Doharia, J.L. No.45, Touzi No.146, Rasa No.132, R.S. Khatian No.29 under R.S. Dag No.1278(p), Police Station - Barasat now Madhamgram, Kolkata - 700 132, within the jurisdiction of the Madhyamgram Municipality, Additional District Sub-Registry at Barasat, District - North - 24-Parganas.

AND WHEREAS owners herein jointly seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of danga land, measuring area 12 (twelve) Cotthas 8 (eight) chittaks 00 (zero) square feet, more or less, lying and situated at *Municipal Holding No.11/2, Nandan Kanan Main Road, Mouza - Doharia, J.L. No.45,*

(5)

Touzi No.146, Rasa No.132, {R.S. Khatian No.29 under R.S. Dag No.1278(p), measuring area 5 (five) cotthas 12 (twelve) chittaks 0 (zero) square feet, more or less, and R.S. Khatian No.29 under R.S. Dag No.1279 (P), measuring area 6 (six) cotthas 12 (twelve) chittaks 00 (zero) square feet, more or less}, Police Station - Barasat, Kolkata - 700132, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, and *details Dag Nos.; Khatian Nos.; Area of land are given below:-*

R.S. DAG NO.	KHATIAN NO.	AREA OF LAND K - Ch - Sq.ft
1278(P)	29	05 - 12 - 00
1279(P)	29	06 - 12 - 00
<hr/>		
Total		12 - 08 - 00

AND WHEREAS owners herein decided to develop some inter-alia portion of land, being ALL THAT piece or parcel of bastu land, measuring area 8 (eight) Cotthas 0 (zero) chittaks 00 (zero) square feet, more or less, out of total land, measuring area 12 (twelve) Cotthas 8 (eight) chittaks 00 (zero) square feet, more or less, lying and situated at *portion of Municipal Holding No.11/2, Nandan Kanan Main Road, in Mouza - Doharia, J.L. No.45, Touzi No.146, Rasa No.132, {R.S. Khatian No.29 under R.S. Dag No.1278(p), measuring area 5 (five) cotthas 12 (twelve) chittaks 0 (zero) square feet, more or less, and R.S. Khatian No.29 under R.S. Dag No.1279 (P), measuring area 2(two) cotthas 4 (four) chittaks 00 (zero) square feet, more or less};* Police Station - Barasat, Kolkata - 700132, within the jurisdiction of the Madhyamgram Municipality, Additional District Sub-Registry at Barasat, District - North - 24-Parganas, and *details Dag Nos.; Khatian Nos.; Area of land are given below:-*

R.S. DAG NO.	KHATIAN NO.	AREA OF LAND K - Ch - Sq.ft
1278(P)	29	05 - 12 - 00
1279(P)	29	02 - 04 - 00
<hr/>		
Total		08 - 00 - 00

(6)

herein called the said land, morefully and particularly described in the First Schedule hereunder written and delineated in the map or plan annexed hereto being marked with RED bordered.

AND WHEREAS the Owners herein declare that the aforesaid property interalia containing land as aforesaid is free from all encumbrances, charges, liens and attachments, and there is no notice in existence respecting acquisition or requisition thereof by any Governmental or Semi Governmental Authorities or statutory or any other authorities.

AND WHEREAS the Developer of the Second Part herein has proposed to the Owners to undertake Construction of a Multi-storeyed building upon the said plot of land, (morefully and particularly described in the FIRST SCHEDULE hereunder written) at his own cost strictly in accordance with the building plan to be sanctioned by the Madhyamgram Municipality, and, the land Owners have agreed to, and/or accepted the said Developer's proposal.

AND WHEREAS pursuant to the said proposal of the developer the party of the Second part, and the Owners, the party of the First part herein have agreed to cause to effect construction of a Multi-storeyed building upon the aforesaid plot of land for consideration as described hereinafter in details and the Developer, the party of the Second Part hereto has agreed to develop the said plot of land constructing a Multi-storeyed building thereon as per terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows:—

ARTICLE - I: DEFINITIONS

Unless it is repugnant to or inconsistent with the context of these presents:—

1. **OWNERS** shall mean **1) SMT. SAMPA ADHIKARY**, wife of Late Tapas Adhikary, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, **PAN No.ASZPA4287A, AADHAAR No. 4970 8436 2407**, residing at P-170/1, C.I.T. Road, Scheme - VII-M, P.O. & Police Station

(7)

- Manicktala, Kolkata - 700054, **2) MISS. ANJITA ADHIKARY**, daughter of Late Tapas Adhikary, by Religion - Hindu, by Occupation - Student, by Nationality - Indian, **PAN No.BOFPA8730M, AADHAAR No. 2760 1237 1342**, residing at P-170/1, C.I.T. Road, Scheme - VII-M, P.O. & Police Station - Manicktala, Kolkata - 700054, AND **3) SMT. CHABI ADHIKARY**, wife of Late Dilip Kumar Adhikary, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, **PAN No.AFLPA4346P, AADHAAR No. 5572 3467 4610**, residing at P-170/1, C.I.T. Road, Scheme - VII-M, P.O. & Police Station - Manicktala, Kolkata - 700054.
2. **DEVELOPER** shall mean **BENGAL IDEAL HOME MAKER & ASSOCIATES PVT. LTD.** a company incorporated under the provisions of Companies Act, 1956, having its registered office at Ground floor, at Premises No.932A/83, Jessore Road, Nilkusum Apartment, Police Station - Lake Town, P.O.- Lake Town, Kolkata - 700 089, **PAN No.AADCB8880D**, represented by its Managing Director namely **SRI SUSANTA SUR ROY**, son of Late Niranjan Sur Roy, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Indian, residing at 543, Swamiji Sarani, Police Station - Lake Town, Kolkata - 700048, **PAN no.ALUPS7185H, AADHAAR No. 8184 6487 2815**.
 3. **SAID LAND** shall mean the lands, morefully and particularly described in the First Schedule hereunder written.
 4. **ARCHITECTS** shall mean the Architect to be appointed by the Developer, or such other Architect during the material time of construction of the proposed building or process or progress thereof being appointed by the developer only.
 5. **BUILDING/PREMISES** shall mean Multi-storeyed building to be constructed upon the said lands in accordance with the building plan required to be duly sanctioned by the Madhyamgram Municipality with all its variations, (morefully and particularly described in the SECOND SCHEDULE hereunder written) and the said Building Known as **POROSHPATHOR REGENCY, Block - E**.

6. **COMMON EXPENSES** shall mean and include the cost of operating, up-keeping and maintaining the building to be constructed as aforesaid as and when required in connection with common services and facilities relating to the building, and shall further include all taxes, charges, salaries, premiums and other expenses payable in respect thereof or incidental thereto as fully described in the THIRD SCHEDULE hereunder written.
7. **UNDIVIDED SHARE** shall mean the undivided variable and impartible proportionate share in the lands attributable and allocable to any unit/units within the building as aforesaid to be determined in relation to the area of the respective unit/units.
8. **BUILDING PLAN** shall mean the plan interalia touching the construction of the building and contents thereof in the shape of flats, carparking and other space including variations therein as permissible and modification thereof, if any, as well, requiring to be sanctioned by the Madhyamgram Municipality at the cost of the developer and other statutory variation including such modifications or variations therein as may be required to be made or directed by the said Madhyamgram Municipality and agreed by the Owner.
9. **TRANSFER** with its grammatical variations shall include a transfer by possession and by other lawful means adopted for effecting transfer interalia of flats/units in the Multi-storeyed building to be constructed under the project and interalia relate to transfer of the Developer's part or share of constructed areas within allocation meant for the developer or their nominee or nominees, if any, in the building to be constructed or portions of portions thereof to the intending purchasers thereof.
10. **TRANSFEREES** shall mean the purchaser to whom any flat and/or other space or spaces in the said building will be transferred.

(9)

11. **UNITS** shall mean flats, carparking and other spaces within the building on or at the said premises, each of them being part thereof, in fact.
12. **BUILT-UP AREA** : shall mean in relation to the said Unit or any other unit, according to the context, shall mean and include the built-up/plinth area of the concerned Unit, (including the thickness of the external and internal walls thereof and columns therein PROVIDED THAT if any wall or column be common between two Units then one half of the area under such wall or column shall be include in the area of each such Unit/Flat), herein called the built-up area, which shall be not questioned or disputed by the purchaser whether on measurement or rationale or otherwise.
- h) **SALEABLE AREA/SUPER BUILT-UP AREA** : shall mean the area of the Unit and the undivided proportionate variable indivisible share in the common areas, common parts and common portions described in THIRD SCHEDULE hereunder written, i.e. equal to the area, which if reduced by twenty five percentage be equal to the built up area of the Unit, which shall not be questioned or disputed by the Purchaser whether on measurement or rationale or otherwise and the consideration amount which was received by the developer as per build up area hereinabove mentioned.

ARTICLE : II

1. **OWNERS SHARE AND/OR ALLOCATION** shall mean that Owners will jointly get Flat details as under:
 - a) ALL THAT One self contained Flat no.**A-1, on the First Floor**, measuring super built-up area **750 (seven hundred fifty)** square feet, more or less, within the proposed building, including proportionate share of stair, lift and landing area.
 - b) ALL THAT One self contained Flat no.**A-2, on the First Floor**, measuring super built-up area **750 (seven hundred fifty)** square feet, more or less, within the proposed building, including proportionate share of stair, lift and landing area.

- c) The save and except the the aforesaid allocation stated above the developer shall pay forfeit money to the owner herein a sum of Rs.20,00,000/- (Rupees twenty lakh) only already paid to the owners herein and the owners herein formal acknowledge as per memo hereunder written.

The aforesaid flats, as contained in the building, lying and situated at *portion of Municipal Holding No.11/2, Nandan Kanan Main Road*, in Mouza - Doharia, J.L. No.45, Touzi No.146, Rasa No.132, {R.S. Khatian No.29 under R.S. Dag No.1278(p), and R.S. Khatian No.29 under R.S. Dag No.1279 (P), Police Station - Barasat, Kolkata - 700132, within the jurisdiction of the Madhyamgram Municipality, Additional District Sub-Registry at Barasat, District - North - 24-Parganas, togetherwith undivided proportionate share of the said land, upon the said Multi-storeyed building to be constructed as well as all common areas and facilities mentioned in the THIRD SCHEDULE hereunder written and also common right of the ultimate roof togetherwith common expenses and maintenance mentioned in the FOURTH SCHEDULE hereunder written togetherwith guidance and restriction mentioned in the FIFTH SCHEDULE hereunder written.

2. **DEVELOPER'S SHARE AND ALLOCATION** shall mean and include remaining constructed areas within the proposed Multi-storeyed building as agreed to be constructed under the project comprising different Flats and carparking and other spaces therein, as contained in the building, lying and situated at *portion of Municipal Holding No. 11/2, Nandan Kanan Main Road*, in Mouza - Doharia, J.L. No.45, Touzi No.146, Rasa No.132, {R.S. Khatian No.29 under R.S. Dag No.1278(p), and R.S. Khatian No.29 under R.S. Dag No.1279 (P), Police Station - Barasat, Kolkata - 700132, within the jurisdiction of the Madhyamgram Municipality, Additional District Sub-Registry at Barasat, District - North - 24-Parganas, togetherwith undivided proportionate share in the said land whereon the said building shall be constructed with right to use

(11)

the common portion thereof, and/or facilities within the said building, and/or the said land, delineated map or plan respecting the flats, excluding the Owners share and allocation therein as mentioned above, hereinafter referred to as the Developer's Allocation.

Subject to Owners having their respective allocation or share or part in the covered areas within the building togetherwith their proportionate share respecting the same the Owners do hereby grant exclusive right to the developer to construct at its cost as agreed a Multi-storeyed building on the said plot of lands, morefully and particularly described in the **FIRST SCHEDULE** hereunder written, and also authorise the developer herein to sell Developer's portion only within their allocation to the intending purchaser or purchasers to be selected by the Developer, herein only being reckoned as their nominee or nominees as well.

ARTICLE III BUILDING

1. The Developer, as agreed shall at their own cost and expenses construct at the said premises a Multi-storeyed building according to the specification mentioned in the **SIXTH SCHEDULE** hereunder written in accordance with the sanctioned of the building plan as aforesaid sanctioned by the Madhyamgram Municipality, in compliance with all Municipal Rules, Regulations and provisions. The building to be constructed shall be of good standard quality building materials and workmanship, without using substandard materials, and all such specifications, materials, fixtures and fittings as shall be required therefor shall be approved of and/or certified by qualified Architect or Architects.
2. Subject to approval of the Developer, and that of qualified Architect as shall be engaged by the developer for construction of the building under the project such building materials being approved by the developer the approval thereof by the developer's architect shall be final and binding on the parties. Any of such materials, however, shall not be of low or inferior quality the user whereof may cause defect

(12)

or damage to the building under the project so that the proposed building does not suffer from any defect or damage for user or application of substandard building materials.

3. The Developer shall install and erect in the said Multi-storeyed building at its own cost and expenses soil-test, water storage tanks and overhead reservoirs togetherwith other arrangements as shall be required to be provided in the building containing flats, Carparking and other spaces to be constructed in connection with the same being permitted by Municipality concerned.
4. The Developer shall at its own cost and expenses and without creating any financial or other liability upon the Owners shall construct and complete the Multi-storeyed building upon the aforesaid land.

ARTICLE IV DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owners not to transfer or assign the benefits of this Agreement or any part thereof without the consent in writing of the Owners. No consent shall be required from the Owners on the part of the Developer to transfer and assign the benefit of the Developer's allocation as mentioned above to the intending purchaser or purchasers thereof.
2. The Developer hereby agrees and covenants with the Owners not to do any act, deed, or thing whereby the Owners may be prevented from enjoying or selling/assigning, and/or disposing of any of the portions within the Owners allocation in the building.
3. That the Developer hereby declares that the proposed building shall be completed within 30 (thirty) months from the date of sanction of the building plan.
4. It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workmen or others, victimizing such workmen or any other persons whatsoever or causing any harm to the property during the course of construction of the

Multi-storeyed building under the development project the Developer shall have all the responsibility, and liability therefor, and shall keep the Owners, their estate, and effects safe, and harmless agreeing to indemnify all claims, damages, rights and actions in respect of such eventualities.

5. Upon completion of the building in every details alongwith Completion Certificate and upon notice as shall be issued by the developer requiring the Owners to take delivery possession of their allocation alongwith the completion certificate. If for any reason the Owners fail to do so within thirty days from the date of issuance of such notice the same shall not stand as a bar to the developer's making delivery of the portion within it allocation or any part thereof unto others according to its will or to dispose of any portion out of its allocations to any intending purchaser or purchasers thereof.
7. The Developer shall be responsible to pay Municipal taxes, dues and other financial statutory dues as shall arise during the period of construction and also obtain Completion Certificate from the Madhyamgram Municipality.

ARTICLE - V OWNERS OBLIGATIONS

1. The Owners shall pay all outstanding dues payable in respect of the said land till the date of execution of this development agreement or handing over of the land which ever is latter.
2. Simultaneously with the execution hereof the Owners shall deliver vacant and peaceful khas possession of the said land (morefully and particularly described in the FIRST SCHEDULE hereunder written) to the developer herein.
3. The Owners have agreed to sign if required both the parties owners and the developer mutually agreed modification or revised building plan prepared by the Architect appointed by the Developer for submission to the Madhyamgram Municipality for necessary sanction thereof. The

Owners shall authorise the Developer to do and perform all works and to sign all papers and documents including the building plan as would be necessary and agreed upon for sanction of the building plan by executing necessary power of Attorney or any Indenture relating to the same in favour of the Developer.

4. Subject to the preceding clauses the Owners hereby grant, exclusive, permission to the Developer to construct, erect and complete the proposed building on the said land in accordance with the building plan to be sanctioned for construction of the building under the project.
5. The Developer at its own cost shall submit the building plan before the Madhyamgram Municipality, appropriate Government and/or other authorities for sanction or approval of the plan required for the construction of the building on the premises, and pursue the same from time to time. The Developer shall comply with all the formalities require for all changes to be made in the building plan being required by the Madhyamgram Municipality, and other statutory authority, being Governmental or other authorities as aforesaid, and shall comply with requirements for any sanction, permission, clearance, or approval as aforesaid, subject to full co-operation of Owners therefor.
6. The Developer shall be entitled to erect and/or construct the proposed building with rights to transfer or otherwise deal with or dispose of their allocation or portions thereof, and the Owners shall not in any way interfere with or disturb, quiet and peaceful possession of the Developer's allocation, mentioned as aforesaid.
7. The Owners shall execute a registered Development Power of Attorney authorising the Developer herein to sign and execute building plan or modification plan and to appoint Architect, Labour, and to obtain electricity, Water, Sewerage, Drain from the Madhyamgram Municipality, power of attorney to appear before BL & LRO office for necessary mutation and WBS&EDCL., and to sign any agreement for sale, deed of

conveyance or conveyances, and/or deeds for transfer of the Developer's allocation within the building, or any part thereof to intending purchaser or purchasers, who shall be nominated by the developer herein.

8. The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance to the lawful construction work of the said building by the developer on the said plot of land.
9. The Owners hereby agree and covenant with the Developer not to Sell, let out, grant, mortgage, encumber, and/or charge the said plot of land or any portion thereof.
10. The Owners undertake that during the continuance of this agreement they shall not enter into any Development or Sale agreement with any third party in respect of the said lands or any portion thereof.
11. The Owners further shall not be entitled to claim any area and/or amount of sale proceeds of the Developer's allocated portion mentioned above, nor shall be entitled to claim any share in the amount of sale proceeds from intending purchaser or purchasers of the Developer's allocation or portions thereof as may be received by the Developers as constituted Attorney of the Owners herein.
12. The developer shall be entitled to fix sign boards on the said property for advertisement, and insertions in news papers and other advertising media for making the project known to the public and Developer herein shall choose a name for the Multi-storeyed building to be constructed under the project it being so agreed by the parties hereto.
13. It is agreed that the developers shall be entitled to enter into any agreement for sale in respect of Developers allocations to different prospective buyers thereof, and to sell out portions thereunder in the shape of flats and carparking and other spaces to the prospective buyers against such monetary consideration which shall be determined solely by the developer, and in such matters and in the matter, of

receipt of bookings and/or earnest money from the intending buyers of any portion within the developer's allocation or of different portions within the allocation of the developer the Owners shall not interfere in any manner whatsoever.

14. If the Owners herein dies during the continuance of the agreement all their heirs and/or legal representatives shall be bound to abide by the terms hereof and if required by the developer, shall sign necessary papers and/or documents in execution thereof either for inclusion thereof in this agreement or for continuity and/or modification hereof as per requirements of the developers without any right to back out from such obligations in any manner whatsoever.
15. The Owners without any just reason shall not be entitled to repudiate, rescind, and/or cancel this development agreement during the period of completion of the development project, or act against terms hereof during the period of construction and/or completion of the building as envisaged hereunder and/or that of disposal of the portion under the allocation of the developer as agreed by way of transfers, and/or till completion of such development project as a whole.
16. The Owners undertake that their constituted attorney shall execute agreement or agreements for sale, and cause to register proper Deed or Deeds or conveyance or conveyances for sale of the developer's allocation or any part thereof in favour of the intending purchaser or purchasers nominated by the Developer for such transfer or sale thereof the same being within the Developer's allocation and the Developer shall also join as a necessary party to the said Deed or Deeds.
17. Simultaneously with the execution hereof the Owners herein handover all original documents relating to the land morefully and particularly described in the First Schedule hereunder written, to the developer herein and the developer herein will return the said documents to the Owners or Association within the building after satisfaction of the development agreement as envisaged.

ARTICLE VI DEVELOPER'S RIGHTS

1. The Developer will hold and possess the said plot of land as exclusive licensee, and shall have authority to construct the building on the said plot of land as per building plan sanctioned by the Madhyamgram Municipality.
2. If any amendment or modification is required in connection with said building plan the same shall be done by the Developer at its own cost and expenses on behalf of the Owners and the Developer will pay and bear all fees including Architect's fees required to be paid or deposited for such amendment, and/or modifications of the building plan, if necessary, provided, however, that such amendments or modifications would not prejudice the Owners in any manner whatsoever.
3. The Developer shall be entitled to enter into agreement with the intending purchaser or purchasers for selling Developer's allocation within the building to be constructed under the project or portion thereof containing flats/units etc., settling terms therefor with the prospective buyers therefor and the Owners may join and/or sign and execute such Agreements for sale of such flats/units as a necessary party without making any objection to enable the developer to sell their allotted portion together with undivided proportionate share in the lands below the same to the said intending buyers subject to requirements by the developer.
4. The Developer shall also be entitled to accept money by way of consideration price of the said flats/units from the prospective buyers in respect of Developer's allocated portion, and/or share in the said proposed building with Flats and Carparking spaces as referred to as saleable area, and can issue receipt in their name or on behalf of their firm name acknowledging such receipts in terms of this agreement without making the Owners liable or accountable for the same at any point of time.

ARTICLE VII MISCELLANEOUS

1. It is understood that from time to time to facilitate the construction of the building by the Developer various lawful deeds, matters and things not herein specified may be required to be done by the Developer wherefor 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 made herein.
2. All flat Owners shall mutually frame scheme for the management and/or administration of the said building and/or common parts and facilities thereof and for due observance thereof by the intending purchaser or purchasers of different flats/units in the building to be constructed under the project including all its out goings like common maintenance, Municipal taxes, salaries payable to Darwan and sweepers, common electricity bills as against illumination of common passages, running of pump, operating of and repairs of sanitary installation, plumbing, pump, etc., and white wash, and other items required for due maintenance of the building and/or common services.
3. Any dispute or difference which may arise between the parties or their nominee or representative with regard to the construction, meaning, purport, and effect of this Agreement or any part thereof, or respecting the construction or any other matters relating to the construction shall be referred to the Court of Law for appointment of a Arbitrator as per Arbitration and Conciliation Act, 1996, including its statutory modification and re-enactment.
4. In case of any deviation in construction the Owners herein shall not be entitled to claim any extra area so constructed nor shall be entitled to objection and/or claim any amount from the developer in respect of such extra area of construction.

ARTICLE VIII OWNERS' INDEMNITY

1. The Owners hereby undertake that the Developer shall be entitled to the said constructions and shall enjoy their respective allocation without any interference or disturbance provided the Developer performs, observes, and fulfils all the terms and conditions herein contained, and/or on their part to be observed, performed and/or fulfilled by the developer.
2. The Owners also further declare that neither they nor their respective predecessor, predecessor-in-interest ever executed any instrument in respect of the Developer's allocation under this agreement, and if thereby any such instrument, such instrument shall have no force and shall not entitle the Owners at all and/or their legal representatives to take advantage thereof in any manner whatsoever.

ARTICLE IX DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes not to make the Owners liable for and to compensate him for and/or against all third party's claims and actions arising out of any part of the act or omission of the Developer in or relating to the construction of the said building.
2. The Developer hereby undertake to indemnify and keep the Owners indemnified from and against all actions, suits, costs, proceeding and claims and demands that may arise out of the Owners and/or Developer's allocation with regard to the Development of the building and/or in the matter of construction of the building and/or for any defect therein.

ARTICLE XI FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent of their performance of relative obligations herein being prevented by the existence of force majeure which shall remain suspended for the time being, entitling them to be suspended from their such obligations during the duration of the force majeure.

2. Force majeure shall mean natural calamities like earthquake, riot, war, storm, tempest, civil commotion etc. which may be beyond the control of any of the parties.

FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of bastu land, measuring area 8 (eight) Cotthas 0 (zero) chittaks 00 (zero) square feet, more or less, lying and situated at **portion of Municipal Holding No.11/2, Nandan Kanan Main Road, being Lot - A**, in Mouza - Doharia, J.L. No.45, Touzi No.146, Rasa No.132, {R.S. Khatian No.29 under R.S. Dag No.1278(p), measuring area 5 (five) cotthas 12 (twelve) chittaks 0 (zero) square feet, more or less, and R.S. Khatian No.29 under R.S. Dag No.1279 (P), measuring area 2 (two) cotthas 4 (four) chittaks 00 (zero) square feet, more or less}, Police Station - Barasat, Kolkata - 700132, within the jurisdiction of the Madhyamgram Municipality, Additional District Sub-Registry at Barasat, District - North - 24-Parganas, togetherwith tiles shed structure standing thereon measuring an area 140 (one hundred forty) square feet and details Dag Nos.; Khatian Nos.; Area of land are given below:—

R.S. DAG NO.	KHATIAN NO.	AREA OF LAND
		K - Ch - Sq.ft
1278(P)	29	05 - 12 - 00 ✓
1279(P)	29	02 - 04 - 00 ✓
Total		08 - 00 - 00

was butted and bounded as follows:—

ON THE NORTH :R.S. Dag No.1278(P);

ON THE SOUTH :R.S. Dag No.1279(P);

ON THE EAST :Plot of Gautam Adhikary;

ON THE WEST :20' wide Nandan Kanan Main Road. ✓

The land so develop being delineated in the map or plan annexed hereto, marked with **RED** Bordered line.

SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT proposed Multi-storeyed brick-built messuage tenement hereditament and premises and/or building **TOGETHER WITH** the piece or parcel of bastu land there unto belonging whereon or on Part whereof the same is erected and built building, containing area 8 (eight) Cotthas 0 (zero) chittaks 00 (zero) square feet, more or less, lying and situated at *Municipal Holding No.11/2, Nandan Kanan Main Road, being Lot - A,* in Mouza - Doharia, J.L. No.45, Touzi No.146, Rasa No.132, {R.S. Khatian No.29 under R.S. Dag No.1278(p), measuring area 5 (five) cotthas 12 (twelve) chittaks 0 (zero) square feet, more or less, and R.S. Khatian No.29 under R.S. Dag No.1279 (P), measuring area 2 (two) cotthas 4 (four) chittaks 00 (zero) square feet, more or less}, Police Station - Barasat, Kolkata - 700132, within the jurisdiction of the Madhyamgram Municipality, Additional District Sub-Registry at Barasat, District - North - 24 Parganas, and *details Dag Nos.; Khatian Nos.; Area of land are given below:-*

R.S. DAG NO.	KHATIAN NO.	AREA OF LAND
		K - Ch - Sq.ft
1278(P)	29	05 - 12 - 00
1279(P)	29	02 - 04 - 00
Total		08 - 00 - 00

which was butted and bounded as follows:-

ON THE NORTH :R.S. Dag No.1278(P);

ON THE SOUTH :R.S. Dag No.1279(P);

ON THE EAST :Plot of Gautam Adhikary;

ON THE WEST :20' wide Nandan Kanan Main Road.

THIRD SCHEDULE ABOVE REFERRED TO:

THE OWNERS PURCHASER OR PURCHASERS ENTITLED TO COMMON USER OF THE COMMON AREAS AND THE COMMON PARTS MENTIONED IN THIS INDENTURE SHALL INCLUDE :-

1. Stair cases and lift facility on all the floors.
2. Stair cases landing on all floors.
3. Main gate of the said building/premises and common passage and lobby on the Ground Floor to Top floor.
4. Water pumps, Water Tank, Water pipes and overhead tank on the roof, and other common plumbing installations and also pump.
5. Installation of common services viz. electricity, water pipes, sewerage, rain water pipes.
6. Lighting in the common space, passage, staircase including electric meter fittings.
7. Common Electric meter and box.
8. Electric wiring, meter for lighting stair cases, lobbies and other common areas (excluding those as are installed for any particular floor) and space required therefor, common walls in between the unit being the flat and any other unit beside the same on any side thereof.
9. Windows, Doors, Grills and other fittings respecting the common areas of the premises.
10. Such other common parts, areas equipment, installations, fixtures, fittings, covered and open space in or about the said premises of the building as are necessary for use and occupancy of the respective units.
11. Electrical Wiring, meters (excluding those installed for any particular **UNIT**).
12. GENERAL COMMON ELEMENTS and facilities meant for the said '**UNIT**'.
 - a) All private ways, curves, side-walls and areas of the said premises.
 - b) Exterior conduits, utility lines.

- c) Public connection, meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services, and located outside the building.
- d) Exterior lighting and other facilities necessary for upkeep and safety of the said building.
- e) All elevations including shafts, shaft walls, machine rooms and facilities.
- f) All other facilities or elements or any improvement outside the unit but upon the said building which is necessary for or convenient to the existence, management, operation, maintenance and safety of the building or normally in common use.
- g) The foundation, Corridor, Lobbies, Stairways Entrance and exits, path ways, Footings, Columns, Girders, Beams, Supports, and exterior walls beyond the said 'UNIT', side or interior load bearing walls within the building or concrete floor slabs except the roof slab and all concrete ceilings and all staircases in the said building.
- i) Utility lines, telephone and electrical systems contained within the said building.
- h) The roof or terrace including structure in the said building will jointly be undivided property among the Vendors and the other Owners—the purchaser herein, or other purchasers of different units, subject to limitation, if any, to his such rights, the purchaser or purchasers being entitled to use and enjoy the ultimate roof and/or terrace with the Vendors, other purchaser, or purchasers without causing inconvenience to one another.

FOURTH SCHEDULE ABOVE REFERRED TO

**THE OWNERS AND THE INTENDING PURCHASER OR PURCHASERS
-WITHIN THE BUILDING AFTER DELIVERY POSSESSION OF THE FLAT/UNIT
SHALL HAVE TO BEAR PROPORTIONATELY :—**

1. The expenses of administration, maintenance, repair, replacement of the common parts, equipments, accessories, common areas, and facilities including white washing, painting and decorating the exterior

portion of the said building, the boundary walls, entrance, the stair cases, the landing, the gutters, rainwater pipes, motors, pumps, water, gas pipe, electric wirings, installations, sewers, drains, and all other common parts, fixtures, fittings and equipments, in, under or upon the building enjoyed or used in common by the Purchaser co-Purchaser, or other occupiers thereof.

2. The costs of cleaning, maintaining and lighting the main entrances, passages, landings, stair cases, and other parts of the building as enjoyed or used in common by the occupiers of the said building.
3. Cost and charges of reasonably required for the maintenance of the building and for watch and ward duty, and other incidental costs.
4. The cost of decorating the exterior of the building.
5. The cost of repairing and maintenance of water pump, electrical installations, over lights, and service charges, and supplies of common utilities.
6. Insurance premium, if any, for insuring the building against any damage due to earthquake, fire, lightning, Civil commotion, etc.
7. Municipal taxes, Multi-storeyed building tax, if any, and other similar taxes save those separately assessed on the respective UNIT.
8. Litigation expenses as may be necessary for protecting the right, title and possession of the land and the building.
9. Such other expenses as are necessary or incidental for maintenance, up-keep and security of the building, and Govt. duties, as may be determined by the flat and/or Unit Owners' Association, as shall be formed by the unit-Owners, inclusive of the Owners as soon as possible for the purpose or purposes as aforesaid, such formation of Association thereof in accordance with the provisions of the West Bengal Apartment Ownership Act and bye Laws thereof as amended from time to time being obligatory on his part in the fullest legal sense of the term.
10. The share of the purchaser or purchasers in such common expenses shall be generally proportionate in accordance with the liability of the

unit hereunder sold as against the total amount as may be incurred in any of the heads of such expenses in accordance with the proportion of the area within the same as against the total area within the building to be covered thereunder.

FIFTH SCHEDULE ABOVE REFERRED TO

THE GUIDANCE RESPECTING POSSESSION AND/OR USER OF THE UNIT/ FLAT SHALL INCLUDE THE IMPOSITIONS AND RESTRICTION AS UNDER :-

1. The purchaser or purchasers/Owners, and other occupiers, if any, of the building, shall not be entitled to use the aforesaid FLAT for the following purpose.
2. To use the said 'FLAT', and roof or terrace or any portion thereof in such manner which may or is likely to cause injury, damage, nuisance, or annoyance to the Owners or occupiers of the other units, inclusive of flats, nor to use the same for any illegal or immoral purposes in any manner whatsoever.
3. To carry on or permit to be carried on upon the said 'FLAT' any offensive or unlawful business whatsoever, nor to do or permit to be done anything in the said flat which may be illegal or forbidden under any law for the time being in force.
4. To demolish or cause to be demolished or damaged the said 'FLAT' or any part thereof.
5. To do or permit to be done any act deed or thing which may render void or voidable any insurance of any flat, and/or unit, any part thereof, or cause any increase in premium payable in respect thereof.
6. To claim division or partition of the said land and/or the building thereon, and common areas within the same.
7. To throw or accumulate any dirt, rubbish or other refuse or permit the same to be thrown, or accumulated in the 'FLAT', or any portion of the building housing the same.
8. To avoid the liability or responsibility of repairing any portion, or any component part of the flat hereunder sold and transferred, or fittings

and fixtures therein for storing water, swerages etc. In the event of such portion or part, or fixtures and fittings within the flat, and/or unit demanding repairs thereby causing inconvenience and injuries to other flat Owners as may be affected in consequence, nor to avoid obligation for giving free access to the flat or portion thereof to men, agents, masons, as may be required by the unit Owners' Association from time to time on request therefor by such Association.

9. To paint outer walls or portion of his flat, common walls or portions of the building, exclusive of the getup thereof, they being entitled to paint inside the walls and portions of his UNIT only in any colour of their choice.
10. To encroach any common portion of the building, jeopardie the user thereof, nor to encumber any of such portion in any manner whatsoever.
11. The purchaser of the UNIT together with other purchaser or Owners of the other flats shall must have the obligations to form an association of such unit Owners being members thereof for such purpose according to the provisions of Apartment Ownerhip Act. and bye Laws as amended upto date, the decisions of the said Association as per unanimous resolutions of the members thereof shall always be binding on the members, be that in relation to guidance of members, or maintenance, safety and security of the building or otherwise as shall be taken in the interest thereof.

SIXTH SCHEDULE ABOVE REFERRED TO :

SPECIFICATIONS

1. Structure - R.C.C. framed Structure with RCC columns & beams.
2. Floor - Entire floor vitirified tiles finish.
3. Inside Walls - Finished with Plaster of Paris.
4. Outside Walls - Painted with cement based snowcem paint.
5. Electrical Wiring - Concealed with copper wire.

(27)

- a) Bed Room - Two light points, One fan point, One 5A plug point.
- b) Kitchen - One Light point, One Exhaust fan point, One 15A plug point and One Aquaguard point.
- c) Toilets - One light point and one exhaust point and one gyser point.
- d) Verandah - One light point one fan point.
- e) Dining - Two light point, Two Fan points, one 5A, socket, one 15A socket, provision for T.V. and Telephone Socket without cable or wiring.
- f) One AC point in master bed room.
6. Plumbing - Concealed PVC pipe lines in Toilets and kitchen, CP pillar cocks and bib cocks, Brass stop cocks, outside water lines exposed PVC pipe. PVC soil lines, PVC rain water lines, white porcelain, one wash basin in each Flat PVC cistern.
7. Doors - Main door and all other doors will be Flash doors with primer coat and PVC door in toilets.
8. Windows - Aluminum sliding with integral Grill and with glass.
9. Roof - Finished with roof tiles or citu mosaic.
10. Water Arrangement - 24 hours with overhead tank, deep tubewell, a suitable underground reservoir and Municipal water and pumping arrangements thereof provided by the developer.
11. Toilet - Glazed tiles upto five feet height from floor level.
12. Kitchen - Granite stone platform on the kitchen and glazed tiles upto Three feet height from the kitchen platform.
13. Stair case - Lighting arrangement and mosaic stair and walls with paris.
14. One lift will be provided in the building.

IN WITNESS WHEREOF the parties hereto abovenamed set and subscribed their respective hands and signature on this deed on the day, month and year first above written.

SIGNED, SEALED & DELIVERED
BY THE OWNER AT CALCUTTA
IN THE PRESENCE OF:

1. *Gautam Adhikary*

Sampa Adhikary

1) SMT. SAMPA ADHIKARY

2. *Manik Lal De*
Advocate

Anjita Adhikary

2) MISS. ANJITA ADHIKARY

সমি আধিকারী

3) SMT. CHABI ADHIKARY
...OWNERS/ FIRST PART

SIGNED, SEALED & ACCEPTED
BY THE DEVELOPER AT CALCUTTA
IN THE PRESENCE OF:

1. *Raj Kumar Tiwary*
113/2, Dakshindas' Road
Kolkata - 70098

2. *Manik Lal De*
Advocate

Bengal Ideal Home Maker & Associates Pvt. Ltd
Sri Susanta Sur Roy
Managing Director

BENGAL IDEAL HOME MAKER &
ASSOCIATES PVT. LTD
Represented by its
Managing Director
SRI SUSANTA SUR ROY
...DEVELOPER/SECOND PART

Drafted by :

Manik Lal De

Mr. Manik Lal De
Advocate,
High Court, Calcutta.
WB/632/1988

(29)

RECEIVED from the developer herein a sum of Rs.20,00,000/- (Rupees twenty lac) only, in the following manner as stated herein below:—

M E M O

Cheque No./ Cash	Dated	Drawn on	Amount
706217	16-12-2018	State Bank of India Kalindi Branch.	7,00,000.00
706218	16-12-2018	State Bank of India Kalindi Branch.	7,00,000.00
706220	16-12-2018	State Bank of India Kalindi Branch.	6,00,000.00
TOTAL RUPEES TWENTY LAC ONLY.		TOTAL Rs.	20,00,000.00

WITNESSES

1. *Gautam Adhikary*

Sampa Adhikary

1) SMT. SAMPA ADHIKARY

2. *Maulik Kal*
Advocate

Anjita Adhikary

2) MISS. ANJITA ADHIKARY

Chabi Adhikary

































3) SMT. CHABI ADHIKARY

...OWNERS/ FIRST PART

SL No. Signature of the executants/ Presentants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGER PRINT

Page No.....












 <i>R. P. 12/1/18</i>					
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Thumb	Fore	Middle (Right)	Ring Hand	Little	
 <i>Sangeeta Raju</i>					
	Little	Ring	Middle (Left)	Fore Hand	Thumb
					
Thumb	Fore	Middle (Right)	Ring Hand	Little	
 <i>Anjitha Malhotra</i>					
	Little	Ring	Middle (Left)	Fore Hand	Thumb
					
Thumb	Fore	Middle (Right)	Ring Hand	Little	

SL
No.

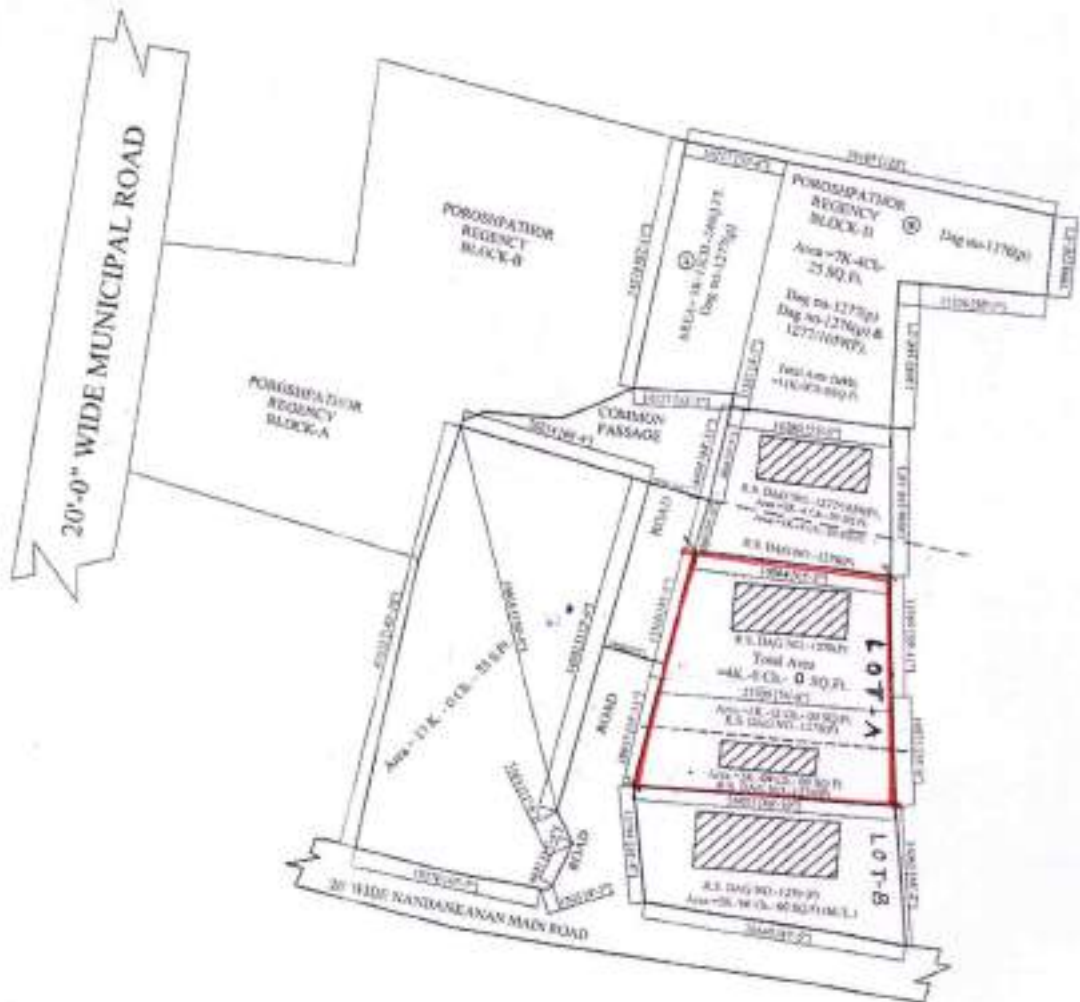
Signature
of the executants/
Presentants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGER PRINT

Page No.....

					
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	Thumb	Fore	Middle (Right)	Ring Hand)	Little
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right)	Ring Hand)	Little
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right)	Ring Hand)	Little

Site plan in respect of ALL THAT piece or parcel of bastu land, measuring area 8 (eight) Cotthas 0 (zero) chittaks 00 (zero) square feet, more or less, lying and situated at **portion of Municipal Holding No.11/2, Nandan Kanan Main Road**, in Mouza - Doharia, J.L. No.45, Touzi No.146, Rasa No.132, {R.S. Khatian No.29 under R.S. Dag No.1278(p), measuring area 5 (five) cotthas 12 (twelve) chittaks 0 (zero) square feet, more or less, and R.S. Khatian No.29 under R.S. Dag No.1279 (P), measuring area 2 (two) cotthas 4 (four) chittaks 00 (zero) square feet, more or less}, Police Station - Barasat, Kolkata - 700132, within the jurisdiction of the Madhyamgram Municipality, Additional District Sub-Registry at Barasat, District - North - 24-Parganas.



Sampa Adhikary

1) SMT. SAMPA ADHIKARY

Anjita Adhikary

2) MISS. ANJITA ADHIKARY

স্বীকৃত অধিকারী

3) SMT. CHABI ADHIKARY
SIGNATURE OF THE OWNERS

Bengal Ideal Home Maker & Associates Pvt. Ltd.

Susanta Sur Roy

BENGAL IDEAL HOME MAKER &
ASSOCIATES PVT. LTD
Represented by its
Managing Director
SRI SUSANTA SUR ROY
SIGNATURE OF THE DEVELOPER



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

GRN: 19-202021-011043318-8
GRN Date: 09/10/2020 17:35:16
BRN: 9205617533403
SBI ePay txn No.: CHE6333317

Payment Mode: Net Banking-SELF
Payment Gateway: SBI EPay-State Bank of India
BRN Date: 09/10/2020 17:38:01
SBI ePay txn Date: 09/10/2020 17:36:23

DEPOSITOR'S DETAILS

Name: BENGAL IDEAL HOME MAKER AND ASSOCIATES PVT LTD
Contact No. 9830040315
E-mail: idealgroup89@yahoo.co.in
Address: 932A83 JESSORE ROAD
User Type: Buyer/Claimants
Id No.: 2001314463/1/2020
Mobile No. +91 9830040315

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001314463/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	20021
2	2001314463/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	10021
In Words: Rupees Thirty Thousand Forty Two Only.			Total Amount	30042

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAMPA ADHIKARY
BIBHUTI DAS

12/12/1974
Permanent Account Number
ASZPA4287A

Sampa Adhikary
Signature



Sampa Adhikary



भारत सरकार
GOVERNMENT OF INDIA



সম্পদ অধিকারী
Sampad Adhikary
পিতা : বিভূতি দাস
Father : BIBHUTI DAS
জন্ম সাল / Year of Birth : 1974
মহিলা / Female



4970 8436 2407

আধার - সাধারণ মানুষের অধিকার

Sampad Adhikary



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
পি 170/1, সি.ই.টি.স্কিম 7 এস,
কানকুর্গাচি, কোলকাতা, পশ্চিমবঙ্গ,
700054

Address:
P-170/1, C.I.T. SCHEME-VII
M, Kankurgachi S.O,
Kankurgachi, Kolkata, West
Bengal, 700054

1927
1820 181 1947

help@uaid.gov.in

www.uaid.gov.in

P.O. Box No. 1547
Bengaluru-560 001



ELECTION COMMISSION OF INDIA

ভারতীয় নির্বাচন কমিশন

IDENTITY CARD

WB / 22 / 15B / 354467

পরিচয় কার্ড



Elector's Name নির্বাচক নাম	Adhikary Sampa অধিকারী নাম
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Tapes ফাংশন
Sex লিঙ্গ	F মহি
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	20 ২০

Address

P/170/1 C.I.T.Scheme, VII M(V.I.P.Road),
Calcutta.

ঠিকানা

পে/১৭০/১ সি.আই.সি.স্কিম
সেভেন এম (সি.আই.সি. রোড), কলিকাতা।



Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন কর্মকর্তা

For 158-MANIKTOLA
Assembly Constituency
১৫৮, মনিরতলা
বিধানসভা নির্বাচন এলাকা

Place CALCUTTA

স্থান কলিকাতা

Date 27.09.95

তারিখ ২৭.০৯.৯৫

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANJITA ADHIKARY

TAPAS ADHIKARY

07/10/1995

Permanent Account Number

BOFPA8730M

Anjita Adhikary

Signature



14103014

Anjita Adhikary



भारत सरकार
GOVERNMENT OF INDIA



অঞ্জিতা অধিকারী
Anjita Adhikary
পিতা : তপস অধিকারী
Father : TAPAS ADHIKARY
জন্ম বর্ষ / Year of Birth : 1995
মহিলা / Female



2760 1237 1342

আধার - সাধারণ মানুষের অধিকার

Anjita Adhikary



ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
পি 170/1, সি.আই.টি স্কিম 7 এম,
কানকুর্গাচি, কোলকাতা, পশ্চিমবঙ্গ,
700054

Address:
P-170/1, C.I.T. SCHEME-7
M, Kankurgachi S.O,
Kankurgachi, Kolkata, West
Bengal, 700054

1447
1800 120 0007

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www.uidai.gov.in

P.O. Box No 1907
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHABI ADHIKARY

BHOLA NATH DAS

01/02/1944

Permanent Account Number

AFLPA4346P

रवि अधिकारी

Signature



रवि अधिकारी

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.
यदि कार्ड खो जावे या कुनका मूलिक को/सोचत :
आयकर सेवा सेवा युनिट, UTTISEL,
प्लॉट नं: ३, सेक्टर ११, एफ.डी.डी. बेलपुर,
नवी मुंबई-४०० ६१४



ভারতীয় বিশিষ্ট পরিচয় প্রদিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

অনুকরণ/সি.ই.ডি. Enrolment No. 1040/20050/11512

To
Chabi Adhikary
বৈষ্ণবী
P-17011
C.I.T SCHEME-7 M
Kankargachhi S O
Kankargachhi, Kolkata
West Bengal - 700054



KL 173093955DF

17309395



শ্রী বৈষ্ণবী

আপনার আধার সংখ্যা/ Your Aadhaar No. :

5572 3467 4610

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



শ্রী বৈষ্ণবী
Chabi Adhikary
বৈষ্ণবী
Father: BHOLA NATH DAS

www/Year of Birth: 1948
Sex: Female

5572 3467 4610



আধার - সাধারণ মানুষের অধিকার

শ্রী বৈষ্ণবী



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 22 / 159 / 354480

IDENTITY CARD

পরিচয় পত্র



Elector's Name

নির্বাচকের নাম

Adhikary Chhabli

অধিকারী ছবি

Father/Mother/

Husband's Name

পিতা/মাতা/স্বামীর নাম

Dilip

দিলীপ

Sex

সিল

F

স্ত্রী

Age as on 1.1.1995

১.১.১৯৯৫-এ বয়স

40

৪০

স্বাধীকৃত

Address

P/170/1 C.I.T.Scheme, VII M(V.I.P Road),
Calcutta.

ঠিকানা

পী/১৭০/১ সি.আই.টি.স্কিম,
সেক্টর এম (ভী.আই.সি. রোড), কলিকতা।

স্বাক্ষর

Facsimile Signature
Electoral Registration Officer

নির্বাচন-নিবন্ধন অফিসারিক

For 159-MANIKTOLA

Assembly Constituency

১৫৯-মানিকতলা

বিধানসভা নির্বাচন কেন্দ্র

Place

CALCUTTA

স্থান

কলিকতা

Date

27.08.95

তারিখ

২৭.০৮.৯৫

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

BENGAL IDEAL HOME MAKER &
ASSOCIATES PRIVATE LIMITED

10/05/2007

Permanent Account Number

AADC88860D

[Handwritten Signature]

इस कार्ड को खोलें / इसे न खोलें सुनिश्चित करें / खोलें।
अपकर पिन सेवा क्लर्क, एन एस सी लिंक
टीक फ्लॉक, नैपथीव चैंबर,
नियर हानेर रीग्लोके एक्चेंज,
बॉम्बे, पुणे - 411 002

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSIU,
Tik Flock, Naptive Chambers,
Near Haner Reglote Exchange,
Bombay, Pune - 411 002

Tel: 91-20-2721 8000, Fax: 91-20-2721 8001
e-mail: tin@nsiu.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT
SUSANTA SUR ROY



भारत सरकार

GOVT. OF INDIA

NIRANJAN SUR ROY

22/09/1966

Permanent Account Number

ALUPS7185H

Susanta
Signature



Susanta

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

इस कार्ड को खोने/पाने पर कृपया सूचित करें/लौटाएं।
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614.

 **ভারত সরকার**
Government of India

 **সুসন্তা সুর রায়**
Susanta Sur Roy
জন্ম তারিখ / DOB : 22/09/1966
পুংসক / Male



8184 6487 2815

আধার - সাধারণ মানুষের অধিকার

Susanta

 **ভারত সরকার**
Unique Identification Authority of India

ঠিকানা:
সম/ও: নিরঞ্জন সুর রায়, 543,
স্বামীজী সরানী, সাদিথ দমদম
(সম), উত্তর ২৪ পরগনা,
ব্রীহুনি, পশ্চিম বঙ্গ, 700048

Address:
S/O: Niranjan Sur Roy, 543,
SWAMIJI SARANI, South
Dumdum (m), North 24 Parganas,
Sreebhum, West Bengal, 700048

8184 6487 2815

 **1800 300 1547**

 **help@uidai.gov.in**

 **www.uidai.gov.in**



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 20 / 139 / 393419

পরিচয় পত্র



Elector's Name	Surroy Susanta
নির্বাচকের নাম	শুররায় সুশান্ত
Father/Mother/ Husband's Name	Niranjn
পিতা/মাতা/স্বামীর নাম	নিরঞ্জন
Sex	M
লিঙ্গ	পুং
Age as on 1.1.1995	28
১.১.১৯৯৫-এ বয়স	২৮

Address

EP/59 Pallysree Colony, No-1,
S. DumDum Municipality, N. 24 Pgs.

ঠিকানা

ইপি/৫৯ পল্লীশ্রীকলোনী, নং-১, নং দমদম পৌরসভা,
উঃ ২৪ পঃ

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 139 -BELGACHIA EAST

Assembly Constituency

১৩৯ -বেলগাছিয়া পূর্ব

বিধানসভা নির্বাচন ক্ষেত্র

Place	Calcutta
স্থান	কলিকাতা
Date	19.07.95
তারিখ	১৯.০৭.৯৫



BAR ASSOCIATION HIGH COURT
CALCUTTA

IDENTITY CARD



MANIK LAL DE

LT. N. C. DE.

MR. DE.

B. S. V. S.

5108

1993

A-12/2, KALINDI HOUSING
ESTATE, P. S. LAKETOWN,
CAL - 700089, (W. B.)

033-25226917

9830425171

WB/632/1988

06/10/1988



Card No. Date of Membership

Address

Phone No.

Mobile No.

Expiry Date

Major Information of the Deed

Deed No :	I-1503-03823/2020	Date of Registration	15/10/2020
Query No / Year	1503-2001314463/2020	Office where deed is registered	
Query Date	09/10/2020 2:40:48 PM	1503-2001314463/2020	
Applicant Name, Address & Other Details	MANIK LAL DE A-12/2, Kalindi Hosinbg Estate, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700089, Mobile No. : 9831346520, 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 : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 96,42,004/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 20,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



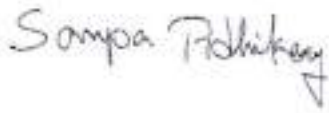


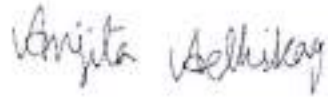


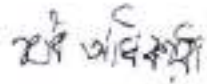
District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Nandan kanan Main Road, Mouza: Doharia, , Holding No:11/2 JI No: 45, Pin Code : 700132

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1278	RS-29	Bastu	Bastu	5 Katha 12 Chatak	1/-	69,00,003/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	RS-1279	RS-29	Bastu	Bastu	2 Katha 4 Chatak	1/-	27,00,001/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
TOTAL :					13.2Dec	2 /-	96,00,004 /-	
Grand Total :					13.2Dec	2 /-	96,00,004 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	140 Sq Ft.	1/-	42,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 140 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		140 sq ft	1 /-	42,000 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs SAMPA ADHIKARY Wife of Late Tapas Adhikary Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office	Photo  15/10/2020	Finger Print  LTI 15/10/2020	Signature  15/10/2020
	P-170/1, C.I.T. Road, Scheme - VII-M, P.O:- Manicktala, P.S:- Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN - 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office			
2	Name Miss ANJITA ADHIKARY Daughter of Late Tapas Adhikary Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office	Photo  15/10/2020	Finger Print  LTI 15/10/2020	Signature  15/10/2020
	P-170/1, C.I.T. Road, Scheme - VII-M, P.O:- Manicktala, P.S:- Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN - 700054 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: BOxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office			
3	Name Mrs CHABI ADHIKARY Wife of Late Dilip Kumar Adhikary Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office	Photo  15/10/2020	Finger Print  LTI 15/10/2020	Signature  15/10/2020
	P-170/1, C.I.T. Road, Scheme - VII-M, P.O:- Manicktala, P.S:- Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN - 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Bengal Ideal Home Maker & Associates Private Limited Nilkusum Apartment, 932A/83, Jessore Road, Ground Floor, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 , PAN No.:: AAxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mr SUSANTA SUR ROY (Presentant) Son of Late Niranjan Sur Roy Date of Execution - 15/10/2020, , Admitted by: Self, Date of Admission: 15/10/2020, Place of Admission of Execution: Office</p>	 <small>Oct 15 2020 4:57PM</small>	 <small>LTI 15/10/2020</small>	 <small>15/10/2020</small>
<p>543, Swamiji Sarani, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Bengal Ideal Home Maker & Associates Private Limited (as Managing Director)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr DIBYENDU DEY Son of Mr H M Dey A-18/1, Kalindi Housing Estate, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089</p>	 <small>15/10/2020</small>	 <small>15/10/2020</small>	 <small>15/10/2020</small>
<p>Identifier Of Mrs SAMPA ADHIKARY, Miss ANJITA ADHIKARY, Mrs CHABI ADHIKARY, Mr SUSANTA SUR ROY</p>			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SAMPA ADHIKARY	Bengal Ideal Home Maker & Associates Private Limited-3.1625 Dec
2	Miss ANJITA ADHIKARY	Bengal Ideal Home Maker & Associates Private Limited-3.1625 Dec
3	Mrs CHABI ADHIKARY	Bengal Ideal Home Maker & Associates Private Limited-3.1625 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs SAMPA ADHIKARY	Bengal Ideal Home Maker & Associates Private Limited-1.2375 Dec
2	Miss ANJITA ADHIKARY	Bengal Ideal Home Maker & Associates Private Limited-1.2375 Dec
3	Mrs CHABI ADHIKARY	Bengal Ideal Home Maker & Associates Private Limited-1.2375 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SAMPA ADHIKARY	Bengal Ideal Home Maker & Associates Private Limited-46.66666700 Sq Ft
2	Miss ANJITA ADHIKARY	Bengal Ideal Home Maker & Associates Private Limited-46.66666700 Sq Ft
3	Mrs CHABI ADHIKARY	Bengal Ideal Home Maker & Associates Private Limited-46.66666700 Sq Ft

On 15-10-2020

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 14:23 hrs on 15-10-2020, at the Office of the A.D.S.R. BARASAT by Mr SUSANTA SUR ROY .

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 96,42,004/-

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

Execution is admitted on 15/10/2020 by 1. Mrs SAMPA ADHIKARY, Wife of Late Tapas Adhikary, P-170/1, C.I.T. Road, Scheme - VII-M, P.O: Manicktala, Thana: Manicktalla, , North 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife, 2. Miss ANJITA ADHIKARY, Daughter of Late Tapas Adhikary, P-170/1, C.I.T. Road, Scheme - VII-M, P.O: Manicktala, Thana: Manicktalla, , North 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Student, 3. Mrs CHABI ADHIKARY, Wife of Late Dilip Kumar Adhikary, P-170/1, C.I.T. Road, Scheme - VII-M, P.O: Manicktala, Thana: Manicktalla, , North 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife

Identified by Mr DIBYENDU DEY, . . Son of Mr H M Dey, A-18/1, Kalindi Housing Estate, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-10-2020 by Mr SUSANTA SUR ROY, Managing Director, Bengal Ideal Home Maker & Associates Private Limited (Private Limited Company), Nilkusum Apartment, 932A/83, Jessore Road, Ground Floor, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089

Identified by Mr DIBYENDU DEY, . . Son of Mr H M Dey, A-18/1, Kalindi Housing Estate, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,021/- (B = Rs 20,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/10/2020 5:38PM with Govt. Ref. No: 192020210110433188 on 09-10-2020, Amount Rs: 20,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 9205617533403 on 09-10-2020, Head of Account 0030-03-104-001-16

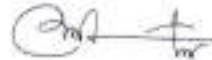
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 10,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1274, Amount: Rs.50/-, Date of Purchase: 08/10/2020, Vendor name: R Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/10/2020 5:38PM with Govt. Ref. No: 192020210110433188 on 09-10-2020, Amount Rs: 10,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 9205617533403 on 09-10-2020, Head of Account 0030-02-103-003-02



Sumit Kumar Sinha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2020, Page from 150036 to 150092
being No 150303823 for the year 2020.



Digitally signed by SUMIT KUMAR
SINHA
Date: 2020.11.11 11:57:38 +05:30
Reason: Digital Signing of Deed.

(Sumit Kumar Sinha) 2020/11/11 11:57:38 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)