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5-5198/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 461311

Q no 127469/18

provided that the agreement is stamped & registered, the signature sheets and the endorsement sheets attached with the agreement are valid.

*[Signature]*  
 District Sub-Registrar-IV  
 Allpore, South 24-Pgs.

20.08.18

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** made this 20<sup>th</sup> day of August, Two Thousand Eighteen (2018)

11983

13 AUG 2018

Rs. 100/- Date.....

Name: Kamal Chandra Karmakar

Address: 2/11, Tree Colony, Kolkata - 700092

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27



District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

20 AUG 2018

Sourav Naskar  
S/o. Lt. N. Kr. Naskar  
Case Clerk  
Alipore Judges Court  
Kol-27



**BETWEEN**

[1] **UMA KARMAKAR** (PAN NO. AJXPK8620L), wife of Kamal Chandra Karmakar, by faith Hindu, Indian, by occupation Housewife, residing at 2/11, Sree Colony, P.S. Netaji Nagar, P.O. Regent Estate, Kolkata - 700092, do hereby nominate, constitute and appoint, [2] **KAMAL CHANDRA KARMAKAR** (PAN-AGAPK4391E), son of Late Jitendra Nath Karmakar, by faith Hindu, Indian, by occupation Business, residing at 2/11, Sree Colony, P.S. Netaji Nagar, P.O. Regent Estate, Kolkata-700092, hereinafter called and referred to as the **OWNERS/VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**KARMAKAR ENTERPRISE**, a Proprietorship Firm, having its office at 11/12, Bijoygarh, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032, represented by its proprietor **KAMAL CHANDRA KARMAKAR** (PAN-AGAPK4391E), son of Late Jitendra Nath Karmakar, by faith Hindu, Indian, by occupation Business, residing at 2/11, Sree Colony, P.S. Netaji Nagar, P.O. Regent Estate, Kolkata-700092, hereinafter called and referred to as the **DEVELOPER** (which terms or expression shall unless excluded by or repugnant to the subject or context hereof shall mean and include his successors-in-office, legal representatives and assigns) of the **SECOND PART**.

*Uma Karmakar*

**WHEREAS** by an Indenture of Sale dated 10.06.2013 registered before the A.D.S.R. Sonarpur, Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 12, Pages 4853 to 4867, being No. 5669 for the year 2013, Kamal Chandra Karmakar and Uma Karmakar, mentioned therein as Purchasers and Debasish Pailan & Subhasish Pailan, mentioned therein as Vendors, the said Debasish Pailan & Subhasish Pailan sold, conveyed and transferred all that piece or parcel of land measuring 7 cottahs 10 chittacks and 30 sq.ft. be a little more or less out of Dag No. 21 & 24, Khatian No. 52/5, 671 Mouza – Rajpur, J.L. No. 55, Touzi No. 250, within Rajpur Sonarpur Municipality, Sub-Registry Office at Alipore, Dist. 24-Parganas, the particular of such property more fully mentioned in the Schedule thereto.

**AND WHEREAS** after such purchase the said property was mutated before the Rajpur Sonarpur Municipality and recorded as Kamal Chandra Karmakar and Uma Karmakar and the said property now known and numbered as Holding No. 35, Ramchand Dey Street, P.S. Sonarpur, under Rajpur Sonarpur Municipality, Ward No. 26 (formerly 24), Kolkata 700103 and paid taxes upto date.

**AND WHEREAS** the Owners have decided to develop the said land and premises by way of constructing a building comprising of several self contained flats, and was accordingly in search of a developer who would be in a position to execute the said work of development with his / their own men, materials and finance.

**AND WHEREAS** the Developer have decided to take the project for construction of multistoried building on the said plot of land at their own costs and the Owner has agreed and accepted the said proposal upon terms and conditions as agreed upon hereunder.

*Uma Karmakar*



**NOW THIS AGREEMENT WITNESSETH** as follows :-

**ARTICLE - I : DEFINITION**

Unless in these presents it is repugnant to or inconsistent with.

- 1.1 **OWNERS** : shall mean [1] **UMA KARMAKAR** (PAN AJXPK26204...), wife of Kamal Chandra Karmakar, by faith Hindu, Indian, by occupation Housewife, residing at 2/11, Sree Colony, P.S. Netaji Nagar, P.O. Regent Estate, Kolkata - 700092, do hereby nominate, constitute and appoint, [2] **KAMAL CHANDRA KARMAKAR** (PAN-AGAPK4391E), son of Late Jitendra Nath Karmakar, by faith Hindu, Indian, by occupation Business, residing at 2/11, Sree Colony, P.S. Netaji Nagar, P.O. Regent Estate, Kolkata-700092 and their heirs, successor-in-interest.
- 1.2 **DEVELOPER** : shall mean **KARMAKAR ENTERPRISE**, a Proprietorship Firm, having its office at 11/12, Bijoygarh, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032, represented by its proprietor **KAMAL CHANDRA KARMAKAR** (PAN-AGAPK4391E), son of Late Jitendra Nath Karmakar, by faith Hindu, Indian, by occupation Business, residing at 2/11, Sree Colony, P.S. Netaji Nagar, P.O. Regent Estate, Kolkata-700092, and his successors-in-interest and assigns.
- 1.3 **SAID PLOT** : shall mean and include the plot of land measuring 7 cottahs 10 chittacks and 30 sq.ft. be a little more or less out of Dag No. 21 & 24, Khatian No. 52/5, 671, Mouza - Rajpur, J.L. No. 55, Touzi No. 250, known and numbered as Holding No. 35, Ramchand Dey Street, P.S. Sonarpur, under Rajpur Sonarpur

*Uma Karmakar*

Municipality, Ward No. 26 (formerly 24), Kolkata 700103, District: South 24 -Pgs., morefully described in the FIRST SCHEDULE herein under written.

*Uma Karmarkar*

1.4 **OWNERS' ALLOCATION / SHARE** : Entire 1<sup>st</sup> floor and 30% of car parking in the ground floor, The Owners have received total consideration amount of Rs. 1,00,000/- and the time of signing of this agreement of Rs. 30,000/- and balance will be paid before possession of the Owners' allocation flat from the Developer.

1.5 **DEVELOPER'S SHARE / ALLOCATION** : Entire 2<sup>nd</sup> Floor, 3<sup>rd</sup> Floor & 4th Floor and 70% car parking space in the ground floor of the said premises including proportionate and underneath land and other common facilities, which is specifically described in the Third Schedule.

1.6 **COMMON FACILITIES AND AMENTIES** : shall mean and include roof / terrace, passages, corridors, staircase, lobbies, driveways, pump room, Electric meter room, water tank, water pump and motor and other facilities which will be provided by the Developer full particulars of which have been set out in the FOURTH SCHEDULE hereunder written and required for establishment location enjoyment, provisions, maintenance and /or management of the Building.

1.7 **SALEABLE SPACE** : shall mean all the space in the building to be constructed on the said plot excluding space available for independent use and occupation as the Owners' share and including all open and covered spaces and the proportionate

*Uma Karmarkar*



share of the common space and facilities and the spaces required thereof in the said building.

**1.8 BUILDING** : shall mean and include multistoried building to be constructed or under construction or constructed on the said plot of land.

**1.9 SERVICE ORGANISATION** : shall mean a society, company firm, body or association, formed, promoted or nominated by the Owners' and the buyers of the other flats, to take over the charges of management administration, upkeeping and repairing the said building and/or maintenance of the provisions of the common facilities of the building.

**1.10 COST OF COMMON FACILITIES** : shall mean and include the cost of operating, upkeeping and maintaining the common services and facilities of the said building and shall include all taxes, charges, salaries, premium and other expenses payable in respect hereof or incidental thereto as fully described in the FIFTH SCHEDULE hereunder written.

## **ARTICLE - II : OWNERS' OBLIGATIONS**

2.1 The Owners' are absolute seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

2.2 No other person except the Owners has any right, title, interest, claim and/or demand over and in respect of the said property and/or any portion thereof.

*Uma Kaumakar*

2.3 The said property is free from all encumbrance, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.

2.4 There is no excess land at the said property within the meaning of the Urban Land (Ceiling & Regulation) Act, 1974.

2.5 The Owners have agreed to make over vacant and peaceful possession of the said premises in its entirety to the Developer immediately.

2.6 The Developer has bear cost of expenses for mutation of the Owners' name in the records of Rajpur Sonarpur Municipality and there should not occur any dispute in this regard.

2.7 The Developer shall upon obtaining vacant possession of the said premises arrange for demolition of the existing building standing thereat. All old building materials available upon demolition of the said building shall be the property of the Developer who shall be entitled to deal with and dispose of the same in the manner they like.

2.8 Subject to preceding clauses, the Owners hereby grant exclusive right and permission to the Developer to construct, erect and complete on the said plot and/as per sanctioned plan and as per specification of materials contained in the FOURTH SCHEDULE hereunder written.

*Uma Karmakar*



2.9 The Owners hereby agree and undertake to sign and return all papers and documents as would be required to be signed by them for smooth and proper execution of the work of developments and also in discharge of his obligation under this agreement forthwith which includes building plan and any modification thereof, sanitary and plumbing plan, agreement with prospective buyers, Deed of Conveyances to be executed in favour of the buyers and such other papers and documents as they are required to be signed and executed under the terms of this agreement or which would be necessary for the effective discharge of the terms of this Agreement.

2.10 The Owners will provide all necessary documents as statutorily required for portion of the building.

### **ARTICLES - III - DEVELOPER'S RIGHTS**

3.1 The Developer shall also be entitled to accept money by way of consideration price of the said flats/spaces from the prospective buyers relating to Developer's Allocation / share in the said proposed building referred to as Schedule area and shall issue receipt in the names of the firm acknowledging such payment.

3.2 The Developer is entitled to publish advertisement in their own name about the said development project inviting buyers of flats etc. pertaining to Developer's share and in doing so may fix advertisement board/hoardings at the said project site.

3.3 Nothing in these present shall be construed as a demise or assignment or conveyance in law by the Owners of the said plot

*Uma Kaur*

or any part thereof to the Developer or in creating any right, title or interest in respect thereof the Developer save and except to commercially exploit the same in terms thereof/hereof by constructing the building on the said plot and to deal with the Developer's Allocation / Saleable area in the building in the manner herein.

- 3.4 The Developer will be entitled to transfer the undivided proportionate share of land in the premises attributable to Developer's Allocation on the strength of the REGISTERED DEVELOPMENT POWER OF ATTORNEY to be given by the Owners.

**ARTICLE : IV : CONSIDERATION, SPACE ALLOCATION**

- 4.1 The Developer shall complete the construction of the said building from the date of obtaining vacant possession of the said premises in its entirety whichever is later in accordance with the specification contained in the FIFTH SCHEDULE hereunder written. However, if the work of construction is delayed due to non-compliance of any of the terms of any of this agreement to be performed and observed by the Owners, in that event the time to complete construction as aforesaid shall be extended automatically for such delayed period. Further, if the work of construction be delayed for any other reasons beyond the control of the Developer in that event also time shall be extended so long such impediment continues. Subject to the satisfaction to the Owners in respect of the construction and quality of materials. Simultaneously if there is delay in respect of construction by the

*Uma Kalma Kati*



Developer then the Developer will be liable to pay compensation to the Owners for such delay, which shall be settled mutually.

- 4.2 The Developer shall be exclusively entitled to the Developer's Allocation in the building with the right to transfer, or otherwise deal with or dispose of the same by him or Power of Attorney, hereinafter by the vendor in favour of the Developer and the Owners will not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation provided that the Developer has complied with delivery of possession of respective flats to the Owners before handing over intending purchaser with all the terms and conditions which are to be observed and performed by the Developer under these presents.
- 4.3 The Owners will, if requested by the Developer, execute and register a Power of Attorney authorizing the Developer to sign on their behalf in the agreement to be executed by the Developer with the prospective buyers wherein the Owners will join as confirming party and further to transfer and/ or convey the flats of the said building comprised in the Developer's Allocation by executing and registering appropriate Deed/s of Conveyance unto and in favour of the buyers of the flats as nominee of the Developer.
- 4.4 The Owners will be entitled to transfer and / or otherwise deal with Owners' allocation in the building in the manner they like.

*Uma Kaur*

- 4.5 In so far as necessary all dealings by the Developer in respect of the building shall be in the name of the Owners for which purpose the Owners hereby undertake to give the Developer a Power of Attorney in the form and manner reasonably required by the Developer with clear understanding that such dealing shall not in any way fasten or create any financial/civil/criminal liability upon the Owners or in the alternative shall sign and execute all papers and documents as would be necessary for the said purpose without causing unnecessary delay.
- 4.6 All cost and expenses as would be required for conveying the flats comprised in the Developer's Allocation shall be born and paid by the Developer or his nominee/s.

#### **ARTICLE - V : BUILDING**

- 5.1 The Developer shall at his own costs and expenses and without creating any financial and other liabilities on the Owners construct and complete the building on the said plot of land within 18 [eighteen] months specified above in the FIFTH SCHEDULE or as may be specified by the Architects from time to time.
- 5.2 Subject as aforesaid the decision of the L.B.S. regarding the quality of the materials shall be final and binding between the parties hereto provided the quality of materials is in accordance with the specification of the agreement, which will be checked by required from the Owners' side and in case of dispute shall be settled mutually.

*Uma Karmakar*



- 5.3 The Developer shall install, and erect in the said building at his own costs and expenses, pump, motor, water storage tanks, overhead reservoirs, until permanent electric connection meter is obtained temporary electric connection shall be provided and other facilities as are required to be provided in the building having self contained apartments and constructed for sale of flats separate meters for the Owners shall however be arranged for by the Developer at his own costs as would be required for installation of such meter including the amount of security deposit to be made to the WBSEB.
- 5.4 The Developer shall be authorized in the name of the Owners in so far as necessary to apply for and obtain quotes entitlements and other allocation of or for cement, steel, bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage etc. to the said building and other imputes and facilities required for the construction of the building for which purpose the Owners will execute in favour of the Developer the Power of Attorney or other authorities so as required by the Developer or in the alternative sign all papers and documents as may be necessary for the said purpose without causing unnecessary delay.
- 5.5 All costs of construction and charges and expenses relating thereto including municipal taxes, fees and architect's fees etc.

*Uma Karmakar*

during the period of and relating to and/or concerning construction of the building shall be born and paid by the Developer and the Owners will have no responsibility and/or liability in this respect.

- 5.6 The Developer shall hand over the possession of flat to the Owners from the signing of this agreement to the Developer by the Owners within 18 months from the date of signing of this agreement by the Owners to the Developer. Hereunder written and the Developer shall allow another six months period to the construction completed of the building i.e. 24 months.

#### **ARTICLE - VI - COMMON FACILITIES**

- 6.1 The Developer shall pay and bear all property taxes and other duties and outgoings in respect of the Developer's allocation accrued and due on and from the date of execution of this agreement till the date of delivery of possession of the respective flats to all the buyers.
- 6.2 As soon as the building is completed the Developer shall give written notice to the Owners requiring the Owners to take possession of the Owners' allocation in the building and then after 30 days from the date of service of such notice and at all times thereafter the Owners will be exclusively responsible for payment of Municipal and property taxes, rates, dues, duties and other public outgoings and impositions whatsoever, (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owners' allocation.
- 6.3 The Owners and the Developer or their nominees shall punctually and regularly pay for their respective allocation and at the said rates to the concerned authorities or otherwise as may be mutually agreed upon

*Uma Karmakar*



between the Owners and the Developer and both the parties shall keep each other indemnified against all claims actions demands costs charges and expenses or suffered by or paid by either or them as the case may be consequent upon a default by the Owners or the Developer in this behalf.

- 6.4 On and from the date of service of notice of possession after completion of the building in all respect the Owners will be responsible to pay and bear and will forthwith pay on demand to the Developer service charges for the common facilities in the building in respect of the Owners' allocation (full particulars of which have been setout in the Third Schedule hereunder written).

#### **ARTICLE - VII - OWNERS' FURTHER OBLIGATION**

- 7.1 The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building on the plot by the Developer.
- 7.2 The Owners hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling assigning and/or disposing of the Developer's Allocation and / or selection of the person in whose favour the Developer shall sell/transfer the Developer's allocation provided the Developer has given delivery of possession of the Owners' share prior to giving possession to any flat to any buyer.
- 7.3 The Owners hereby agree and covenant with the Developer not to let out grant lease mortgage and/or charge the said plot or any

*Uma Karmakar*

portion thereof for any reason whatsoever after execution of this agreement.

7.4 The Owners agree to execute the registered Power of Attorney in favour of the Developer authorizing him to do perform all acts and deeds as should be required to be done executed and performed by the Owner in terms of the agreement in particular to sign the agreement with the buyers of the flats etc. as confirming party and to execute the deed of conveyance and to place those before the Registration Officer relating to sell of the Developer's allocation of the said building or in the alternative to sign execute all the papers and documents as aforesaid as and when required without causing any unreasonable delay.

7.5 The Owners further agree that if for any reasons the authority for signing of the agreements and the Deed of conveyance to be executed in favour of the buyer or the flats be not given or for any reason such authority be effective the owner shall as and when requested the Developer sign and execute the agreements with the prospective buyers of flats as the Confirming party and shall also sign, execute and present for registration the Deed of Conveyance conferring title in the respective flats to the buyer as nominees of the Developer relating to Developer's allocation without asking for any further consideration and without causing any unreasonable delay.

*Uma Karmakar*



**ARTICLE - VIII - OWNERS IDEMUNITY**

- 8.1 The owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy their allocation under this agreement without any interference or disturbance provided that the Developer perform and observe and fulfill the terms and conditions herein contained/or on contained and/ or on their part to be observed performed and/or fulfilled. Interference if any, by outsiders due to whatever be the reason the Owners will have no responsibility to settle the dispute. For that also time frame of 18 months will remain unchanged whatsoever be the reason except natural calamity and availability of C.C. from Rajpur Sonarpur Municipality.

**ARTICLE - IX - MISCELLANEOUS**

- 9.1 The Owners and the Developer have entered into this agreement surely for construction and nothing contained herein shall be deemed to be constructed as partnership between the Developer and the Owners or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an association of persons.
- 9.2 It is understood that from time to time to facilitate the constructions of the building by the Developer various deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications, and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such

*Uma Karna Kati*

acts deeds matters and things and the Owners will sign and execute the papers and documents or the Owners also undertake to sign and execute all such acts deeds matters and things if the same do not in any way infringe and/or effect the rights of the Owners in respect of the said plot and/or the Owners' allocation and/or go against the spirit of this agreement.

- 9.3 Any notice required to be given by the Developer shall be deemed to have been served on the Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgment due and shall likewise be deemed to have been served on the Developer if the Owners delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgment due to the Developer's.
- 9.4 The buyers of the flats as nominees of the Developer and the Owners will mutually frame scheme for the management and / or administration of the said building and / or common parts and facilities there, and shall accordingly raise fund from amongst them by way of service charges, and / or in the shape of maintenance charges and / or repair and renewal charges etc.
- 9.5 The Owners and the Developer or his/their nominees shall agree to abide by all the Rules and regulations of such management / society / association / organization as formed and hereby give their consent to abide by the same.

*Uma Karmakar*



**ARTICLE - X : JURISDICTION**

10.1 The owner shall have the right to use the Developer under specific Relief Act or any other Act and Rules in the event of failure to deliver vacant possession of the Owner share within the stipulated period.

10.2 The Courts of Baruipur, 24-Parganas (S) alone shall have the jurisdiction to entertain and try all actions suits and proceedings arising out of this Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** peace and parcel plot of Bastu land measuring 7 cottahs 10 chittacks and 30 sq.ft. <sup>with 200.59 sq.ft. Pn Shed Structure, R/S</sup> be a little more or less out of Dag No. 21/24, Khatian No. 52/5, 671, Mouza - Rajpur, J.L. No. 55, Touzi No. 250, known and numbered as Holding No. 35, Ramchand Dey Street, P.S. Sonarpur, under Rajpur Sonarpur Municipality, Ward No. 26 (formerly 24), Kolkata 700103 District: South 24 - Pgs. being butted and bounded by :

<b>ON THE NORTH</b>	:	R.S. Dag No. 24 (Part)
<b>ON THE SOUTH</b>	:	16' ft. Common Passage
<b>ON THE EAST</b>	:	12' ft. Common Passage
<b>ON THE WEST</b>	:	R.S. Dag No. 21 (Part) & R.S. Dag No. 23

*Uma Kaumarkar*

*Uma Kaumarkar*

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**OWNERS' ALLOCATION / SHARE** : Entire 1<sup>st</sup> floor and 30% of car parking in the ground floor, The Owners have received total consideration amount of Rs. 1,00,000/- and the time of signing of this agreement of Rs. 30,000/- and balance will be paid before possession of the Owners' allocation flat from the Developer.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**DEVELOPER'S SHARE / ALLOCATION** : Entire 2<sup>nd</sup> Floor, 3<sup>rd</sup> Floor & 4th Floor and 70% car parking space in the ground floor of the said premises including proportionate and underneath land and other common facilities, which is specifically described in the Third Schedule.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**COMMON FACILITIES AND AMENITIES**: shall mean and include roof/terrace, passages, corridors, lift, staircase, lobbies, driveways, pump room, Electric meter room, water tank, water pump and motor and other facilities which will be provided by the Developer full particulars of which have been set out in the FOURTH SCHEDULE hereunder written and required for establishment location enjoyment, provisions maintenance and /or management of the Building.

*Uma Kakmakar*



**THE FIFTH SCHEDULE ABOVE REFERRED TO****[Common Expenses]**

1. The cost of the cleaning and lighting the passages, staircase, etc. and the other part of the building.
2. The cost of maintenance and decoration of the exterior of the building including the boundary walls, parapet walls including painting and colouring of the outer walls of the building.
3. The costs of maintaining and the working of the pump and common lights.
4. Local and other taxes and outgoings and installations as also ground rents.
5. All expenses of common service and in connection with common areas and facilities including maintenance, upkeeping, repairing and replacement thereof.
6. Such further and other expenses as are necessary or incidental for the maintenance and upkeep to the building.

**IN WITNESS WHEREOF** the parties hereto set and subscribed her respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

By the OWNER in the presence of:-

1. *Somyaj Ghosh*  
*Advocate*  
*Alipore Judges Court*  
*K1-27*

*Uma Karmakar*

2. *Soumya Mukherjee*  
*Law Clerk*  
*Alipore Judges Court*  
*Kol-27.*

*Kamal Ch Karmakar*

**SIGNATURE OF THE OWNER**

**Karmakar Enterprise**

*Kamal Ch Karmakar*

**SIGNATURE OF THE DEVELOPER**

**Drafted by :-**

*Somyaj Ghosh*  
*Advocate*  
*WB/325/2011*  
*Alipore Judges Court*  
*Kolkata - 70027.*



MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 1,00,000/- (Rupees one lakh) only in respect of the Development Agreement mentioned in the SECOND SCHEDULE above mentioned amount have been received by the Vendors from the Developer of the said agreement hereinabove as per memorandum of consideration set forth hereunder.

Cheque/ D.D No.	Date	Bank	Branch	Amount
Cash	10.08.18	Cash		30,000/-
			TOTAL	1,00,000/-

(Rupees one lakh) only

WITNESSES

1. Jangy Chitli  
Deputy Judge Ct  
Kol-27
2. Gourav Narkar.  
Law Clerk,  
Aizawl Judges Court.  
Kol-27

Uma Karmakar

SIGNATURE OF THE VENDOR



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name UMA KARMAKAR (VENDOR)

Signature Uma Karmakar



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name KARMA CHANDRA KARMAKAR (VENDOR & DEVELOPER)  
Karmakar Enterprise

Signature Karma Chandra Karmakar

Proprietor  
Thumb

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

PHOTO



राजस्व विभाग



भारत सरकार

T-COMETAX DEPARTMENT

GOVT. OF INDIA

KAMAL CHANDRA KARKAR

JITENDRA NATH KARNAKAT

131021966

Passport Account Number

AGAPK4391E

*[Signature]*



*Kamal Ch Karkar*



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AJXPK8620L



नाम /NAME  
UMA KARMAKAR

पिता का नाम /FATHER'S NAME  
SHISHU KARMAKAR

जनम तिथि /DATE OF BIRTH  
18-11-1965

स্বिकृत हस्ताक्षर /SIGNATURE

*Uma Karmakar*

*Safdar*

आयकर आयुक्त, प. सं-111  
COMMISSIONER OF INCOME-TAX (O.), KOLKATA







Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-0001217469/2018	Office where deed will be registered
Query Date	27/07/2018 7:38:48 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	SANJOY GHATAK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903327616, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]	
Set Forth value	Market Value	
Rs. 1,00,000/-	Rs. 51,20,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,021/- (Article:48(g))	Rs. 1,053/- (Article:E, E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET, Mouza: Rajpur, Ward No: 26, Holding No:35

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-21/24	RS-671/52	Bastu	Shali	7 Katha 10 Chatak 30 Sq Ft	90,000/-	50,60,000/-	Width of Approach Road: 16 Ft.,
Grand Total :					12.65Dec	90,000 /-	50,60,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	10,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed. Extent of Completion: Complete					
Total :		200 sq ft	10,000 /-	60,000 /-	

**Land Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Smt UMA KARMAKAR Wife of Shri KAMAL CHANDRA KARMAKAR2/11, SREE COLONY, P.S- NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AJXPK8620L, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Shri KAMAL CHANDRA KARMAKAR Son of Late JITENDRA NATH KARMAKAR2/11, SREE COLONY, P.S- NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGAPK4391E, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

**Developer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	KARMAKAR ENTERPRISE 11/12, BIJOYGARH, P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 . PAN No.: AGAPK4391E, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Shri KAMAL CHANDRA KARMAKAR Son of Late JITENDRA NATH KARMAKAR2/11, SREE COLONY, P.S- NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.: AGAPK4391E	KARMAKAR ENTERPRISE (as PROPRIETOR)

**Identifier Details :**

Name & address	
Mr SOURAV NASKAR Son of Late N KR NASKAR ALIPORE JUDGES COURT, P.O:- REGENT ESTATE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, . Identifier Of Smt UMA KARMAKAR, Shri KAMAL CHANDRA KARMAKAR, Shri KAMAL CHANDRA KARMAKAR	N



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt UMA KARMAKAR	KARMAKAR ENTERPRISE-6.325 Dec
2	Shri KAMAL CHANDRA KARMAKAR	KARMAKAR ENTERPRISE-6.325 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt UMA KARMAKAR	KARMAKAR ENTERPRISE-100.00000000 Sq Ft
2	Shri KAMAL CHANDRA KARMAKAR	KARMAKAR ENTERPRISE-100.00000000 Sq Ft

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 26/08/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 09/09/2018) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

### Major Information of the Deed

Deed No :	I-1604-05198/2018	Date of Registration	20/08/2018
Query No / Year	1604-0001217469/2018	Office where deed is registered	
Query Date	27/07/2018 7:38:48 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANJOY GHATAK ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903327616, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 51,20,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article 48(g))	Rs. 1,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET, Mouza: Rajpur, Ward No: 26, Holding No:35

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-21/24	RS-671/52	Bastu	Shali	7 Katha 10 Chatak 30 Sq Ft	90,000/-	50,60,000/-	Width of Approach Road: 16 Ft.
<b>Grand Total :</b>					<b>12.65Dec</b>	<b>90,000 /-</b>	<b>50,60,000 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	10,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>10,000 /-</b>	<b>60,000 /-</b>	



### Major Information of the Deed

Deed No :	I-1604-05198/2018	Date of Registration	20/08/2018
Query No / Year	1604-0001217469/2018	Office where deed is registered	
Query Date	27/07/2018 7:38:48 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANJOY GHATAK ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903327616, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 51,20,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article 48(g))	Rs. 1,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET, Mouza: Rajpur, Ward No: 26, Holding No:35



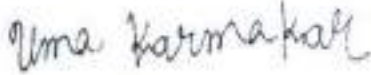



Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-21/24	RS-671/52	Bastu	Shali	7 Katha 10 Chatak 30 Sq Ft	90,000/-	50,60,000/-	Width of Approach Road: 16 Ft.
<b>Grand Total :</b>					<b>12.65Dec</b>	<b>90,000 /-</b>	<b>50,60,000 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	10,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>10,000 /-</b>	<b>60,000 /-</b>	

**Lord Details :**

Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Finger print	Signature
1	<p><b>Smt UMA KARMAKAR (Presentant)</b>                      Wife of Shri KAMAL CHANDRA KARMAKAR                      Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Office</p>	 20/08/2018	 LTI 20/08/2018	 20/08/2018
<p>2/11, SREE COLONY, P.S- NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJXPK8620L, Status :Individual, Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Office</p>				
2	<p><b>Shri KAMAL CHANDRA KARMAKAR</b>                      Son of Late JITENDRA NATH KARMAKAR                      Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Office</p>	 20/08/2018	 LTI 20/08/2018	 20/08/2018
<p>2/11, SREE COLONY, P.S- NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGAPK4391E, Status :Individual, Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Office</p>				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>KARMAKAR ENTERPRISE</b>                      11/12, BIJOYGARH, P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 , PAN No.:: AGAPK4391E, Status :Organization, Executed by: Representative</p>



**Representative Details :**

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Shri KAMAL CHANDRA KARMAKAR</b> Son of Late JITENDRA NATH KARMAKAR Date of Execution - 20/08/2018, , Admitted by: Self, Date of Admission: 20/08/2018, Place of Admission of Execution: Office			
	Aug 20 2018 12:37PM	LTI 20/08/2018	20/08/2018
2/11, SREE COLONY, P.S- NETAJI NAGAR, P.O.- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGAPK4391E Status : Representative, Representative of : KARMAKAR ENTERPRISE (as PROPRIETOR)			

**Identifier Details :**

Name & address

Mr SOURAV NASKAR  
 Son of Late N KR NASKAR  
 ALIPORE JUDGES COURT, P.O.- REGENT ESTATE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt UMA KARMAKAR, Shri KAMAL CHANDRA KARMAKAR, Shri KAMAL CHANDRA KARMAKAR

20/08/2018

*Sourav Naskar*

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt UMA KARMAKAR	KARMAKAR ENTERPRISE-6.325 Dec
2	Shri KAMAL CHANDRA KARMAKAR	KARMAKAR ENTERPRISE-6.325 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt UMA KARMAKAR	KARMAKAR ENTERPRISE-100.00000000 Sq Ft
2	Shri KAMAL CHANDRA KARMAKAR	KARMAKAR ENTERPRISE-100.00000000 Sq Ft



**Endorsement For Deed Number : I - 160405198 / 2018**

**On 10-08-2018**

**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 51,20,000/-



**Sati Prosad Bandopadhyay  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal**

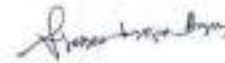
**On 14-08-2018**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,053/- ( B = Rs 1,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 53/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 31/07/2018 12:00AM with Govt. Ref. No: 192018190268430932 on 30-07-2018, Amount Rs: 53/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90005550 on 31-07-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by by online = Rs 6,920/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 31/07/2018 12:00AM with Govt. Ref. No: 192018190268430932 on 30-07-2018, Amount Rs: 6,920/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90005550 on 31-07-2018, Head of Account 0030-02-103-003-02



**Sati Prosad Bandopadhyay  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal**

**On 20-08-2018**

**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 12:31 hrs on 20-08-2018, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Smt UMA KARMAKAR , one of the Executants.

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

Execution is admitted on 20/08/2018 by 1. Smt UMA KARMAKAR, Wife of Shri KAMAL CHANDRA KARMAKAR, 2/11, SREE COLONY, P.S- NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Others, 2. Shri KAMAL CHANDRA KARMAKAR, Son of Late JITENDRA NATH KARMAKAR, 2/11, SREE COLONY, P.S- NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Business  
Indetified by Mr SOURAV NASKAR, , , Son of Late N KR NASKAR, ALIPORE JUDGES COURT, P.O: REGENT ESTATE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Major Information of the Deed :- I-1604-05198/2018-20/08/2018



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

is admitted on 20-08-2018 by Shri KAMAL CHANDRA KARMAKAR, PROPRIETOR, KARMAKAR ENTERPRISE (Sole Proprietorship), 11/12, BIJOYGARH, P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700032

Identified by Mr SOURAV NASKAR, , Son of Late N KR NASKAR, ALIPORE JUDGES COURT, P.O: REGENT ESTATE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,053/- ( B = Rs 1,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2018 12:00AM with Govt. Ref. No: 192018190275226892 on 14-08-2018, Amount Rs: 1,000/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90019320 on 16-08-2018, Head of Account 0030-03-104-001-16

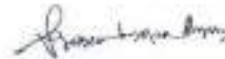
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 11983, Amount: Rs.100/-, Date of Purchase: 13/08/2018, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2018 12:00AM with Govt. Ref. No: 192018190275226892 on 14-08-2018, Amount Rs: 1/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90019320 on 16-08-2018, Head of Account 0030-02-103-003-02



**Sati Prosad Bandopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2018, Page from 150908 to 150942

being No 160405198 for the year 2018.



*Sati Prosad Bandopadhyay*

Digitally signed by SATIPRASAD  
BANDYOPADHYAY  
Date: 2018.08.23 13:10:38 +05:30  
Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 23-08-2018 13:09:47  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)