00922/19

I-855/2019

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AA 278184

5/2
1-50p
G-178681
1K 2ch 14 mth
+ 5 mth
- court fee.

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheets Attached to the document are part of the document.

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

05 FEB 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 5th day February of Two Thousand Nineteen (2019)

BETWEEN

রেজিস্ট্রি নং 4393 তারিখ 26-12-18

মূল্য :- 100/-

প্রেরক :- Tapas Haldar (Adv)

ঠিকানা :- Sealdah Court KOL-14

প্রেরণ :- Ramjita Pal

লাইসেন্স প্রাপ্ত সনাক্তকারক

কাশিপুর দমদম এ.ডি. [illegible] অফিস

প্রেরণের নাম - রমিতা পাল

রেজিস্ট্রির নাম :- বারাকপুর

ডি ভি নং :- 18 DEC 2018

ফেরৎ দেওয়ার তারিখ

ই. ডি. মি. [illegible] 310

ফেরৎ দেওয়ার [illegible]

Identified by
Tapas Haldar (Adv)
S/o Lt Parimal Haldar
Sealdah Court.
KOL-14 Pop PS - Entally

DISTRICT SUB REGISTRAR COSSIPORE DUM DUM
NORTH 24 PARGANAS

05 FEB 2019

(1) **SRI PARESH MALLICK (PAN – BMQPM2931M)**, son of Sri Laxmipati Mallick and Late Madhabi Mallick (Baidya), by Occupation – Business, (2) **SMT. PRANATI MONDAL (PAN – ENNPM3506F)**, (3) **SMT. PALY KARMAKAR (PAN – DYUPK5214H)** and (4) **SMT. PRAGATI BISWAS (MALLICK) (FORM 60, Aadhaar No. 381171333810)**, No. 2 to 4 all are daughters of Sri Laxmipati Mallick and Late Madhabi Mallick (Baidya), all by Occupation – Housewife, all by faith – Hindu, by Nationality – Indian, all are residing at 2, Purba Sinthee Road, P.O. Ghughudanga, P.S. Dum Dum, Kolkata – 700 030, Dist. North 24-Parganas, hereinafter called the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

M/S. A.I.B. SOLUTION (PAN – ABHFA5185E), a Partnership firm, having its Principal place of Business at 24/2, East Sinthee Bye Lane, Maidanpally, P.O. Ghughudanga, P.S. Dum Dum, Kolkata – 700 030, Dist. North 24-Parganas, represented by its Partners namely (1) **SRI BAIDYANATH ROY (PAN – BYPPR1648B)**, son of Late Santosh Roy, residing at 189, Purba Sinthee Bye Lane, Maidanpally, P.O. Ghughudanga, P.S. Dum Dum, Kolkata – 700 030, Dist. North 24-Parganas and (2) **SRI AMIT SANKAR BRAHMACHARI (PAN – AZSPB2041B)**, son of Sri Amiya Sankar Brahmachari, residing at 24/2, Purba Sinthee Bye Lane, Maidanpally, P.O. Ghughudanga, P.S. Dum Dum, Kolkata – 700 030, Dist. North 24-Parganas, both by faith – Hindu, by Nationality – Indian, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its Partners for the time being and the heirs and successors in its office and assigns) of the **OTHER PART**.

WHEREAS one Madhabi Malick (Baidya), since deceased, wife of Sri Laxmipati Mallick, the predecessor-in-interest of present Land Owners acquired of ALL THAT piece or parcel of land measuring an area of 1 (one) Cottah 2 (two) Chittack 14 (fourteen) Sq.ft. be the same a little more or less together with old dilapidated structure standing thereon, lying and situated at Mouza – Purba Sinthee, J.L. No. 22, R.S. No. 8, Touzi No. 1298/2833, comprised in Dag No. 79/406 under Khatian No. 753, being Municipal Holding No. 4, P.S. Road "A" at Premises No. 2, Purba Sinthee Road, Kolkata – 700 030, within the jurisdiction of Dum Dum Police Station within the local limits of South Dum Dum

Joint Director Sub-Registrar
Sub-Registrar Jum-Cum

05 FEB 2019

Municipality under Ward No. 12, Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas, by and through a registered Deed of Partition and the said Partition Deed was registered with the office of the A.D.S.R. Cossipore Dum Dum and recorded therein Book No. I, Volume No. 1506-2017, Pages from 244635 to 244658, Being No. 150608347 for the year 2017.

AND WHEREAS after acquiring the said land by way of a Deed of Partition with her sister viz. Smt. Malati Mondal (Baidya), the said Madhabi Mallick (Baidya) became the sole and absolute Owner of land of of ALL THAT piece or parcel of land measuring an area of 1 (one) Cottah 2 (two) Chittack 14 (fourteen) Sq.ft. be the same a little more or less together with old dilapidated structure standing thereon, lying and situated at Mouza – Purba Sinthee, J.L. No. 22, R.S. No. 8, Touzi No. 1298/2833, comprised in Dag No. 79/406 under Khatian No. 753, being Municipal Holding No. 4, P.S. Road "A" at Premises No. 2, Purba Sinthee Road, Kolkata – 700 030, within the jurisdiction of Dum Dum Police Station within the local limits of South Dum Dum Municipality under Ward No. 12, Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas.

AND WHEREAS while enjoying the said landed property with her khas possession the said Madhabi Mallick (Baidya) died intestate leaving behind her following legal heirs and successors :-

1.	SRI PARESH MALLICK	-	Son
2.	SMT PRANATI MONDAL	-	Daughter
3.	SMT. PALY KARMAKAR	-	Daughter
4.	SMT. PRAGATI BISWAS (MALLICK)	-	Daughter

AND WHEREAS after the death of the said Madhabi Mallick (Baidya) her above named legal heirs and successors viz. (1) **SRI PARESH MALLICK**, (2) **SMT. PRANATI MONDAL**, (3) **SMT. PALY KARMAKAR** and (4) **SMT. PRAGATI BISWAS (MALLICK)** became the joint Owners of ALL THAT piece or parcel of land measuring an area of 1 (one) Cottah 2 (two) Chittack 14 (fourteen) Sq.ft. be the same a little more or less together with old dilkapidated structure standing thereon, lyig and situated at Mouza – Purba Sinthee, J.L. No. 22, R.S. No. 8, Touzi No. 1298/2833, comprised in Dag No. 79/406 under Khatian No. 753, being Municipal Holding No. 4, P.S. Road "A" at Premises No. 2, Purba Sinthee Road, Kolkata – 700 030, within the jurisdiction of Dum Dum Police Station

0 5 FEB 2019

within the local limits of South Dum Dum Municipality under Ward No. 12, Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas and mutated their joint names in the records of the South Dum Dum Municipality under Municipal Holding No. 4/3, P.S. Road "A" in Ward No. 12 of the South Dum Dum Municipality.

AND WHEREAS the existing building standing in over the said land is very old in style and in dilapidated condition and that is why, the above named owners have jointy decided to demolish the existing old structure and re-construct a new building on the said land but due to lack of money and technical know-how, the First Party / Owners have decided to hand over the said land to a competent Developer who can complete the entire construction work at their own cost and risk. The Owners also give their consent to the develop for amalgamate their land with any other adjacent plot of land, if required by the Developer.

AND WHEREAS the Owners declares that the said land and the existing old building is free from all sorts of encumbrances having a clear and marketable title.

AND WHEREAS to commercially exploit the said premises, being Municipal Holding No. 4/3, P.S. Road 'A' in Ward No. 12 of the South Dum Dum Municipality or Premises No. 2, Purba Sinthee Road, P.O. Ghugudanga, P.S. Dum Dum, Kolkata – 700 030, the First Party / Owners have entered into this agreement with the Second Party / Developer herein to construct and / or raise a multi storied building at their entire cost and responsibility on the said plot of land of the owners, in a manner and process as specifically stipulated by and between the Parties hereunder written.

NOW THIS AGREEMENT WITNESSETH and it is hereby ageed by and between the parties hereto as follows :

ARTICLE : I : DEFINITIONS

1. OWNERS shall mean the said (1) SRI PARESH MALLICK **(PAN – BMQPM2931M)**, son of Sri Laxmipati Mallick and Late Madhabi Mallick (Baidya), by Occupation – Business, (2) SMT. PRANATI MONDAL **(PAN – ENNPM3606F)**, (3) SMT. PALY KARMAKAR **(PAN – DYUPK5214H)** and (4) SMT. PRAGATI BISWAS (MALLICK) **(FORM 60, Aadhaar No. 381171333810)**, No. 2 to 4 all are daughters of Sri Laxmipati Mallick and Late Madhabi Mallick (Baidya), all by

DISTRICT SUB REGISTRAR COSSIPORE DUM DUM
NORTH 24 PARGANAS

05 FEB 2019

Occupation – Housewife, all by faith – Hindu, by Nationality – Indian, all are residing at 2, Purba Sinthee Road, P.O. Ghughudanga, P.S. Dum Dum, Kolkata – 700 030, Dist. North 24-Parganas and their heirs, legal representatives, executors, administrators and assigns.

2. **DEVELOPER** shall mean **M/S. A.I.B. SOLUTION**, a Partnership firm, having its Principal place of Business at 24/2, East Sinthee Bye Lane, Maidanpally, P.O. Ghughudanga, P.S. Dum Dum, Kolkata – 700 030, Dist. North 24-Parganas, represented by its Partners namely (1) **SRI BAIDYANATH ROY**, son of Late Santosh Roy, residing at 189, Purba Sinthee Bye Lane, Maidanpally, P.O. Ghughudanga, P.S. Dum Dum, Kolkata – 700 030, Dist. North 24-Parganas and (2) **SRI AMIT SANKAR BRAHMACHARI**, son of Sri Amiya Sankar Brahmachari, residing at 24/2, Purba Sinthee Bye Lane, Maidanpally, P.O. Ghughudanga, P.S. Dum Dum, Kolkata – 700 030, Dist. North 24-Parganas, both by faith – Hindu, by Nationality – Indian and its successors. Successors in office and assigns.

3. **PREMISES** shall mean **ALL THAT** piece or parcel of land measuring an area of 1 (one) Cottah 2 (two) Chittack 14 (fourteen) Sq.ft. be the same a little more or less together with old dilapidated structure standing thereon, lying and situated at Mouza – Purba Sinthee, J.L. No. 22, R.S. No. 8, Touzi No. 1298/2833, comprised in Dag No. 79/406 under Khatian No. 753, being Municipal Holding No. 4, P.S. Road "A" at Premises No. 2, Purba Sinthee Road, Kolkata – 700 030, within the jurisdiction of Dum Dum Police Station within the local limits of South Dum Dum Municipality under Ward No. 12, Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas, morefully mentioned in the First Schedule hereunder written.

4. **BUILDING** shall mean the multi-storied building to be constructed at the said premises in accordance with the sanctioned plan to be sanctioned by the appropriate authority of the South Dum Dum Municipality or further storied if the authority granted.

5. **COMMON FACILITIES AND AMENITIES** : Shall mean corridor, stairways & lift, roof, passage, ways, over head / under ground water tank, water pump and Motor and other facilities, which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, maintenance and / or management of the building and land there under as per Apartment Ownership Act. 1972.

DISTRICT SUB REGISTRAR COSSIPORE

NORTH 24 PARGANAS

District Sub-Registrar

North 24 Pgns

05 FEB 2019

5. **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and spaces required.

6. **OWNERS' ALLOCATION** : shall mean –

1. The above owners viz. (1) **SRI PARESH MALLICK**, (2) **SMT. PRANATI MONDAL**, (3) **SMT. PALY KARMAKAR** and (4) **SMT. PRAGATI BISWAS (MALLICK)** will jointly be entitled the following flats on their land area along with proportionate share of land of the said premises and common roof right and money consideration –

   i) One No. self contained Flat measuring a super built up area of 500 Sq.ft. more or less on the ground floor.

   ii) One No. self contained Flat measuring a super built up area of 500 Sq.ft. more or less on the Second floor.

   iii) One No. self contained Flat measuring a super built up area of 500 Sq.ft. more or less on the Third floor.

2. Apart from the above a non-refundable money consideration of Rs.3,00,000/- (Rupees Three Lac) only will be paid by the Developer to the Owners at the time of handing over their allocated self contained flat.

Note : i) That the Owners who resides in the said premises will be entitled rent at actual, during the period of construction till they shifted to the newly constructed building at their allocated portion as mentioned in this agreement and the rent will be paid by the Developer with shifting charges.

(ii) No other consideration either in cash or in kind will be entitled by the above named Owners.

(iii) Super built up area means covered area of Flat plus proportionate share of stair and lift and thereafter twenty five percent service area will be added.

7. **DEVELOPER'S ALLOCATION** shall mean all other constructed areas of the said proposed building save and except the Owners' Allocation together with the proportionate right, title, interest in the land in common facilities and amenities including the right to use thereto in the said premises upon construction of the said building belongs to the Developer only.

DISTRICT SUB REGISTRAR COSSIPORE
NORTH 24 PARGANAS

Addl. District Sub-Registrar
Cossipore Cum-Dum Dum

05 FEB 2019

8. **ARCHITECT** : shall mean the person or persons who may be appointed by the Developer for designing and planning of the said building with the approval of the Owners.

9. **BUIDING PLAN** shall mean the plan to be sanction by the appropriate authorities with such alteration or modification as may be required to be made by the developer.

10. **TRANSFEREE** shall mean the person firm limited company association of persons to whom any space in the building has been transferred.

12. **WORDS IMPARTING** singular shall include plural vice-versa.

13. **WORDS IMPARTING** masculine gender shall include feminine an neuter genders likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

ARTICLE- II : COMMENCEMENT

1. This Agreement shall be deemed to have commenced on and with effect from day of 2019.

ARTICLE – III: OWNERS' REPRESENTATIONS

1. The Owners is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said premises free from all encumbrances attachments and liens whatsoever, which the Developer admits and acknowledges upon inspection of the title of the Owners.
2. The said premises is not vested under the Urban Land (Ceiling and Regulation) Act. 1976.
3. The Land Owners are now agree to amalgamate their land with the adjacent plot of land by making a affidavit, if required by the Developer / Promoter. However, a copy of the municipal tax receipt after obtaining the amalgamation of entire land will be handed over to the Land owners.
4. If the Owners herein dies during the continuance of the agreement all its 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

Addl. District Sub- Registrar
Barasat Court-Cum 24-Pgs (N)

05 FEB 2019

modification hereof as per requirements of the Developers without any right to back out from such obligations in any manner whatsoever.

ARTICLE – IV : DEVELOPERS RIGHTS

1. The Owners hereby grant subject to what has been hereinafter provided the exclusive right to the developer to built construct erect and complete the said building comprising the various sizes of flats, garages and / or units in order to sell the said flats, garages and / or units to the member of the public for their residential purpose by entering into agreement for sale and or transfer and/or construction in respect of the Developer's Allocated portion in accordance with plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the developer with the approval of the Owners.

4. The developer shall be entitled to prepare modify or alter the plan with approval of the Owners and to submit the same to the appropriate authorities in the name of the Owners at its own costs and developer shall pay and bear all the expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities as required for construction of the building at the said premises provided however that the developer shall be exclusively entitled to all refund of any or all payment and/or deposits paid by the developer.

5. Nothing in these presents shall be constructed as a demise or assignment or transfer by the Owners of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in favour of the developer other than an exclusive license to the developer to sell the flats of the said premises in terms thereof and to deal with the developer's allocation only in the building to be constructed thereon in the manner and subject to the terms thereafter stated.

SCHEDULE-V ; APARTMENT CONSIDERATION

1. In consideration of the Owners having agreed to permit the develop or to sell the flats, garages and / or units of the said premises and construct erect and complete the building on the said premises the developer agrees-

A] At its own costs shall obtain all necessary permissions and or approvals and/or consents.

B] To bear all costs charges and expenses for construction of the building at the said premises.

SUB REGISTRAR, COSSIPORE DUM DUM
NORTH 24 PARGANAS

5 FEB 2019

C] The building to be constructed at the said premises within **24 (Twenty Four)** months from the date of **obtaining the Building Sanctioned Plan** and such time will be extended for another 6 (six) months for the act of God or force mejure.

D] The Developer shall handover the Developer's Allocation of the said building at its option to the intending Purchaser and / or Purchasers and the Owners shall have no objection for the same.

E] From the date of handing over of the vacant possession of the land in favour of Developer the remaining electric bill or municipal and all other rates and tax will be paid by the Developer at its own costs and expenses.

SCHEDULE VI: OWNERS' ALLOCATION

OWNERS' ALLOCATION – shall mean

The above owners viz. (1) **SRI PARESH MALLICK**, (2) **SMT. PRANATI MONDAL**, (3) **SMT. PALY KARMAKAR** and (4) **SMT. PRAGATI BISWAS (MALLICK)** will jointly be entitled the following flats on their land area along with proportionate share of land of the said premises and common roof right and money consideration –

i) One No. self contained Flat measuring a super built up area of 500 Sq.ft. more or less on the ground floor.

ii) One No. self contained Flat measuring a super built up area of 500 Sq.ft. more or less on the Second floor.

iii) One No. self contained Flat measuring a super built up area of 500 Sq.ft. more or less on the Third floor.

2. Apart from the above a non-refundable money consideration of Rs.3,00,000/- (Rupees Three Lac) only will be paid by the Developer to the Owners at the time of handing over their allocated self contained flat.

Note : i) That the Owners who resides in the said premises will be entitled rent at actual, during the period of construction till they shifted to the newly constructed building at their allocated portion as mentioned in this agreement and the rent will be paid by the Developer with shifting charges.

(ii) No other consideration either in cash or in kind will be entitled by the above named Owners.

DISTRICT SUB REGISTRAR COSSIPORE CHITPUR
NORTH 24 PARGANAS

Addl. District Sub-Registrar
Barasat, North 24 Parganas

05 FEB 2019

(iii) Super built up area means covered area of Flat plus proportionate share of stair and lift and thereafter twenty five percent service areawill be added.

ARTICLE – VII : DEVELOPER'S ALLOCATION :

1. In consideration of the above the Developer shall entitled to get the remaining constructed areas / spaces of the said building apart from Owners' Allocation as Developer's Allocation together with the proportionate undivided share in the said land and also together with proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building and the Developer shall be entitled to enter into Agreement for Sale and transfer its own name with any transferees for their residential and commercial purpose and to receive and collect all money in respect thereof which shall absolutely belong to the Developer and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such Agreement it shall not be obligatory on part of the Developer.

ARTICLE – VIII : PROCEDURE

1. The Owners shall grant to the Developer a registered General Power of Attorney as may be required for the purpose of obtaining the sanctions in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority or authorities after sanction of the building plan.

ARTICLE – IX : CONSTRUCTION

1. The Developer shall be solely and exclusively responsible for construction of the said building and all its faults if there be any in the said construction work and shall be liable for all costs and consequences thereto. The developer undertakes to use all ISI standard first class materials only under the supervision of approved L.B.S. and Chartered Engineers only.

ARTICLE – X : SPACE ALLOCATION

1. After completion of the building the Developer shall be entitled to get the 50% on the Ground Floor, Entire Second Floor and Entire Third Floor of the said proposed building save and except Owners' Allocation of the proposed building with undivided proportionate share of land and all others common amenities & facilities.

SUB REGISTRAR OF SONARPUR DIVISIONAL DISTRICT
NORTH 24 PARGANAS

North District Sub-Registrar
Barasat Cum-Cum 24-Pgs

05 FEB 2019

2. The Developer shall be entitled to transfer or otherwise deal with the Developer's Allocation of the said building without any claim whatsoever of the Owners.

3. The Developer shall be exclusively entitled to the Developer's Allocation of the said building and deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owners after handing over Owners' allocation and the Owners shall not in any way interfere with or disturb the quite and peaceful possession of the Developer's Allocation of the said building.

4. The Developer will invite to the Owners to take possession first after completion of the said building.

ARTICLE – XI : BUILDING

1. The Developer shall at its own costs construct erect and complete the building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the Architect from time to time such construction of the building shall be completed entirely by the Developer within **30 (thirty)** months and such time will be extended for another 6 (six) months for the act of God or force mejure.

2. Subject as aforesaid the decision of the Architects of both side regarding the quality of the materials shall be final and the Developer shall be responsible for the same.

3. The Developer shall erect in the said building at its own costs as per specification and drawings provided by the Architect pump, tubewell, water storage tanks, overhead reservoirs and underground Municipal Water reservoir electrifications permanent electric connections and until permanent electric connection is obtain temporary electric connection shall be provided and other facilities as are required to be provided as residential building in a self contained apartment and constructed spaces for sell and / or residential flats and / or constructed spaces therein on Ownersship basis.

4. The Developer shall be authorized in the names of the Owners in so far as the necessary to lawfully apply and obtain quotas entitlements and other allocations 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 and / or gas to the building and other imputes and facilities required for the construction of enjoyment of the building for which purpose the Owners shall execute in favour of the Developer a registered Power of Attorney.

SEAL OF THE INTERNATIONAL DISTRICT SUB REGISTRAR COSSIPORE DUM DUM
NORTH 24 PARGANAS

District Sub-Registrar
Cossipore Dum-Dum 24 Pgs (N)

05 FEB 2019

5. The Developer shall at its own costs and expenses and without creating any financial or other liability on the Owners construct and complete with building and various units and / or apartments herein in accordance with the said building plan and amendment thereto or modification thereof made or caused to be made by the Developer without the consent of the Owners in writings.

6. All costs chargers and expenses including architect fees shall be paid discharged and borne by the Developer and the Owners shall have no liability in this context.

7. The Developer shall provide at its own costs electricity wiring water pipe, pipe lines, sewage connection.

ARTICLE XII : COMMON FACILITIES

1. The Developer shall bear electricity charges and municipal taxes till completion and delivery of possession of Owners' share in respect of said premises and also provide gate, landing, lobby, terrace, roof, underground and overhead tank, septic tank, pipe line, beams, piller, conduits, plumbing materials etc.

ARTICLE – XIII : LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties herein that it shall be the responsibility of the Developer as constituted Attorney of the Owners defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose (with the approval of the Owners shall be borne and paid by the Developer specifically may be required to be done by the Developer and for which the Developer may need the authority of the Owners for applications and other documents may be required to be signed or made by the Owners relative to which specific provisions may not have been mentioned herein). But the Developer shall not demand any money from the Owners. The Owners hereby agree to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matters and the Owners shall execute any such additional power of attorney and / or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the Owners and / or go against the of this Agreement.

2. Any notice required to be given by the Developer shall without prejudice to any other mode of service available demand to have been served on the Owners if delivered by hand and duly acknowledgement due to the residence of the Owners shall likewise be

DISTRICT SUB REGISTRAR COSSIPORE DUM DUM
NORTH 24 PARGANAS

Addl. District Sub-Registrar
Cossipore Dum-Dum 24-Pgs (N)

05 FEB 2019

deemed to be have been served on the Developer if delivered by hand or send by pre-paid registered post. Similarly notice to be given by the Owners to the Developer and the said will be served likewise and / or by courier service to his residence or to his recorded office address in the instant Agreement.

3. Both the Developer and Owners shall frame a scheme for the management and administration of the said building or buildings and / or common parts thereof the Owners hereof and the transferees of the Developer's Allocation of the said building shall abide by all the rules and regulations as such management society / Association / holding organization do hereby give their consent to abide by the same.

4. The name of the building will be determined by the Land Owner.

5. No loan form and guarantee form will be signed by the Owners and in question of payment of loan, if taken by the Developer during the constructional period entire responsibility will be shouldered upon the Developer.

6. There is no existing agreement regarding the Development or sell of the said premises and that all other agreement if any prior to this Agreement have been cancelled and are being suppressed by this Agreement and the Owners agree to indemnify and keep indemnified the Developer against any or any claims made by any third party in respect of the said premises vice versa.

7. The Owners undertake and agree to execute and register all conveyance and transfer by the Power of Attorney in favour of the persons with whom the developer may enter under into agreement as and when required by the Developer (the stamp duty or registration fees and all other expenses towards the registration will be borne by the Purchaser)

ARTICLE – XIV : FORCE MAJURE

1. The Developer shall not be considered to be liable to and obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majure and shall be suspendent the existence of the force majure and shall be suspended from the obligations during the duration of the force majure.

ARTICLE – XV - MISC. CLAUSE

1. The Developer will handover the possession of Owners' Allocation within **24 (twenty four)** months and such time will be extended for another 6 (six) months for the act of God or force mejure.

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR, BARASAT, NORTH 24 PARGANAS

Addl. District Sub-Registrar
Barasat, North 24 Pgs

05 FEB 2019

2. If any dispute arise due to the Developer then the Developer will not be entitled to get extra time for completion of construction of the proposed building.

ARTICLE – XVI – ARBITRATION

If at any time any dispute shall arise between the Parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this Agreement, the same shall be referred to the arbitration which will be governed by the Arbitration Act. 1940 or any statutory modifications there under in force.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land measuring an area of 1 (one) Cottah 2 (two) Chittack 14 (fourteen) Sq.ft. be the same a little more or less together with 40 years old dilapidated structure standing thereon measuring 500 Sq.ft. more or less with cemented flooring, lying and situated at Mouza – Purba Sinthee, J.L. No. 22, R.S. No. 8, Touzi No. 1298/2833, comprised in Dag No. 79/406 under Khatian No. 753, being Municipal Holding No. 4, P.S. Road "A" at Premises No. 2, Purba Sinthee Road, Kolkata – 700 030, within the jurisdiction of Dum Dum Police Station within the local limits of South Dum Dum Municipality under Ward No. 12, Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas, which is butted and bounded as follows :-

ON THE NORTH BY :	12' ft. wide Municipal Road
ON THE SOUTH BY :	Smt. Malati Mondal (Baidya)
ON THE EAST BY :	House of Goutam Kumar Baidya & Ors.
ON THE WEST BY :	House of Prashanta Ghosh Roy.

THE [redacted] SCHEDULE ABOVE REFERRED TO

- SPECIFICATION OF FLAT -

1. **BUILDING STRUCTURE** : R.C.C. column, beam, roof, pillar, tie-beam as per structural design competent authority, outside brick wall 5" thickness, inside partition wall 5"/3" or as per Engineer's direction.
2. **FOUNDATION** : RCC foundation as per recommendation of engineer.
3. **FLOORING** : All bed rooms, dining, kitchen, verandah & toilet will be finished with marble / vitrified tiles along with 4" skirting and stair case & landing will be finished

Addl. District Sub-Registrar
Bidhannagar, Salt Lake City, North 24 Parganas

05 FEB 2019

with marble. Passage and entrance will be net cement finished. Roof treatment will be made with stone-chips, sand and finished with net cement.

4. **KITCHEN** : One cooking black stone platform will be installed at the kitchen and back wall would be 3'-6" ft. eight white glaze tiles of above cooking platform to protect the oil spot. One Steel sink is also installed in the kitchen.

5. **TOILET** : In the toilets white commode / pan and sanitary fittings including wash basins will be installed. 5'-6" ft. height coloured glazed tiles will be fitted at the inside wall of the toilet.

6. **WINDOW** : All frame and palla of the windows would be made of aluminium with sliding window fitted colour glass with grills. Any two flats of owners' allocated flat will be completed by full covered grill at balcony.

7. **VERANDAH / BALCONY** : Parapet wall upto 3'-0" height.

8. **DOOR** : All door frames will be standard quality wood and pallah will be commercial flush door. Doors of toilet will be made of P.V.C. Main door will wooden (teak wood).

9. **WATER SUPPLY** : Water supply round the clock is assured.

10. **PLUMBING** : All plumbing pipe line will be concealed.

11. **ELECTRIC** : Full concealed wiring. In each bed room three light point. One 5 Amp plug point and one fan point, in dining three light point one 15 Amp. Plug point, one 5 Amp. Plug point and one fan point. In kitchen one light point, one exhaust / chimney point, one 5 Amp. Plug point. In toilet one geezer point, one light point and one exhaust fan point. In balcony one light point, one calling bell point at main entrance of flat. All electrical cables will be Finolex / Hevels make.

12. **PAINTING** : Inside wall of the flat will be finished with paris. Outside wall of the building will be finished with weather coat.

13. **STAIRCASE** : Marble Finish.

14. Lift : Lift will be provided.

0 5 FEB 2019

respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED
In the presence of : -

1. Rajdeep Haldar (Adv)
980 S.H.K.B. Sarani
Kol - 74.

2. Tapas Haldar.
Adv.
Sealdah Court.
Kol-14

Pomesh Mallick

SIGNATURE OF THE OWNERS

AIB SOLUTION
Budhadev Nath Roy
Partner

AIB SOLUTION
Amit Sankar Brahmachari
Partner

SIGNATURE OF THE DEVELOPER

Drafted by : -

Tapas Haldar.
WB-1418/2000

Mr. Tapas Haldar,
Advocate.
Sealdah Court, Kolkata - 14.

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR BARASAT NORTH 24 PARGANAS

Additional District Sub-Registrar
Barasat, North 24 Parganas

05 FEB 2019

PAGE NO.-

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 Pinaki Mallick	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR (OSSIPORE) NORTH 24 PARGANAS

Addl. District Sub-Registrar
Bidhannagar (Salt Lake City), North 24 Pgs (S)

05 FEB 2019

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the Executants / Presentants					
	Little	Ring	Middle	Fore	Thumb
		(Left Hand)			
	Thumb	Fore	Middle	Ring	
		(Right Hand)			
	Little	Ring	Middle	Fore	Thumb
		(Left Hand)			
	Thumb	Fore	Middle	Ring	Little
		(Right Hand)			
	Little	Ring	Middle	Fore	Thumb
		(Left Hand)			
	Thumb	Fore	Middle	Ring	Little
		(Right Hand)			

0 5 FEB 2019

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

GRN: 19-201819-034147391-1

GRN Date: 05/02/2019 13:54:34

BRN : IK00XMPRH7

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 05/02/2019 13:55:19

DEPOSITOR'S DETAILS

Id No. : 15060000178681/5/2019
(Query No./Query Year)

Name : Ashok Chowdhury

Contact No. :

Mobile No. : +91 9830142268

E-mail :

Address : s s pally

Applicant Name : Mr BAIDYANATH ROY

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15060000178681/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	15060000178681/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	21
		Total		4941

In Words : Rupees Four Thousand Nine Hundred Forty One only

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PALY KARMAKAR

LAXMI PATI MALLICK

15/01/1980

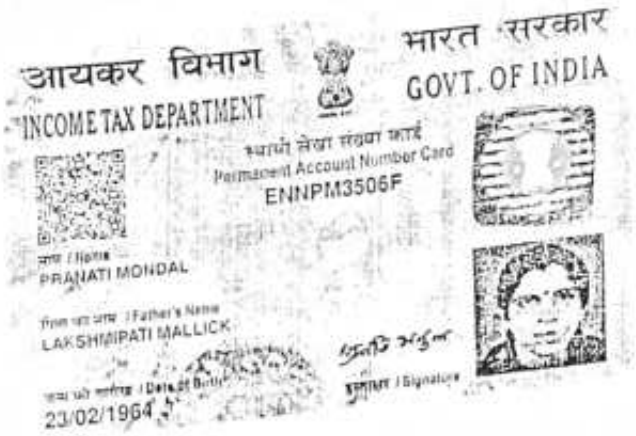
Permanent Account Number

DYUPK5214H

Signature

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, UTIITSL
प्लाट नं. 3, सेक्टर 11,
नवी मुंबई-400 614.



आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

ENNPM3506F

नाम / Name

PRANATI MONDAL

पिता का नाम / Father's Name

LAKSHMIPATI MALLICK

जन्म की तारीख / Date of Birth

23/02/1964

हस्ताक्षर / Signature

प्रनति मन्डल

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PARESH MALLICK
LAXMIPATI MALLICK

01/01/197

Permanent Account Number
BMQPM2931M

Signature

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

यदि यह कार्ड खोया/पाया जाए तो कृपया सूचित करें/लौटाएं
आयकर पैन सेवा यूनिट, UTIITSL

Paresh Mallick

ভারত সরকার

Government of India

নথিভুক্তির আই ডি / Enrollment No.: 1111/14324/03373

To
প্রগতি মল্লিক
Pragati Mallick
2 PURBA SINTHEE ROAD
South Dum Dum (M)
Ghughudanga
North 24 Parganas
West Bengal 700030

ML660735924FT

আপনার সংখ্যা / Your No. :

3811 7133 3810

সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

প্রগতি মল্লিক
Pragati Mallick
পিতা : লক্ষ্মীপ্রতি মল্লিক
Father : LAKSMIPRATI MALLICK
জন্মতারিখ / DOB : 10/12/1965
মহিলা / Female

3811 7133 3810

সাধারণ মানুষের অধিকার

প্রগতি মল্লিক

Government of India

পরিচয়ের প্রমাণ, নথিভুক্তির তথ্য

পরিচয়ের প্রমাণ অথবা প্রমাণীকরণ করুন।

To prove of identity, Enrollment data

To establish identity, authenticate data

নয়ন খোলে দাও

ভবিষ্যতে সরকারি ও বেসরকারি পরিষেবা সহায়ক হবে।

It will be helpful in future Govt and Non Government services

Unique Identification Authority

ঠিকানা:
২, পূর্বশিঁথি রোড, ঘুঘুডাঙ্গা (SM), ঘুঘুডাঙ্গা, উত্তর ২৪ পরগনা, পশ্চিমবঙ্গ, 700030

Address:
2 PURBA SINTHEE ROAD, South Dum Dum (M), Ghughudanga, North 24 Parganas, West Bengal

3811

1947
1800 300 1947

Digitally signed.

Major Information of the Deed

Deed No :	I-1506-00855/2019	Date of Registration	05/02/2019
Query No / Year	1506-0000178681/2019	Office where deed is registered	
Query Date	01/02/2019 11:39:31 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	BAIDYANATH ROY 189, Purba Sinthee Bye Lane, Maidanpally, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9830728854, Status :Buyer/Claimant		

Transaction	Additional Transaction
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Market Value
Rs. 2/-	Rs. 25,79,514/-
Stampduty Paid(SD)	Registration Fee Paid
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article:E, E)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Purba Sinthee Road, Mouza: Purba SintheePremises No: 2, , Ward No: 12, Holding No:4 Pin Code : 700030

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-79/406	RS-753	Bastu	Bastu	1 Katha 2 Chatak 14 Sq Ft	1/-	22,88,889/-	Width of Approach Road: 12 Ft.,
	Grand Total :				1.8883Dec	1 /-	22,88,889 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	2,90,625/-	Structure Type: Structure
	Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	500 sq ft	1 /-	2,90,625 /-	

Document is digitally signed.

nd Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fringerprint	Signature
1	**Mr PARESH MALLICK** Son of Mr Laxmipati Mallick Executed by: Self, Date of Execution: 05/02/2019 , Admitted by: Self, Date of Admission: 05/02/2019 ,Place : Office	 05/02/2019	 LTI 05/02/2019	Paresh Mallick 05/02/2019
	2, Purba Sinthee Road, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BMQPM2931M, Status :Individual, Executed by: Self, Date of Execution: 05/02/2019 , Admitted by: Self, Date of Admission: 05/02/2019 ,Place : Office			
2	**Mrs PRANATI MONDAL** Daugther of Mr Laxmipati Mallick Executed by: Self, Date of Execution: 05/02/2019 , Admitted by: Self, Date of Admission: 05/02/2019 ,Place : Office	 05/02/2019	 LTI 05/02/2019	প্রনতি মন্ডল 05/02/2019
	2, Purba Sinthee Road, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ENNPM3506F, Status :Individual, Executed by: Self, Date of Execution: 05/02/2019 , Admitted by: Self, Date of Admission: 05/02/2019 ,Place : Office			
3	**Mrs PALY KARMAKAR** Daugther of Mr Laxmipati Mallick Executed by: Self, Date of Execution: 05/02/2019 , Admitted by: Self, Date of Admission: 05/02/2019 ,Place : Office	 05/02/2019	 LTI 05/02/2019	Paly Karmakar 05/02/2019
	2, Purba Sinthee Road, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DYUPK5214H, Status :Individual, Executed by: Self, Date of Execution: 05/02/2019 , Admitted by: Self, Date of Admission: 05/02/2019 ,Place : Office			

Name	Photo	Fringerprint	Signature
Mrs PRAGATI BISWAS MALLICK Daugther of Mr Laxmipati Mallick Executed by: Self, Date of Execution: 05/02/2019 , Admitted by: Self, Date of Admission: 05/02/2019 ,Place : Office	 05/02/2019	 LTI 05/02/2019	05/02/2019

2, Purba Sinthee Road, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 38xxxxxxxx3810, Status :Individual, Executed by: Self, Date of Execution: 05/02/2019
, Admitted by: Self, Date of Admission: 05/02/2019 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**A I B. SOLUTION** 24/2, East Sinthee Bye Lane, Maidanpally, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030 , PAN No.:: ABHFA5185E, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	**Mr BAIDYANATH ROY (Presentant)** Son of Late Santosh Roy Date of Execution - 05/02/2019, , Admitted by: Self, Date of Admission: 05/02/2019, Place of Admission of Execution: Office	 Feb 5 2019 2:44PM	 LTI 05/02/2019	05/02/2019
	189, Purba Sinthee Bye Lane, Maidanpally, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BYPPR1648R Status : Representative, Representative of : A I B. SOLUTION (as Partner)			
	Name	Photo	Finger Print	Signature
2	**Mr AMIT SANKAR BRAHMACHARI** Son of Mr Amiya Sankar Brahmachari Date of Execution - 05/02/2019, , Admitted by: Self, Date of Admission: 05/02/2019, Place of Admission of Execution: Office	 Feb 5 2019 2:44PM	 LTI 05/02/2019	05/02/2019

Major Information of the Deed :- I-1506-00855/2019-05/02/2019

2/2, Purba Sinthee Bye Lane, Maidanpally, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZSPB2041B Status : Representative, Representative of : A I B. SOLUTION (as Partner)

Identifier Details :

Name & address	
Mr Tapas Haldar Son of Late Parimal Haldar 980, S.H.K.B. Sarani, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr PARESH MALLICK, Mrs PRANATI MONDAL, Mrs PALY KARMAKAR, Mrs PRAGATI BISWAS MALLICK, Mr BAIDYANATH ROY, Mr AMIT SANKAR BRAHMACHARI	
Tapas Haldar	05/02/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PARESH MALLICK	A I B. SOLUTION-0.472083 Dec
2	Mrs PRANATI MONDAL	A I B. SOLUTION-0.472083 Dec
3	Mrs PALY KARMAKAR	A I B. SOLUTION-0.472083 Dec
4	Mrs PRAGATI BISWAS MALLICK	A I B. SOLUTION-0.472083 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PARESH MALLICK	A I B. SOLUTION-125.00000000 Sq Ft
2	Mrs PRANATI MONDAL	A I B. SOLUTION-125.00000000 Sq Ft
3	Mrs PALY KARMAKAR	A I B. SOLUTION-125.00000000 Sq Ft
4	Mrs PRAGATI BISWAS MALLICK	A I B. SOLUTION-125.00000000 Sq Ft

Endorsement For Deed Number : I - 150600855 / 2019

Major Information of the Deed :- I-1506-00855/2019-05/02/2019

05-02-2019

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 29,514/-

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

On 05-02-2019

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

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

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

Presented for registration at 13:50 hrs on 05-02-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr BAIDYANATH ROY ,.

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

Execution is admitted on 05/02/2019 by 1. Mr PARESH MALLICK, Son of Mr Laxmipati Mallick , 2, Purba Sinthee Road, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Business, 2. Mrs PRANATI MONDAL, Daughter of Mr Laxmipati Mallick , 2, Purba Sinthee Road, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife, 3. Mrs PALY KARMAKAR, Daughter of Mr Laxmipati Mallick , 2, Purba Sinthee Road, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife, 4. Mrs PRAGATI BISWAS MALLICK, Daughter of Mr Laxmipati Mallick , 2, Purba Sinthee Road, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife

Indetified by Mr Tapas Haldar , , , Son of Late Parimal Haldar , 980, S.H.K.B. Sarani, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-02-2019 by Mr BAIDYANATH ROY, Partner, A I B. SOLUTION (Partnership Firm), 24/2, East Sinthee Bye Lane, Maidanpally, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030

Indetified by Mr Tapas Haldar , , , Son of Late Parimal Haldar , 980, S.H.K.B. Sarani, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Execution is admitted on 05-02-2019 by Mr AMIT SANKAR BRAHMACHARI, Partner, A I B. SOLUTION (Partnership Firm), 24/2, East Sinthee Bye Lane, Maidanpally, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030

Indetified by Mr Tapas Haldar , , , Son of Late Parimal Haldar , 980, S.H.K.B. Sarani, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Major Information of the Deed :- I-1506-00855/2019-05/02/2019

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/02/2019 1:55PM with Govt. Ref. No: 192018190341473911 on 05-02-2019, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00XMPRH7 on 05-02-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4393, Amount: Rs.100/-, Date of Purchase: 26/12/2018, Vendor name: Ranjita Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/02/2019 1:55PM with Govt. Ref. No: 192018190341473911 on 05-02-2019, Amount Rs: 4,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00XMPRH7 on 05-02-2019, Head of Account 0030-02-103-003-02

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

ificate of Registration under section 60 and Rule 69.

egistered in Book - I

Volume number 1506-2019, Page from 39041 to 39071

being No 150600855 for the year 2019.

Seal of the Additional District Sub-Registrar, Cossipore Dumdum, District North 24 Parganas

Digitally signed by SUMAN BASU
Date: 2019.02.06 14:06:02 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 06/02/2019 14:03:14
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)