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

*[Signature]*  
 Additional Director Sub-Registrar  
 Comptroller, Dum Dum, 24-Pgs. (North)

03 JAN 2020

## AGREEMENT FOR DEVELOPMENT

This Deed of Agreement for Development  
 is made on ....17<sup>th</sup>..... day of ..December, 2019.

(Two Thousand Nineteen) Christen Era.

## Between Land Owners

Sri Biswanath Deb, having PAN -ADTPD6982G, son of Late Jagadish Chandra Deb, residing at 53 Raj Kumar Mukherjee Road, P.O-Alambazar, Police Station-Baranagar, District-North 24 parganas, Kolkata-700035,

*3/1/20*  
*11-15A*  
Sri Amit Dasgupta, having PAN-AGGPD5790E, son of Late Bimal Das Gupta, by faith Hindu, by Occupation -Business, residing at 855/1, B. C. Chatterjee Street, P.O. & P.S.-Belghoria, District-North 24 Parganas, Kolkata-700056,

Sri Arun Ghosh, (having PAN- AGTPG6760C), son of Late Paresh Ch. Ghosh, by faith- Hindu, by occupation - Business, residing at 27/ 9, Motilal Mallick Road, P.O. & Police Station-Baranagar, District- North 24 Parganas, Kolkata- 700035,

Above all hereinafter jointly called as the 'Land Owners' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors, administrators and assigns).

## A N D DEVELOPER

M/S. ANANDOLOKE ASSOCIATES, (having PAN-AAXFA6145K), a partnership firm having its office at 153/1, B. T. Road, 2nd Floor, Kolkata- 700108, also its corporate office at "RANGOLI" 3rd.floor, 153, B.T. Road, Kolkata-700108 represented by its partners namely-

(1) Sri. Ratan Biswas, (having PAN- AEAPB0938A), son of Late Monomohan Biswas, by faith - Hindu, by occupation- Business, residing at GC-163, 2<sup>nd</sup> Floor, Salt Lake, Sec-III, Police Station- Bidhannagar (East), District- North 24 Parganas, Kolkata- 700106,

(2) Sri Biswanath Deb, (having PAN- ADTPD6982G), son of Late Jagadish Chandra Deb, by faith-Hindu, by occupation- Business, residing at 53, Raj Kumar Mukherjee Road, P.O.-Alambazar, Police Station-Baranagar, District- North 24 Parganas, Kolkata- 700035,

*3/1/20*  
*11-15A*  
(3) Sri Amit Dasgupta, (having PAN- AGGPD5790E), son of Late Bimal Dasgupta, by faith- Hindu, by occupation- Business, residing at 5, Deshopran Sasmal Avenue, Block-A, Krishnakali Apartment, 4<sup>th</sup> Floor, Flat No. D4, Police Station- Baranagar, District- North 24 Parganas, Kolkata-700108,

(4) Sri Ajit Kumar Roy, (having PAN- ACRPR5178B), son of Late Sachindralal Roy, by faith-Hindu, by occupation- Business, residing at 42A/ 5, Feeder Road, Police Station- Belghoria, District- North 24 Parganas, Kolkata- 700056,

(5) Sri Arun Ghosh, (having PAN- AGTPG6760C), son of Late Paresh Ch. Ghosh, by faith- Hindu, by occupation - Business, residing at 27/9, Motilal Mallick Road, Police Station- Baranagar, District- North 24 Parganas, Kolkata-700035,

All above partners hereinafter jointly referred to and called as the 'DEVELOPER/ PROMOTER' (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, legal representatives, administrators and assigns)

**Land Owners & Developer  
are individually referred to as  
the Party and collectively as Parties..**

Definitions: Whereas in this Deed of Development Agreement unless it is contrary or repugnant to the context the following words or terms shall have the following meaning. And where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

1. Land Owners shall mean and include his successors and / or assigns.
2. Developer shall mean and include his successors and / or assigns.
3. Number: Words denoting the singular number include, where the context permits and requires, the plural number and vice-versa.
4. Gender: - Masculine gender shall include feminine and neuter genders and vice versa.
5. Documents: A reference to a document includes an amendment and supplement to, or replacement of that document.
6. PROPERTY OR LAND shall mean ALL THAT piece and parcel of demarcated and separated vastu land together with building standing thereon with all common amenities and facilities thereto, which is butted and bounded as mentioned in The First Schedule referred to herein under written.
7. BUILDING shall mean the new Multi-storied building constructed at the said Premises consisting and containing several independent and self-contained unit containing flats, car parking spaces and other constructed areas.
8. "UNITS" shall mean the independent and self-contained flats and/or units and/or other constructed areas (capable of being independently and exclusively used and enjoyed) in the new Multi-storied building at the said Premises and wherever the context so permits or intends shall include the Parking Space/s and/or roof/s and/or terrace/s, if any, attached to

- the respective flats and also the proportionate undivided share in the land comprised in the Premises and in the Common Areas and Installations, attributable thereto.
9. **PARKING SPACES** shall mean car parking spaces in or at portions of the ground floor of the new Multi-storied building at the Premises and also the open car parking spaces in the open compound at the ground level of the Premises as expressed or intended by the Owners/ Developer at its sole discretion for parking of 2/4 Wheelers.
  10. **COMMON AREAS** shall mean and include the Foundation Columns, girders, beams, supports main wall, main entrance, corridors, lobbies stair case, stair-ways landings, passages, ultimate roof etc. provided for and/ or reserved in the new Multi-storied building such as motor, pumps, electric installations etc. for common use and enjoyments more particularly described in The Schedule "D" referred to herein under written.
  11. **PROPORTIONATE OR PROPORTIONATELY** shall according to its context mean the proportion in which the Super Built Up Area of any unit may bear the Super Built Up Area or all the units of the new Multi-storied building PROVIDED THAT which it refers to the share of any rates and / or taxes amongst the common expenses, then such share of the whole share be determined on the basis such rates and / or taxes are being respectively levied (i.e. in the case the basis of any levy be area rental income or user then the same shall be shared on the basis of area rental income or user of the respective units by the Co-Owners respectively).
  12. **COMMON EXPENSES** shall mean and include a proportionate share of the cost, charges and expenses for maintenance up, keep repairs and replacement of the common parts including proportionate share of Corporation Taxes, Property Taxes and other Taxes and levies relating to or connected with the new Multi-storied building and the land thereto belonging as mentioned in The Schedule "F" referred to herein under written.
  13. **COMMON EASEMENTS** in relation to "Flat / Space" shall mean the easements, quasi-easements, rights, privileges and appurtenances appertaining to the said unit for the reasonable enjoyment and occupation of the unit and shall also include the reciprocal easements, quasi-easement, obligations and duties of like nature of the other units in the new Multi-storied building in or upon such unit.
  14. **"CO-OWNERS"**: The Terms Co-Owners herein shall according to its context mean the user of all the units in the Multi Storied building. The term common purposes shall mean the purposes of managing the said Multi Storied building and particulars and the common areas and common facilities, collection and disbursements of the common expenses and deal with matters of common-interest of the Co-owners relating to their mutual rights and obligations for the beneficial use and enjoyment of other respective units exclusively and the said building in common by the Co-owners.

## Subject matter of land for Development

Dist-24 Pgs(N). P.S & Muni-Baranagar, Mouza- Bonhooghly  
Dag Nos -1028,1030,1031, Khatian No- 838  
PremisesNo- 137 Barui Para Lane  
Ward- 17, Holding No -925  
Land- 5 KH 12 CH  
With Structure

All that piece and parcel of THAT demarcated piece and parcel of homestead land containing by estimation an area of 5 (Five) Cottah 12 (Twelve) Chittak more or less with Structure in the portion of Plot/Dag Nos -1028,1030,1031, in Khatian No- 838, under of J.L. No-6, Mouza- Bonhooghly, Re. Sa. No-5, Touzi No-3027, P.S.- Baranagar within the limit of Baranagar Municipality, Ward No- 17 Now-9, Premises No.- 137 Barui Para Lane, A.D.S.R.O.-Cossipore Dum Dum, Dist.- North 24 Parganas together with constructed residential dwelling house further with all other appurtenances including but not limited to customary and other rights of easements for beneficial use thereto.

### Background- Ownership of property of land owners

Ownership of land owners-The land owners have become the owner of the Said property and Appurtenances which is butted and bounded as mentioned in The Schedule referred to herein under written in the following manner by registration of following deeds in succession and manner.

### Ownership of Smt. Sumati Bala Ghose, the Recorded Owner

Whereas one Smt. Sumati Bala Ghose (Since deceased) wife of Surendra Mohan Ghose by virtue of sale deed registered in the office of the Cossipore Dum Dum, dated 17<sup>th</sup> April, 1948 Being No- 1700, copied in Book No.- I, Volume No.- 31, Pages from 213 to 223, was initially the sole absolute owner of the properties of piece and parcel of land containing by estimation an area All that demarcated piece and parcel of homestead land containing by estimation an area of 5 (Five) Cottah 12 (Twelve) Chittak more or less in the portion of Plot/Dag Nos -1028,1030,1031, in Khatian No- 838, under of J.L. No-6, Mouza- Bonhooghly, Re. Sa. No-5, Touzi No-3027, P.S.- Baranagar within the limit of Baranagar Municipality, Ward No- 17 Now -9, Premises No.- 137 Barui Para Lane, A.D.S.R.O.-Cossipore Dum Dum, Dist.- North 24 Parganas and seized, possesses & enjoyed peacefully being free from all encumbrances, charges, liabilities, of any and every nature whatsoever including but not limited to lis-pendence, attachments, liens, charges mortgages/ suffered an attachment or prohibition on the ownership, trusts, debutters, reversionary rights, residuary rights, claims and statutory prohibitions, Income Tax and her name was mutated and recorded in Plot/Dag Nos -1028,1030,1031, in Khatian No- 838 in the office of the competent authorities under West Bengal Land Reforms Act-1955 and also in the assessment record of Baranagar Municipality and paid rents, rates and taxes punctually and regularly to the concerned Authorities.

**Will made by  
Sumati Bala Ghose on 29th March, 1966**

Whereas during life time of said Smt. Sumati Bala Ghose, since deceased, she executed one Will & Testament dated 29<sup>th</sup> March, 1966 in respect of her aforesaid properties, wherein she bequeathed her entire portion to her 2 (Two) sons namely 1) Himangshu Mohan Ghose alias Chapal 2) Nirmalendu Ghose alias Badal and Three (Three) grandsons namely 1) Mrinal Kanti Ghose 2) Mohit Kanti Ghose and 3) Manoj Kanti Ghose, and direction therein, which was duly registered in the office of the Cossipore Dum Dum, Being No- 22, copied in Book No.- III, Volume No.- 2, Pages from 39 to 41.

**Application for Probate  
After death of Sumati Bala Ghose**

Whereas said Smt. Sumati Bala Ghose died on 27<sup>th</sup> November, 1968 and thereafter 1) Himangshu Mohan Ghose alias Chapal 2) Nirmalendu Ghose alias Badal and 3) Mrinal Kanti Ghose through their Ld. Advocate Sri Jagadish Chandra Majumder filed on 3<sup>rd</sup> April, 1975 one application for granting of the Probate of the said Will dated 29<sup>th</sup> March, 1966 made by deceased Sumati Bala Ghose in the Humble Tenth Subordinate Judges' Court at Alipore, South 24 Parganas registered as being Case No-90 of 1975.

**Order  
Of Probate**

Whereas order of Probate had been granted by the B. Bhattacharjya, Hon'ble Judge, or District Delegate, Tenth Subordinate Judges at Alipore, South 24 Parganas on 2<sup>nd</sup> February, 1976 and the Probate of the said Will of said deceased Sumati Bala Ghose had been granted in favour of her 2 (Two) sons namely 1) Himangshu Mohan Ghose alias Chapal 2) Nirmalendu Ghose alias Badal and Three (Three) grandsons namely 1) Mrinal Kanti Ghose 2) Mohit Kanti Ghose and 3) Manoj Kanti Ghose.

**As per terms of order of Probate  
Himangshu Mohan Ghose, Nirmalendu Ghose,  
Mrinal Kanti Ghose, Mohit Kanti Ghose & Manoj Kanti Ghose became owners**

Whereas as per terms of the said order of Probate dated 2<sup>nd</sup> February, 1976 as well as issuing of the Probate Certificate, 1) Himangshu Mohan Ghose alias Chapal 2) Nirmalendu Ghose alias Badal 3) Mrinal Kanti Ghose 4) Mohit Kanti Ghose and 5) Manoj Kanti Ghose became the sole absolute owner of the properties of piece and parcel of land containing by estimation an area of 5 (Five) Cottah 12 (Twelve) Chittak more or less in the portion of Plot/Dag Nos -1028,1030,1031, in Khatian No- 838, under of J.L. No-6, Mouza- Bonhoogly, Re. Sa. No-5, Touzi No-3027, P.S.- Baranagar within the limit of Baranagar Municipality, Ward No- 17 Now -9, Premises No.- 137 Barui Para Lane, A.D.S.R.O.-Cossipore Dum Dum, Dist.- North 24 Parganas left by Sumati Bala Ghose and seized, possesses & enjoyed peacefully being free from all encumbrances, charges, liabilities, of any and every nature whatsoever including but not limited to lis-pendence, attachments, liens, charges mortgages/ suffered an attachment or prohibition on the ownership,

trusts, debutters, reversionary rights, residuary rights, claims and statutory prohibitions, Income Tax.

**Sale to Sri Saradindu Nandy  
by Nirmalendu Ghose, Mohit Kanti Ghose & legal heirs  
of Manoj Kanti Ghose, Himangshu Mohan Ghose & Mrinal Kanti Ghose**

After peaceful enjoyment by 1) Nirmalendu Ghose alias Badal 2) Mohit Kanti Ghose and legal heirs of Manoj Kanti Ghose, Himangshu Mohan Ghose alias Chapal & Mrinal Kanti Ghose over the aforesaid properties of 5 (Five) Cottah 12 (Twelve) Chittak more or less in the portion of Plot/Dag Nos -1028,1030,1031, in Khatian No- 838, under of J.L. No-6, Mouza- Bonhoogly, Re. Sa. No-5, Touzi No-3027, P.S.- Baranagar within the limit of Baranagar Municipality, Ward No-17 Now -9, Premises No.- 137 Barui Para Lane, A.D.S.R.O.-Cossipore Dum Dum, Dist.- North 24 Parganas they sold, transferred and conveyed to Sri Saradindu Nandy, by virtue of Sale Deed Being No- 6773 dated 30<sup>th</sup> December, 1992 registered in the office of the Addl. Dist. Sub-Registrar Cossipore Dum Dum, copied in Volume-No-160, at pages 249 to 262 for a valuable consideration mentioned therein.

**Absolute Ownership  
of Sri Saradindu Nandy.**

Sri Saradindu Nandy, thus by virtue of aforesaid Sale Deed Being No- 6773 dated 30<sup>th</sup> December, 1992 registered in the office of the Addl. Dist. Sub-Registrar Cossipore Dum Dum, became the sole absolute owner of the aforesaid properties of piece and parcel of land containing by estimation an area of 5 (Five) Cottah 12 (Twelve) Chittak more or less in the portion of Plot/Dag Nos -1028,1030,1031, in Khatian No- 838, under of J.L. No-6, Mouza- Bonhoogly, Re. Sa. No-5, Touzi No-3027, P.S.- Baranagar within the limit of Baranagar Municipality, Ward No- 17 (old), New-9, Premises No.- 137 Barui Para Lane, A.D.S.R.O.-Cossipore Dum Dum, Dist.- North 24 Parganas and enjoyed peacefully being free from all encumbrances, charges, liabilities, of any and every nature whatsoever including but not limited to lis-pendence, attachments, liens, charges mortgages/ suffered an attachment or prohibition on the ownership, trusts, debutters, reversionary rights, residuary rights, claims and statutory prohibitions.

**Mutation in Baranagar Municipality** - Sri Saradindu Nandy, the present owner/vendor herein has mutated his name in the Assessment Register of the Baranagar Municipality as Premises No.- 137 Barui Para Lane, Holding No-925 within the present limit Ward No- 9 and has been paying rents, rates and taxes punctually and regularly to the concerned Authorities and collecting receipts thereof and has been in occupation and enjoyment of the said property freely and absolutely.

**Sri Saradindu Nandy  
Sale to Land Owners herein**

After peaceful enjoyment by Sri Saradindu Nandy over the aforesaid properties of 5 (Five) Cottah 12 (Twelve) Chittak more or less in the portion of Plot/Dag Nos -1028,1030,1031, in Khatian No-838, under of J.L. No-6, Mouza- Bonhoogly, Re. Sa. No-5, Touzi No-3027, P.S.- Baranagar within the limit of Baranagar Municipality, Ward No- 17 Now -9, Premises No.- 137 Barui Para Lane,

A.D.S.R.O.-Cossipore Dum Dum, Dist.- North 24 Parganas he sold, transferred and conveyed to the Land Owners herein, by virtue of Sale Deed Being No-I-1506001235 for the year 2018 registered in the office of the Addl. Dist. Sub-Registrar Cossipore Dum Dum, preserved in Volume-No-1506-2018 at pages No-63751 to 63779 for a valuable consideration mentioned therein and thus the Land Owners herein enjoyed peacefully being free from all encumbrances, charges, liabilities, of any and every nature whatsoever including but not limited to lis-pendence, attachments, liens, charges mortgages/ suffered an attachment or prohibition on the ownership, trusts, debutters, reversionary rights, residuary rights, claims and statutory prohibitions.

### Decision of Land Owners to construct/exploit & Searching one Developer

And whereas during peaceful enjoyment over the said property by the land owners herein, desired to develop & exploit the said property commercially by way of development by constructing one Multi-storied building thereon and was in search one Developer for the same and due to their lack of deficit of financial fund, the owners herein decided to get the work of development by Developer and searching one Developer to fulfil their desire.

### Representations of the Land owners herein and The Land owners herein hereby declared that

1. **Marketable Title:** The land owners herein hereby declare that The Said Property is free from all encumbrances, mortgages, leases, tenancies, licenses, occupancy rights, charges, liens, claims, demands, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vestings, alignments, easements, liabilities and lis-pendens whatsoever and the Owners have a good and marketable title to the said Property. The land owners are entitled to lawfully retain, own and transfer the said Property under the relevant laws governing the same.
2. **Status of Possession:** The said Property in its entirety is in the khas, vacant, physical and absolute possession of the land owners demarcated by boundary wall and neither any part of the same has been encroached upon nor is any portion thereof in the occupation, possession and/or use of any other person, entity or trespasser and there is no dispute regarding the possession or the boundary of the said Property.
3. **Custody of Title Deeds:** The original documents of title mentioned in the Schedule hereunder written (hereinafter referred to as the "Original Title Documents" are in exclusive possession and custody of the land owners and no other person or entity has any right or entitlement in respect of the same.
4. **No Land Ceiling:** The land owners confirmed that no notice, order or direction has been issued and no proceedings are pending in respect thereof. The said Property is not adversely affected by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and/or the West Bengal Land Reforms Act, 1955 and/or any other law as neither any notice has been issued nor any proceedings have been initiated or are pending in respect of the said Property or any portion thereof.



5. **No Restriction:** There is neither any restriction on sale, transfer or development of the said Property nor any subsisting order, proceeding, notification, declaration or notice affecting the said Property and no part of the same has been vested, acquired, requisitioned, attached and for affected under any law and/or by anybody or authority.
6. **No Legal Proceedings:** No suits and/or other legal proceedings have been filed and/or are pending regarding the said Property or any portion thereof and there are no orders of any Court of law, tribunal, judicial, quasi-judicial, statutory or any other body or authority affecting the said Property or any portion thereof and/or the right title and interest of the land owners in respect of the same.
7. **No Previous Agreement:** The Owners have not in any way dealt with the said Property or any part thereof whereby the right, title and interest of the land owners as to the ownership, use, enjoyment, development and sale of the said Property or any part thereof is or may be affected in any manner whatsoever and has not entered into any agreement, arrangement or understanding whatsoever with any person or entity for sale, transfer, lease, development or otherwise dealing with or disposing off the said Property or any part thereof and has not created any third party rights whatsoever.
8. **No New Encumbrance:** - Save and except dealing with and disposing off in the manner specified and agreed in the Agreement, the land owners shall not create any new encumbrance relating to the Said Property till the termination of the Agreement.
9. **No Power of Attorney:** - The land owners represented and assured that no any Power of Attorney has been executed in favor of any third party to deal with the said Property or any part thereof for development construction and has not entered into for sale or transfer or lease of the Said Property with any person or persons
10. **No Requisition or Acquisition:** The Said Property is not affected by any requisition or acquisition of any authority or authorities under any law and /or otherwise and the Owners confirmed that (1) they do not hold any excess area (whether in the Said Property or otherwise) and (2) they have not received any notice of any proceeding or are not involved in any proceeding relating to Urban Land Ceiling in respect of the Said Property.
11. **No Litigation:** -That the said Property or any part thereof is not subject matter of any litigation or proceeding and the same is not attached or sold or sought to be sold in whole or in portion in any court or other Civil or Revenue or other proceeding and not subject to any attachment by the process of the Courts or in possession or custody by any Receiver of Judicial or Revenue Court or any officer thereof.
12. **No Statutory Permissions required:** The land owners declared that they are not in a position to obtain any statutory clearances, consents and permissions required to enter into this Agreement and there is no legal bar or impediment regarding the same
13. **No Income Tax liability or Attachments:** - There is no order of attachment by Income Tax Authorities and/or by any other authorities under the law for the time being in force or any notice issued or likely to be issued under section 281 of the Income Tax Act, 1961 and no approvals under section 281 of the Income Tax Act, 1961 is required by the land owners.

14. **No Pending liabilities:** -There are no pending liabilities, liens, charges or encumbrances with regard to the said Property including any government dues, which would affect the title of the present Owners and that they have paid all the taxes, cess, dues etc. to various authorities concerned and all the rentals, Municipal/ Corporation taxes, recurring charges as well as outgoings, electricity bills etc. till the date of execution of this Agreement. If there are any dues it shall be got completed within 60 days from the date of execution of this Agreement or such further time as may be mutually agreed between the parties

**Decision  
of Developers  
to construct and exploit**

1. **Developer agreed-** Relying upon the said declarations and statements made by the land owners herein is to be true and satisfactory, the Developer herein has agreed to enter into this Agreement with the land owners herein.
2. **Verified Title, Possession etc.:** - And whereas knowing the said intention of the land owners, the Developer herein has examined, understood and verified the title of the Owners, the nature and character of the land and constructions comprised in the Said Property, the status of government records and government stand regarding the Said Property, the possession of the Said Property and the nature, status, legal position and effect of the Encumbrances. Nevertheless, the land owners confirmed that the Said Property is not mortgaged or charged in favour of any person or institution.
3. **Requisition-On-Title:** Though the Developer herein has inspected the legal papers, deeds and the Developer has satisfied the same in all regards till the Developer or through advocates, shall have the right to raise requisitions-on-title and the land owners shall liable to answer the said requisitions within 1 (one) month from the date of receipt of the requisitions. The Developer shall also be entitled to issue public notification inviting objections/ claims and the agreement contemplated herein shall be completed only if the land owners have good and marketable title.
4. **Show and supply copies of the documents:** - That land owners will offer all assistances to show and supply copies of the documents, deeds, plans etc. relating the said property before the bank, financial institute, offices or any other competent authority and for necessary searching and investigation to complete the transaction timely by the Developer.
5. **Developers' approached to construct/ exploit-** And whereas knowing the said intention of the land owners herein, the Developer herein, being satisfied regarding the free and marketable title of the said property belongs to the land owners herein as per allocation and relying upon all the documents, deeds, affidavits etc. supplied by the land owners approached to them to develop the said property after offering some terms and conditions mentioned hereto as per requisition of the Developer herein in respect of the said property.
6. **Cancellation of Agreement by Developer:** -That the property must be free from all encumbrances, otherwise the Developer shall have no liability for this agreement and if the property is found chargeable encumbered or any deficiency in title, then this agreement

shall be cancelled jointly by the land owners / Developer immediately on demand by both.

## Representations made by the Developers

1. **Infrastructure, Expertise and Financial Capacity of Developer:** The Developers are carrying on business of construction and development of real estate and has necessary infrastructure and expertise in this field as also the financial capacity to successfully undertake and complete the development of the Said Property by constructing Multistoried of buildings on the Said Property and commercial as well as residential exploitation of the New Buildings (such construction and commercial exploitation collectively Project), in the manner envisaged in this Agreement.
2. **Financial Arrangement and Marketing:** The Developers are and during the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the Said Property, inter alia by way of construction of the New Buildings and has the necessary infrastructure and expertise to market the Project to prospective occupants and investors.

## Decision of the land owners to construct/exploit by or through the Developers herein

And whereas being satisfied with the reputation and credentialed of the Developers herein by the owners & in pursuant thereto, preliminary discussions were held with the Developers for taking up the Project. The owners have decided and nominated the said Developers herein to develop the said property thereto by raising one Multi storied building in the said land at the said Municipal consisting of different types of flats/ commercial/ semi commercial units and car parking spaces etc. with common amenities and facilities as available thereto as per plan to be sanctioned by the Appropriate Authority in respect of the said land at the said Municipal Premises on the terms and conditions hereunder written.

## Finalization of Development Agreement

1. In order to safeguard of their/ or their legal heirs or successors in interest whether during their continuance or in future about respective rights, interests and to avoid any future controversy, misunderstanding difficulties, disputes and differences and to have better understanding, and for convenience of enjoyment for avoiding future dispute differences which might come up among them or next generation, if so happen, of the parties herein and also for diverse other cause and consideration, several discussions have taken place between the Parties and upon survey, inspection and complete satisfaction, the parties have agreed to reduce and/or record the terms in writing as follows by executing and registering a deed of Development Agreement of the said Property.
2. **Event of any agreement by land owner with Third Party** -In the event if any agreement in writing has been entered into by the owner with any Third Party for the construction of

the said Scheduled Property either with sanction or without sanction plan then in such event if any obstruction is caused by the said Third Party to the Developer for the construction of the said Scheduled Property then the land owners shall be liable and responsible for all costs and consequences arising there from including payment of the entire expenses incurred the Developer till the date of the said obstruction and all proceedings for the removal of the said obstruction shall be contested by the Developer at the cost of the land owners and further the land owners shall also be liable to pay reasonable amount of compensation if the Developers could not commence or complete the construction work for no fault from their part.

3. **Latent & patent defect** - The developer has entered into this agreement believing the representation of the land owners to be true that he has good and marketable title of the said Scheduled Property. It is specifically and categorically agreed between the parties hereto that in the event if hereinafter any latent and patent defect and/or clog and/or any encumbrances is found in the title of the said Scheduled Property then in that event the developers shall have the right to cancel this agreement and claim refund of the amount of deposit paid and/or expenses made till the date of such cancellation and the land owners shall be bound to refund and/or pay afore mentioned amount, if any, forthwith
4. **Appointment and Acceptance:** The land owners hereby appoints the developers herein, as the Developers of the Said Property with right to execute the Project in accordance with this Agreement strictly subject to punctual and full performance by the Developers and the Developer herein hereby accepted the said appointment by the land owners.
5. **Commencement and Tenure:** This Agreement commences and shall be deemed to have commenced on and with immediate effect and it shall remain valid in force till all obligations of the Parties towards each other stand fulfilled and performed or the termination of this Agreement, whichever is earlier.
6. **This Agreement is not Partnership:** - The land owners herein and the Developer herein have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the land owners and the Developer herein.
7. **Developers are liable to construct:-** The Developer, out of their fund and responsibility, shall be liable to construct a multistoried Building as per specification described and written in The Schedule "D" referred to hereunder in terms of the Building Plan to be sanctioned by the Authority in favour of the land owner herein in the said land at the said Municipal premises described and written in the First Schedule hereunder with all common amenities and facilities thereto.
8. **Tax and liability for the allocations of both the Parties:** The land owners herein and the Developer herein shall punctually and regularly pay the rates and taxes to the concerned Authorities for their respective allocations and both the Parties shall keep each other indemnified against all claims, actions, demands, costs and charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Developer herein or the Developer on this behalf.

9. **Proportionate Tax for allotted share & Common Portion:-** That on and from the date of completion of the Building the Developer and/or their transferee/s and on and from the getting possession of the allocation the land owners herein and/or their transferee/s, assignee/s, both shall be liable to pay and bear proportionate charges on account of Municipal tax, wealth tax and other taxes payable in respect of portions and will enjoy the common amenities and facilities of the said newly proposed Building more particularly described in The Schedule referred to hereunder.
10. **Developers' Allocation-** The Developer herein, in lieu of the cost of the construction of the said Building, will be entitled to get the remaining portions and/or spaces of the said newly proposed Building fully described and written in The Third Schedule referred to hereunder written only after delivery of Owner's Allocation to the owner herein.
11. **Sell of Allocated Share-** The Developer herein will sell flat/ garage/ shop /unit of the building. The land owners herein will sell Owners' Allocation through the Developer as per prevailing Market value rate and the Developer will deposit the prevailing Market value rate of Owners' Allocation in the respective Account of the land owners herein.
12. **Construction of additional floor/ floors-** The Developer shall have the full right to construct additional floor over and above roof of the said newly constructed multistoried Building if sanctioned by the concern authority and to which the land owners shall have same right subject to the terms and condition as contained in this Agreement. It is further agreed that the entire additional floor shall be in the custody and possession by the both the parties proportionately.
13. **Formation of Society:-** The Developers herein shall frame one scheme for the management and administration of the said Building abide by all the rules & regulations to be framed by the Society/ Association and/or Organization for the management of the affairs of the Building and/ or common parts thereof and the land owners hereby give their consent to abide by such rules & regulations to be framed and one person of the each Unit/Flat of the said Building will be Member of the said Association/Society.
14. **Death of Land Owners or Developer:** -That in the event of the death of Developers herein and/or the death of the Land Owners herein of this Deed of Agreement shall not be cancelled but the legal heirs, successors and/or assignees of them/him will be stepped into shoes into the said deceased person/s.
15. **Heirs and Successor's obligations:-** That Parties to this Agreement along with their respective heirs, successors and/or assignees shall remain bound by the terms & conditions of this Agreement and each term of this Agreement is the consideration for the each other.

### **Land Owners' obligation & Duty**

1. **Hand over possession of the said property to the Developers:** - That the Land Owners herein will be liable to hand over peaceful vacant possession of the said property to the Developers herein with immediate effect with proper receipt. During the period between signing of Agreement and vacant possession of the said property the Land Owners shall on

request of the Developers and in his presence allowed their men for soil testing, measurements.

2. **Power of Attorney-** That the Land Owners herein will liable to execute and register General Power of Attorney without mentioning the word "Revocable or Irrevocable " in respect of the Proprietress of the Land Owners herein, within 15 days from the date of execution of these presents for true observation of the terms of this Agreement giving right to act, Deed and things etc. in respect of The First Schedule referred to and/or any parts thereto together with the authority in favour of the Developers herein to sign, execute and register Deed/s of Agreement for sale or transfer in favour of the intending Purchasers/s **irrespective of Developers' allocation and Owners' Allocation** or any portion/s thereof together with the sale or transfer the undivided proportionate share of the land.
3. **Land Owners' undertaken and confirm:** - The land owners herein undertake and confirm that the Developers shall be entitled to construct the said construction and shall enjoy their allocated portion without any interference and/or disturbance provided the Developers fulfills the terms & conditions contained herein.

### **Obligation & Duty of Developers**

1. **Old building Demolished by Developer with his cost and building material received by Developer:** - That the Developer herein will demolish the existing structure thereto for the construction of the newly proposed multistoried Building as per Plan to be sanctioned by the Authority concerned. It is agreed by and between both the Parties hereto that the Developer will demolish the existing structure thereto at own cost and responsibility and all the demolished materials, woods, bricks will be belonged to the Developer exclusively and entitled to receive entire sale proceeds of the said Building materials and the Land owners herein will not demand and/or claim from the Developer for the same. The Developer will be liable and responsible of any losses, damages etc. during the demolishing of the said existing old Building thereto and the Land owners herein will not liable to compensate for the same at any point of time.
2. **Building Plan & Cost by Developers:** The Developers herein will prepare one Building Plan and/or any modified or revised Plan in favour of the Land owners herein for the construction of multistoried Building thereon consisting of different types of self-contained and compact Flat/s /unit/ Spaces and all costs for preparation and obtaining sanctioned Building Plan from the Authority concerned in respect of the said land shall be borne by the Developers herein exclusively. No Plan or sanctioned Building Plan shall be binding upon the land owners unless and until the same will be approved by the land owners.
3. **Amendment of Terms, Condition and Plan:** That it is agreed by and between both the Parties hereto that any other terms may be deleted and/or excluded, if necessary, after the execution of these presents as agreed by the Parties and the Deed of Rectification may be executed between them being the part of these presents, if require, in future.
4. **Construction Cost by Developers:** - That the Developer have agreed to construct the said multistoried Building with the Building Plan to be sanctioned out of the cost and

responsibility of the Developers herein and the Land owners herein shall not be liable to contribute any portion towards construction of the said proposed multistoried Building as well as the cost of the preparing and sanctioning of the Building Plan or modified thereto, if requires.

5. **Appointment of Architect, engineers, L.B.S. & other labours, electricians by Developers:** That the Developers herein at their own cost shall appoint and engage qualified architect, engineers, L.B.S., other labours, electricians and shall remain liable and responsible to pay all their fees and remuneration.
6. **Regulatory Clearances:** The Developers shall at their own cost be liable and/or responsible to apply for and obtain all requisite statutory clearances/ permissions/ approvals under various Acts, including under West Bengal Land Reforms Act, 1955, West Bengal Town and Country (Planning and Development) Act, 1979, Urban Land (Ceiling & Regulations) Act, 1976, Police Authority, Municipal authority, Fire Brigade office or any other office of the State Govt., Central Govt. or any private sector office to conduct all correspondence on relating to the said property and to appear before all or any authorities, Civil Court, Revenue Court, Tribunal etc. to file compromise in litigation, if any, and present all kinds of suits claims, complaints, appeals, written statement, proceed and conduct all proceedings filed before any Court of Law and appoint Advocate, Barrister, Lawyer, Pleader or any other legal practitioner for such clearances and to sign and submit all papers, applications and documents in connection with the same. Start eviction proceedings against the tenants and other unauthorized person / trespassers, if any, and take possession of the said property.
7. **Time of Completion of Building within stipulated period:** That the Developers herein will be liable to complete the said Building at the said Municipal premises out of own cost and responsibility, as per terms & conditions of the sanctioned Plan to be sanctioned by the Authority concerned within stipulated period of 24 months from the date of signing of Development Agreement of the said proposed multistoried Building to be sanctioned by the Authority concerned or getting peaceful vacant possession of the said property, whichever is later. The Developers shall have to submit the Plan, after approval from the land Owners within 15 days and shall take all necessary steps and/or diligent efforts so that the same can be sanctioned within 3 to 4 months.
8. **Force Majeure:** - The parties shall not be liable for any breach of this Agreement caused by an act of God, insurrection or civil disorder, military operations, all emergency, acts or omissions of the Government or of any other competent authority, or any cause beyond the control of the parties for whom the parties are not responsible
9. **Extension of time-** That the said time may be reasonably extended in case of natural calamity, natural wear and tear such as earthquake, heavy rain, fire, lightening, electricity failure, disputes of any kind, explosion, flood, tempest, acts or omission of persons or bodies, violence of any army or mob, other resistible force or inevitable accident, and other unavoidable circumstances or inherent defect in material or due to force circumstances which is beyond the control of the parties.

10. **Right of Developers to transfer Developers' allocation:** The Developers herein will be entitled to enter into the Agreement/s for Sale with the intending Buyer/s and/or nominee/s of the allocation of Developers and/or any parts thereto and the land Owners herein shall not in any way interfere with or disturb the quiet and peaceful possession of the Developers' allocation provided the Developers do not violate any of the provisions of this Agreement.
11. **Common right & facilities is not sell:** - That the common rights and facility are enjoyable by both the land Owners and Developers herein but none will be entitled to sell common right & facilities common areas & common parts and the land Owners and Developers herein shall not obstruct or accumulate any dirt, rubbish, waste in common space in any circumstances.

## Notice & Mode of Service

1. **Notice & Mode of Service:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or by facsimile transmission, or sent by prepaid recorded delivery, or registered post with acknowledgement due to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified in writing by each Party from time to time). The land Owners shall address all such notices and other written communications to the Developer and the Developer shall address all such notices and other written communications all the Owners.
2. **Proof of Service of Notice:** In proving such service it shall be sufficient to prove that personal delivery was made by producing the acknowledgement of receipt or in the case of prepaid recorded delivery or registered post, that such notice or other written communication was properly addressed and delivered to the postal authorities or in the case of a facsimile message, that an activity or other report from the sender's facsimile machine can be produced successful transmission in respect of the notice or other written communication showing the recipient's facsimile number and the number of pages transmitted.
3. **Electronic mail-** Any notice sent by way of Electronic mail (e-mail) shall be considered not to have been served, unless duly confirmed by the receipting by e-mail or any other form of communication.

## Dispute & Arbitration

That any disputes, doubt and differences or question which may arise amongst the parties or their representatives, with regard to the interpretation of meaning or any of terms & condition of the deed, meaning and effect of this deed or any part thereof or respecting the right, duties and liabilities of the parties under this deed or any other matter arising out of or touching this Agreement, shall be referred to arbitration and the decision of the sole arbitrator, if the parties in dispute so agree, otherwise two or more arbitrators, according to the number of the parties one to be nominated by each party or his representatives and in case of difference of opinion among them, by the umpire selected by them at the commencement of the reference and this clause shall be deemed to be submission within



the meaning of the Arbitration and Conciliation Act, 1996 as amended and modified times to time.

**First Schedule above referred to  
(Said Land/Premises/Property)**

All that piece and parcel of THAT demarcated piece and parcel of homestead land containing in the portion of R.S. Plot/Dag Nos -1028, 1030 and 1031 containing an area of 5 (Five) Cottah 12 (Twelve) Chittak more or less together with old cement flooring 570 Sq. ft. pucca residential structure and 350 Sq. ft. tile shed residential structure further with all other appurtenances including but not limited to customary and other rights of easements for beneficial use thereto lying and situated in Khatian No- 838, under of J.L. No- 6, Mouza- Bonhoogly, Re. Sa. No-5, Touzi No- 3027, P.S.- Baranagar within the limit of Baranagar Municipality Premises No.- 137 Barui Para Lane, Holding No- 925 under present Ward No- 9 within the registration jurisdiction of A.D.S.R.O.-Cossipore Dum Dum, Dist.- North 24 Parganas.

*Binayak Deb*

**The entired premises is butted & bounded by**

On the North:- 145/9 Barui Para Lane    On the South:- 16 Feet wide Road  
On the East:- Other's land                      On the West :- Other's land

**Description of Building  
to be constructed on the Land**

All that Multi- storied building consisting of different types of self-contained and compact unit containing flats, shops/units, car parking spaces and other constructed areas to be constructed on the land mentioned above.

**Second Schedule above referred to  
(Allocation of the Land Owners )**

Land Owners' allocation shall mean the Land owners are entitled to get for their allocated portion which particularly mentioned hereunder written: -

**Area allocation of Land Owners** - That it is agreed by and between the both parties in this agreement that the Developers herein will construct one Multi- storied building consisting of different types of self-contained and compact unit containing flats, unit, car parking spaces and other constructed areas at their own cost and responsibility within stipulated period from the date of taking clear vacant possession of the said property from the Land Owner herein. Land Owners shall get 40% of the total Cover area along with all the commercial/ Semi-commercial and car parking space in different floor sanctioned by the Authority of the said proposed Multi-storied building at the said municipal premises. The Developer herein will sell 40% share of Land Owners' Allocation of flat/ garage/ shop /unit of the building as per prevailing Market value rate. and the Developer will deposit the prevailing Market value rate of Owners' Allocation in the respective Account of the land owners herein.

**Third Schedule above referred to  
(Allocation of the Developers)**

**Developers' allocation-** The Developers will get all Flats /spaces/ units /car parking spaces out of the said Multi-storied building save and except the 40% share of the land Owner's allocation/ consideration as mentioned above as per sanctioned plan and the Developers shall be allotted rest **60%** of the total Cover area along with all the commercial/ Semi-commercial and car parking space in different floor sanctioned by the Authority of the said proposed Multi- storied building at the said municipal premises and thus they shall have absolute owner and right, interest to sell, transfer, convey, dispose of and or hand over all that piece and parcel of the areas as specified of the said proposed Multi-storied building on the said plot/land of the said premises as per specification prescribed in the said sanctioned building plan including proportionate share of land and other common facilities and amenities in the building and Land Owners shall have no objection and or demand over any of the part or portion of Developers' allocation of the newly constructed building after completion of the execution of this Indenture, on fulfillment of the terms and condition and settlement of such consideration as stated above and thus the Developers shall have no further reciprocal liabilities against each other.

**Forth Schedule Above referred to  
(Common facilities/areas/portion and amenities provided)**

The Land Owners/ Developer/Purchaser shall enjoy and access to the following common benefit, facilities in the premises and duties and obligations as Apartment owner.

1. Entrance and exit.
2. Boundary walls, open spaces by and between the said Building and the boundary walls, open spaces surrounding the Building of the said premises, main gate, other gates, if any, of the said premises.
3. Drainage, rain water pipes, and sewerage lines/systems and other installations for the same (except those areas of any Flat and/or exclusively for its use).
4. Common Electrical wiring including meter and main switches and other fittings and fixtures (excluding those as are installed within the exclusively area of any Flat and/or exclusively for its use).
5. Stairs, Staircases, Lift, lobbies, staircase landing from the Ground Floor upto the roof of the said Building.
6. Entrance, entrance passage, lobbies, common space surrounding the Building walls including outer portion, foundation, columns, beams, supporters etc. underground reservoir, overhead water tank, septic tank, electric room, pump room and the office room to be used by the Association and/or Society.
7. Water supply system, including tap water, drainage and sewerage system.
8. The ultimate roof of the said building.

**Fifth Schedule Above referred to  
(Common Maintenance and Expenses)**

The expenses of maintaining, repairing, redecorating etc. of the said structure and in particular the roof, gutter and rainwater pipes of the building, water pipes and electric wires in under or upon the building and enjoyed or used by the Owner/ Purchaser in common with the other occupiers of the other flats and main entrance, passages and landings, staircases of the building as enjoyed by the Purchaser or used by him in common as aforesaid and the boundary walls of the building, compounds, terraces etc.

1. The costs of cleaning and lighting the passages, landings staircase and other parts of the building as enjoyed or used by the Purchaser in common as aforesaid.
2. The cost of decorating the exterior of the building.
3. The costs of the salaries of clerks, chowkidars, and sweeper's etc. if engaged for the security and other common services of the premises.
4. The costs of working and maintenance of light and service charges for the relating to the common areas and the common utilities.
5. Municipal Taxes, levies etc. if levied on the premises for common services and/or under common heads.
6. Insurance of the building, if done.
7. Legal expenses for common purposes.
8. Such other expenses as may from time to time be deemed necessary or incidental for the maintenance and upkeep of the building.

**Sixth Schedule above referred to  
(Specification of Construction)**

1. Structure:- with R.C.C framed structure of foundation
2. Brick works: All brick works are with conventional bricks as 8" or 3" thick where ever necessary.
3. Flooring: All rooms and dining living, kitchen, Bed rooms with balcony will be good quality Floor Tiles/Marble.
4. Toilet: Good quality ceramic tiles flooring with wall dado of glazed tiles up to 6'-0" height with standard c.p. fitting and concealed plumbing system with 1/2 " P.V.C. pipes.
5. Sanitary wire: White fittings of any of the standard make.
6. Doors: Main entrance door paneled with good quality Commercial Flush Door.
7. Windows: All windows are fully Aluminum siding with glass panel

**Drafted & Prepared by**

The document is written as per instruction of the parties & the contents have been read over and explained to them who admitted it to be correct

*Panthe Pratin Das,*  
Barua Judge Court Adv.  
301-70024  
EN - F - 2281/2010

# Execution and Delivery

In Witness Whereof the Land Owners and Developers have subscribed their hands in sound mind and under no constraint or undue influence for execution to this presents on the day, month and year first above written in presence of witnesses

Witnesses

1.

Paatha Prathim Das  
Adv.  
Barasat judge Court  
901-5700124

Biswanath Das  
Anil Das Gupta  
Arun Ghosh

Signatures of Land Owners

2. Uttam Das  
11011 Barasat Road  
P.S. Ghola  
KOL - 700110

ANANDOLOKE ASSOCIATES  
Anil Kumar  
Partner  
Anil Das Gupta



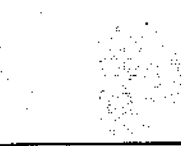

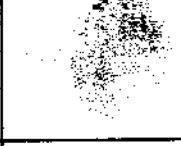






ANANDOLOKE ASSOCIATES  
Biswanath Das  
Partner  
Arun Ghosh

Signatures of Developers

SPECIMEN FORM FOR TEN FINGER PRINTS & SIGNATURES












Page-

Under Rule 44A of Registration Act-1908 Finger prints and Photo attested by Executant /Claimant / Attorney/ Principle/ Guardian/ Testator

Photo & Signature		Little	Ring	Middle	Fore	Thumb
 <i>Biswanath Deb</i>	Left Hand					
	Right Hand					











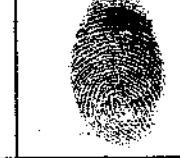
Name.....

Signature *Biswanath Deb*

Photo & Signature		Little	Ring	Middle	Fore	Thumb
 <i>Armit Das Gupta</i>	Left Hand					
	Right Hand					

Name... *Armit Das Gupta* .....

Signature

Photo & Signature		Little	Ring	Middle	Fore	Thumb
 <i>Arum Ghosh</i>	Left Hand					
	Right Hand					












Name... *Arum Ghosh* .....

Signature

SPECIMEN FORM FOR TEN FINGER PRINTS & SIGNATURES












Page

Under Rule 44A of Registration Act-1908 Finger prints and Photo attested by Executant /Claimant / Attorney/ Principle/ Guardian/ Testator

Photo & Signature		Little	Ring	Middle	Fore	Thumb
	Left Hand					
	Right Hand					

Name Pradip Basak

Signature

Photo & Signature		Little	Ring	Middle	Fore	Thumb
	Left Hand					
	Right Hand					

Name Ajit Kumar Das

Signature

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

GRN: 192019200110593151  
GRN Date: 08/12/2019 19:29:42  
BRN: 308514391

Payment Mode: Online Payment  
Bank: AXIS Bank  
BRN Date: 08/12/2019 19:30:46

DEPOSITOR'S DETAILS

Id No.: 15060001838411/4/2019  
[Query No./Query Year]

Name: Biswanath Deb  
Contact No.: Mobile No.: +91 7044299011  
E-mail:  
Address: 53 Raj Kumar Mukherjee Rd 35 ADTPD6982G  
Applicant Name: Mr P P Das  
Office Name:  
Office Address:  
Status of Depositor: Others  
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	15060001838411/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	19920
2	15060001838411/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	21

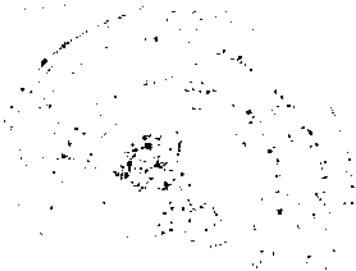
Total

19941

In Words: Rupees Nineteen Thousand Nine Hundred Forty One only

बिस्वनाथ देव  
जगदीश चन्द्र देव  
18/10/1958  
Permanent Account Number  
ADTPD6982G  
Biswanath Deb  
Signature

Biswanath Deb







~~XXXXXXXXXXXX~~  
~~XXXXXXXXXXXX~~



বিস্বনাথ দেব  
BISWANATH DEB  
পিতা : জগদীশ চন্দ্র দেব  
Father: Jagadish Chandra Deb

জন্মতারিখ/DOB: 16/10/1958  
পুল / Male



3494 3003 3987

আধার - সাধারণ মানুষের অধিকার

*Biswanath Deb*



ठिकाना:  
 बाबू कुमार मुखर्जी रोड, बरानगर (पश्चिम)  
 आलम बाजार, उत्तर २४ पारगना  
 पश्चिम बंगाल

[Redacted]  
 [Redacted] Ministry of India

Address: 53, RAJKUMAR  
 MUKHERJEE ROAD,  
 Barenagar (m), North 24  
 Parganas, Alam Bazar, West  
 Bengal, 700035

3494 3003 3987

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 1800 300 1947

  
 help@udai.gov.in

  
 www.udai.gov.in

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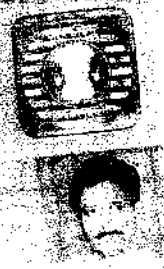
आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVERNMENT OF INDIA

AMIT DASGUPTA  
BIMAL KUMAR DASGUPTA  
02/10/1983

Permanent Account Number:  
AGGPD5790E

Signature



Amit - Daro Gupta



ভারত সরকার

Government of India

অমিত দাসগুপ্ত

AMIT DASGUPTA

পিতা : বিমল কুমার দাসগুপ্ত

Father : Bimal Kumar Dasgupta



জন্মতারিখ/DOB: 02/10/1963

পুরুষ / Male



2346 9499 3477

আধার - সাধারণ মানুষের অধিকার

Amit Dasgupta



ক্রিয়াকার

দেশ প্রশাসনিক প্রতিষ্ঠান, বরনগর (পূর্ব)  
অতিকেন্দ্রীয় পীও, উত্তর ২৪ পরগনা  
পশ্চিম বঙ্গ

উন্নয়ন প্রকল্প  
Unique Identification Authority of India

Address: 5, DESH PRAN  
SASMAL AVENUE,  
Baranagar (m), ISI PO. North  
24 Parganas, West Bengal,  
700108

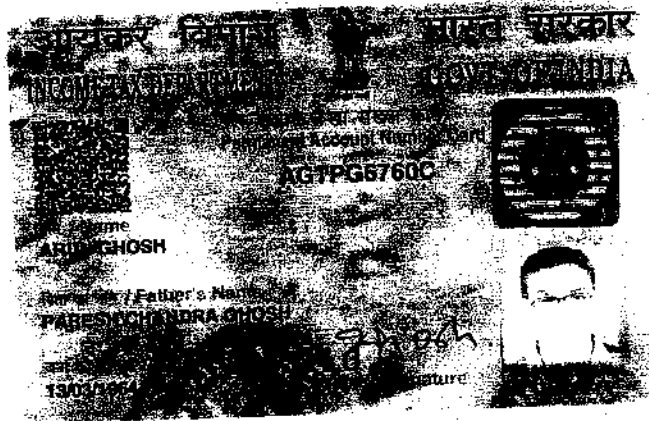
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1600 300 1547

help@uidai.gov.in

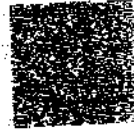
www.uidai.gov.in

Amel-Dro Gupta



*Arun Ghosh*

State Emblem of India  
Post Office  
KOLKATA  
Date of Birth: 01/01/1970  
Mobile No. 9876543210



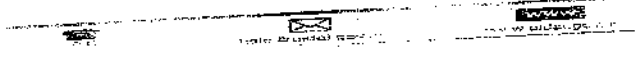
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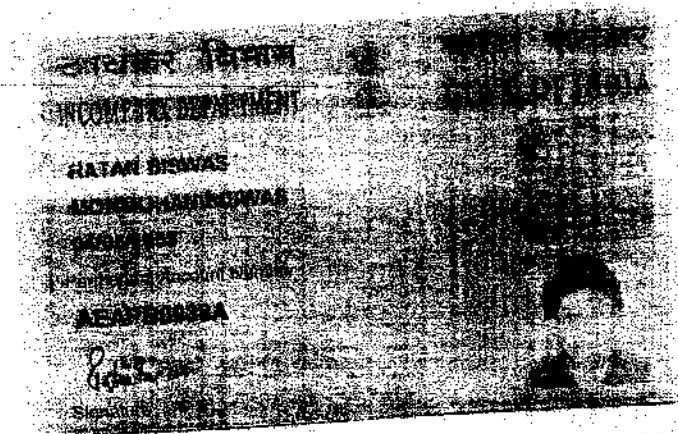
सर्वोत्तम सेवा मेरी पहचान

*Arum photo.*

Address:  
S/O: Pooch Ghosh, 53, RAJ KUMAR  
MUKHERJEE ROAD, Baranagar (M)  
North 24 Parganas.  
West Bengal - 700067

7540 6896 0480





*Edwin Basuk*





রতন বিশ্বাস  
RATAN BISWAS

জন্মতারিখ/DOB: 04/05/1953  
পুরুষ / Male



3034 7691 2263

আধার - সাধারণ মানুষের অধিকার

*Ratan Biswas*



भारत सरकार  
Ministry of India

क्रमांक: / मनमोहन बिस्वास  
डी.एन १७, सॉल्टलेक सेक्टर-  
बिधाननगर (M), सेच  
उत्तर-२४ पश्चिम बंगाल, पश्चिम बंगाल

Address: S/O. Manmohan  
Biswas, DL-229/A6,  
SALT LAKE SECTOR-2,  
Bidhannagar(M), Sech  
Bhawan, North 24 Parganas,  
West Bengal. 700091

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1800 300 1947

help@mla1.gov.in

www.mla1.gov.in

Manmohan Biswas

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ACRPRS178B

नाम/ Name  
AJIT KUMAR ROY

पिता का नाम/ Father's Name  
SACHINDRAEAL ROY

जन्म की तारीख/ Date of Birth  
01/03/1953

हस्ताक्षर/ Signature



24072017



ভারত সরকার

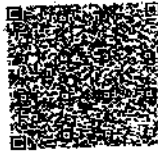
অজিত কুমার রায়  
Ajit Kumar Roy



জন্মতারিখ / DOB 01/03/1953

সুন্দর / Male

2369 2580 3400



আমার আধার, আমার পরিচয়



भारत सरकार  
Government of India

ঠিকানা: এসও. সচিন্দ্রাত ফয়, 42  
/ 3 / 5, ফিডার রোড, বেলঘরিয়া,  
কামারহাট (ম), উত্তর ২৪ পরগনা,  
বেলঘরিয়া, পশ্চিম বঙ্গ, 700056

Address: S/O: Sachindratai Foy,  
42 / A / 5, FEEDER ROAD,  
BELGHARIA, Kamarhatti (m),  
North 24 Parganas, Belgharia,  
West Bengal, 700056

2369 2580 3400



1947



help@uidai.gov.in



www.uidai.gov.in



ANANDLOKE ASSOCIATES

*Anil-Dar Gupta*

Partner

### Major Information of the Deed

Deed No :	I-1506-00019/2020	Date of Registration : 01/12/2019
Query No / Year	1506-0001838411/2019	Office where Deed is registered
Query Date	01/12/2019 6:37:26 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas
Applicant Name, Address & Other Details	P P Das Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7044299011, Status : Advocate	
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 89,00,000/-	Rs. 1,06,51,875/-	
Stampduty Paid(SD)	Registration Fee Paid	
Rs. 20,020/- (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 :



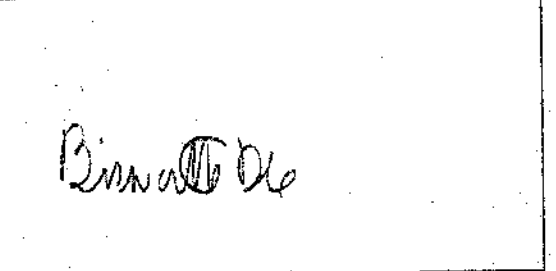


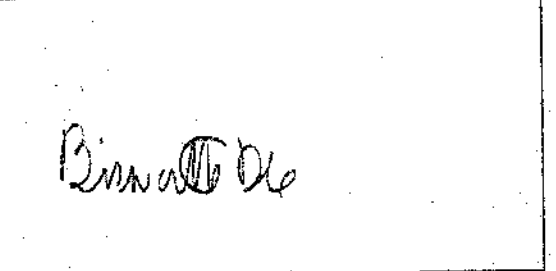


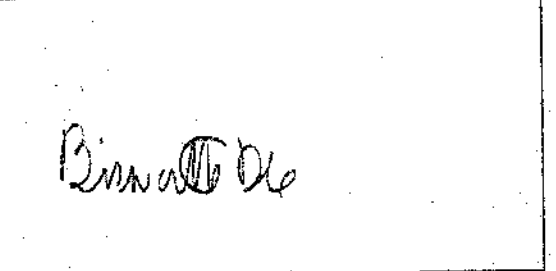

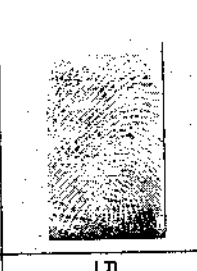
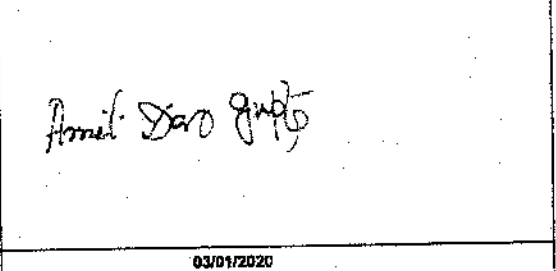

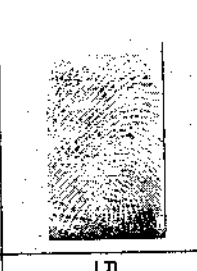
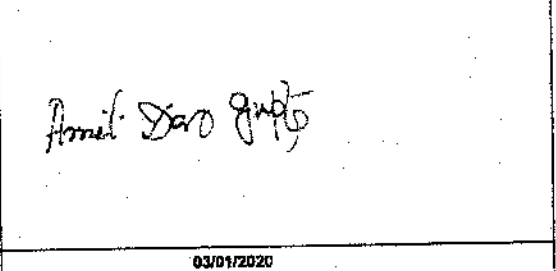

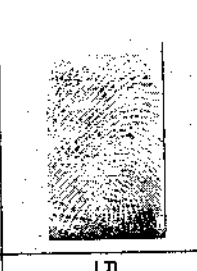
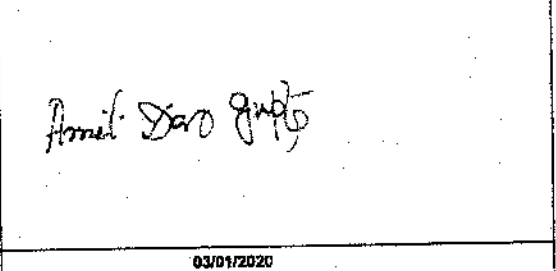
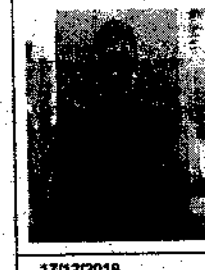

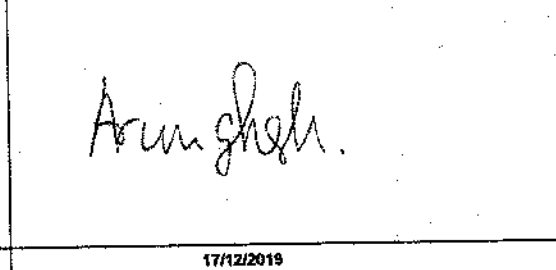
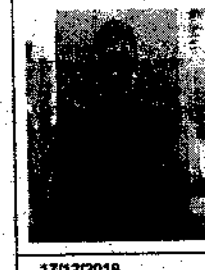

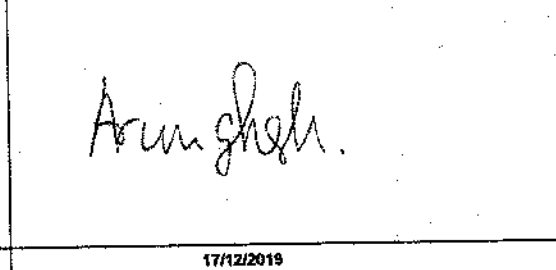
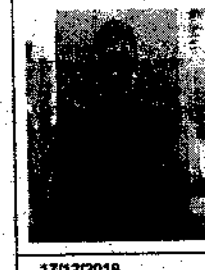

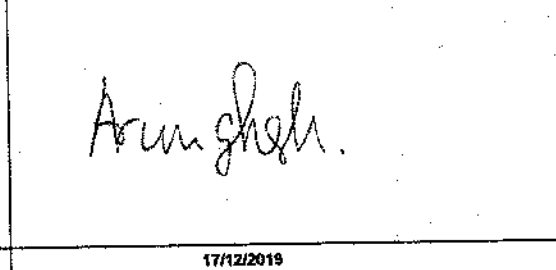
District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Barui Para Lane, Mouza: Bon-Hoogly, Premises No: 137, , Ward No: 9 JI No: 0, Pin Code : 700035

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-1028	RS-838	Bastu	Bastu	5 Katha 12 Chatak	84,00,000/-	99,61,875/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>					<b>9.4875Dec</b>	<b>84,00,000 /-</b>	<b>99,61,875 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	920 Sq Ft.	5,00,000/-	6,90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 570 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>920 sq ft</b>	<b>5,00,000 /-</b>	<b>6,90,000 /-</b>	

**Lord Details :**



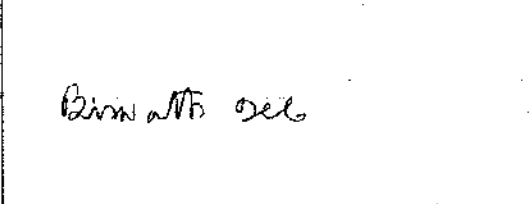


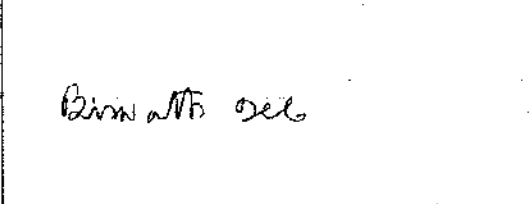


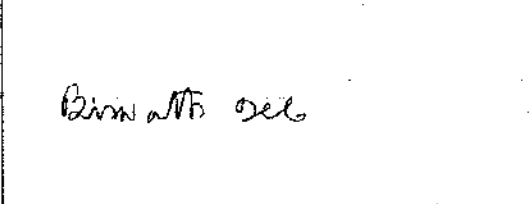

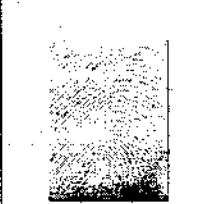
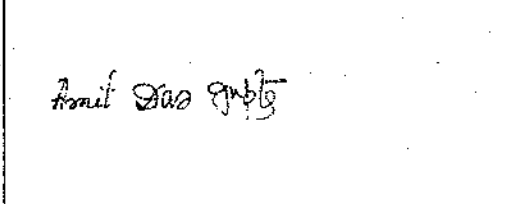

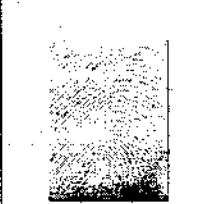
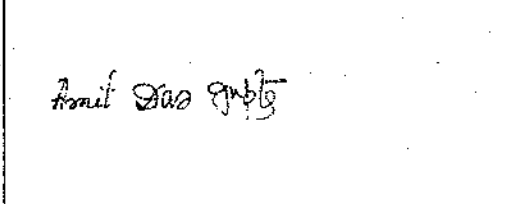

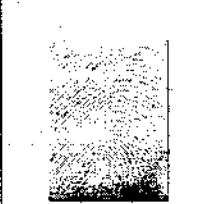
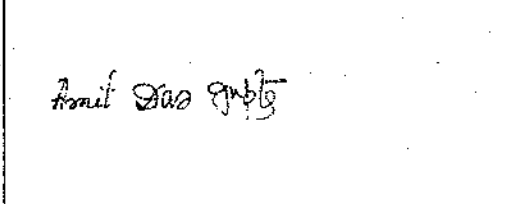
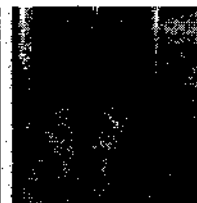
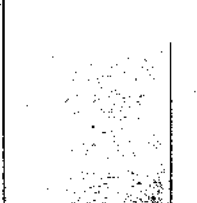
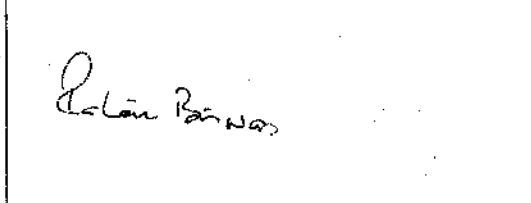
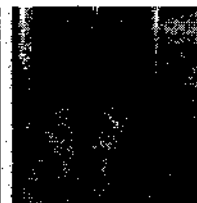
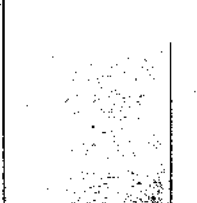
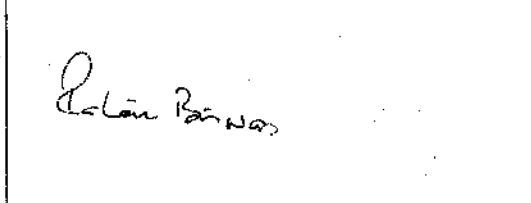
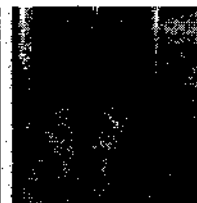
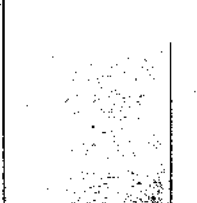
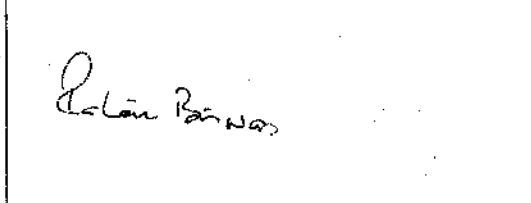
Sl No	Name, Address, Photo, Finger Print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Biswanath Deb</b>                      (Presentant)                      Son of Late Jagadish Chandra Deb                      Executed by: Self, Date of Execution: 17/12/2019                      , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>17/12/2019</td> <td>LTI</td> <td>17/12/2019</td> <td>17/12/2019</td> </tr> </tbody> </table> <p>53 Raj Kumar Mukherjee Road, P.O:- Alambazar, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700035 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADTPD6982G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Biswanath Deb</b> (Presentant) Son of Late Jagadish Chandra Deb Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office				17/12/2019	LTI	17/12/2019	17/12/2019
Name	Photo	Finger Print	Signature										
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17/12/2019	LTI	17/12/2019	17/12/2019										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Amit Dasgupta</b>                      Son of Late Bimal Dasgupta                      Executed by: Self, Date of Execution: 17/12/2019                      , Admitted by: Self, Date of Admission: 03/01/2020 ,Place : Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>03/01/2020</td> <td>LTI</td> <td>03/01/2020</td> <td>03/01/2020</td> </tr> </tbody> </table> <p>5, Deshopran Sasmal Avenue, Block-A, Krishnakali A, P.O:- Belghoria, P.S:- Belgharia, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGGPD5790E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 03/01/2020 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Amit Dasgupta</b> Son of Late Bimal Dasgupta Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 03/01/2020 ,Place : Office				03/01/2020	LTI	03/01/2020	03/01/2020
Name	Photo	Finger Print	Signature										
<b>Mr Amit Dasgupta</b> Son of Late Bimal Dasgupta Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 03/01/2020 ,Place : Office													
03/01/2020	LTI	03/01/2020	03/01/2020										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Arun Ghosh</b>                      Son of Late Paresh Ch Ghosh                      Executed by: Self, Date of Execution: 17/12/2019                      , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>17/12/2019</td> <td>LTI</td> <td>17/12/2019</td> <td>17/12/2019</td> </tr> </tbody> </table> <p>27/ 9, Motilal Mallick Road, P.O:- Baranagar, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700035 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGTPG6760C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Arun Ghosh</b> Son of Late Paresh Ch Ghosh Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office				17/12/2019	LTI	17/12/2019	17/12/2019
Name	Photo	Finger Print	Signature										
<b>Mr Arun Ghosh</b> Son of Late Paresh Ch Ghosh Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office													
17/12/2019	LTI	17/12/2019	17/12/2019										



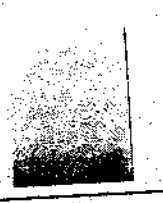
**Developer Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<p><b>ANANDOLOKE ASSOCIATES</b>                      RANGOLI 3rd.floor, 153, B.T. Road, P.O:- ISI, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108 , PAN No.:: AAXFA6145K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p><b>Mr Biswanath Deb</b>                      Son of Mr . Deb                      Date of Execution - 17/12/2019, , Admitted by: Self, Date of Admission: 17/12/2019, Place of Admission of Execution: Office</p> </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 17 2019 1:56PM</td> <td>LTI 17/12/2019</td> <td>17/12/2019</td> <td></td> </tr> </tbody> </table> <p>53, Raj Kumar Mukherjee Road, P.O:- Alanbazar, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700035, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANANDOLOKE ASSOCIATES (as Representative)</p>	Name	Photo	Finger Print	Signature	<p><b>Mr Biswanath Deb</b>                      Son of Mr . Deb                      Date of Execution - 17/12/2019, , Admitted by: Self, Date of Admission: 17/12/2019, Place of Admission of Execution: Office</p>				Dec 17 2019 1:56PM	LTI 17/12/2019	17/12/2019	
Name	Photo	Finger Print	Signature										
<p><b>Mr Biswanath Deb</b>                      Son of Mr . Deb                      Date of Execution - 17/12/2019, , Admitted by: Self, Date of Admission: 17/12/2019, Place of Admission of Execution: Office</p>													
Dec 17 2019 1:56PM	LTI 17/12/2019	17/12/2019											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p><b>Mr Amit Dasgupta</b>                      Son of Late Bimal Dasgupta                      Date of Execution - 17/12/2019, , Admitted by: Self, Date of Admission: 03/01/2020, Place of Admission of Execution: Office</p> </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jan 3 2020 11:55AM</td> <td>LTI 03/01/2020</td> <td>03/01/2020</td> <td></td> </tr> </tbody> </table> <p>5, Deshopran Sasmal Avenue, Block-A, Krishnakali Apartment, 4th Floor, Flat No. D4, P.O:- Baranagar, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANANDOLOKE ASSOCIATES (as Representative)</p>	Name	Photo	Finger Print	Signature	<p><b>Mr Amit Dasgupta</b>                      Son of Late Bimal Dasgupta                      Date of Execution - 17/12/2019, , Admitted by: Self, Date of Admission: 03/01/2020, Place of Admission of Execution: Office</p>				Jan 3 2020 11:55AM	LTI 03/01/2020	03/01/2020	
Name	Photo	Finger Print	Signature										
<p><b>Mr Amit Dasgupta</b>                      Son of Late Bimal Dasgupta                      Date of Execution - 17/12/2019, , Admitted by: Self, Date of Admission: 03/01/2020, Place of Admission of Execution: Office</p>													
Jan 3 2020 11:55AM	LTI 03/01/2020	03/01/2020											
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p><b>Mr Ratan Biswas</b>                      Son of Late Monomohan Biswas                      Date of Execution - 17/12/2019, , Admitted by: Self, Date of Admission: 17/12/2019, Place of Admission of Execution: Office</p> </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 17 2019 1:57PM</td> <td>LTI 17/12/2019</td> <td>17/12/2019</td> <td></td> </tr> </tbody> </table> <p>GC-163, 2nd Floor, Salt Lake, Sec-III, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEAPB0938A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANANDOLOKE ASSOCIATES (as Representative)</p>	Name	Photo	Finger Print	Signature	<p><b>Mr Ratan Biswas</b>                      Son of Late Monomohan Biswas                      Date of Execution - 17/12/2019, , Admitted by: Self, Date of Admission: 17/12/2019, Place of Admission of Execution: Office</p>				Dec 17 2019 1:57PM	LTI 17/12/2019	17/12/2019	
Name	Photo	Finger Print	Signature										
<p><b>Mr Ratan Biswas</b>                      Son of Late Monomohan Biswas                      Date of Execution - 17/12/2019, , Admitted by: Self, Date of Admission: 17/12/2019, Place of Admission of Execution: Office</p>													
Dec 17 2019 1:57PM	LTI 17/12/2019	17/12/2019											

**Mr Ajit Kumar Roy**  
 Son of Late Sachindralal Roy  
 Date of Execution -  
 17/12/2019, Admitted by:  
 Self, Date of Admission:  
 17/12/2019, Place of  
 Admission of Execution: Office



*Ajit Kumar Roy*

Dec 17 2019 1:54PM

LTI  
17/12/2019

17/12/2019

42A/ 5, Feeder Road, P.O:- Belghoria, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India,  
 PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:  
 ACRPR5178B, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of :  
 ANANDOLOKE ASSOCIATES (as Representative)

**Mr Arun Ghosh**  
 Son of Late Paresh Ch Ghosh  
 Date of Execution -  
 17/12/2019, Admitted by:  
 Self, Date of Admission:  
 17/12/2019, Place of  
 Admission of Execution: Office



*Arun Ghosh*

Dec 17 2019 1:55PM

LTI  
17/12/2019

17/12/2019

27/ 9, Motilal Mallick Road,, P.O:- Baranagar, P.S:- Baranagar, Baranagar, District:-North 24-Parganas,  
 West Bengal, India, PIN - 700035, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,  
 PAN No.: AGTPG6760C, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of  
 ANANDOLOKE ASSOCIATES (as Representative)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Partha Pratim Das</b> Son of Mr Sadhan Chandra Das Barasat Judges Court, P.O:- Barasat, P.S:- Barasat, Barasat, District:-North 24- Parganas, West Bengal, India, PIN - 700124			<i>Partha Pratim Das</i>
	17/12/2019	17/12/2019	17/12/2019

Identifier Of Mr Biswanath Deb, Mr Amit Dasgupta, Mr Arun Ghosh, Mr Biswanath Deb, Mr Amit Dasgupta, Mr Ratan Biswas, Mr Ajit Kumar Roy, Mr Arun Ghosh

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Biswanath Deb	ANANDOLOKE ASSOCIATES-3.1625 Dec
2	Mr Amit Dasgupta	ANANDOLOKE ASSOCIATES-3.1625 Dec
3	Mr Arun Ghosh	ANANDOLOKE ASSOCIATES-3.1625 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Biswanath Deb	ANANDOLOKE ASSOCIATES-306.66666700 Sq Ft
2	Mr Amit Dasgupta	ANANDOLOKE ASSOCIATES-306.66666700 Sq Ft
3	Mr Arun Ghosh	ANANDOLOKE ASSOCIATES-306.66666700 Sq Ft

**Endorsement For Deed Number : I - 150600019 / 2020**

**Presentation (Under Section 82 & Rule 22A(3) & (4) W.B. Registration Rules, 1962)**

Presented for registration at 12:10 hrs on 17-12-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Biswanath Deb, one of the Executants.

**Certificate of Market Value (WB PUV) rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,06,51,875/-

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

Execution is admitted on 17/12/2019 by 1. Mr Biswanath Deb, Son of Late Jagadish Chandra Deb, 53 Raj Kumar Mukherjee Road, P.O: Alambazar, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession Business, 2. Mr Arun Ghosh, Son of Late Paresh Ch Ghosh, 27/9, Motilal Mallick Road, P.O: Baranagar, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession Business

Indetified by Mr Partha Pratim Das, , Son of Mr Sadhan Chandra Das, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-12-2019 by Mr Arun Ghosh, Representative, ANANDOLOKE ASSOCIATES (Partnership Firm), RANGOLI 3rd.floor, 153, B.T. Road, P.O:- ISI, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108

Indetified by Mr Partha Pratim Das, , Son of Mr Sadhan Chandra Das, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 17-12-2019 by Mr Biswanath Deb, Representative, ANANDOLOKE ASSOCIATES (Partnership Firm), RANGOLI 3rd.floor, 153, B.T. Road, P.O:- ISI, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108

Indetified by Mr Partha Pratim Das, , Son of Mr Sadhan Chandra Das, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 17-12-2019 by Mr Ratan Biswas, Representative, ANANDOLOKE ASSOCIATES (Partnership Firm), RANGOLI 3rd.floor, 153, B.T. Road, P.O:- ISI, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108

Indetified by Mr Partha Pratim Das, , Son of Mr Sadhan Chandra Das, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 17-12-2019 by Mr Ajit Kumar Roy, Representative, ANANDOLOKE ASSOCIATES (Partnership Firm), RANGOLI 3rd.floor, 153, B.T. Road, P.O:- ISI, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108

Indetified by Mr Partha Pratim Das, , Son of Mr Sadhan Chandra Das, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2019 7:30PM with Govt. Ref. No: 192019200110593151 on 08-12-2019, Amount Rs: 21/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 308514391 on 08-12-2019, Head of Account 0030-03-104-001-16


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 19,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 30677, Amount: Rs.100/-, Date of Purchase: 06/12/2019, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2019 7:30PM with Govt. Ref. No: 192019200110593151 on 08-12-2019, Amount Rs: 19,920/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 308514391 on 08-12-2019, 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**

**On 03-01-2020**

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

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

**Admission of Execution (Under Section 38, W.B. Registration Rules, 1962)**

Execution is admitted on 03/01/2020 by Mr Amit Dasgupta, Son of Late Bimal Dasgupta, 5, Deshopran Sasmal Avenue, Block-A, Krishnakali A, P.O: Belghoria, Thana: Belgharia, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business

Indetified by Mr Partha Pratim Das, , Son of Mr Sadhan Chandra Das, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

**Admission of Execution (Under Section 38, W.B. Registration Rules, 1962) [Representative]**

Execution is admitted on 03-01-2020 by Mr Amit Dasgupta, Representative, ANANDOLOKE ASSOCIATES (Partnership Firm), RANGOLI 3rd.floor, 153, B.T. Road, P.O:- ISI, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108

Indetified by Mr Partha Pratim Das, , Son of Mr Sadhan Chandra Das, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate



**Suman Basu**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**

**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2020, Page from 3826 to 3867  
being No 150600019 for the year 2020.



Digitally signed by SUMAN BASU  
Date: 2020.01.06 13:02:20 +05:30  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 2020/01/06 01:02:20 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)