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प्रमाणित कि ये **संश्लेषण** **अनुमति** से
 जारी हैं। The signatures should and the
 endorsement should, attached with the
 documents be the part of this document.
 26.11.18
 And please see signature
 26 NOV 2018

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DEVELOPMENT AGREEMENT

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

GRN: 19-201819-030937694-1

Payment Mode Online Payment

GRN Date: 26/11/2018 11:25:52

Bank : State Bank of India

BRN : IK00VGCIN1

BRN Date: 26/11/2018 11:26:52

DEPOSITOR'S DETAILS

Id No. : 15050001766576/4/2018
[Query No./Query Year]

Name : samir mandal

Contact No. :

Mobile No. : +91 9836340425

E-mail :

Address : talpukur

Applicant Name : Mr Prabal Bhattacharyya

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15050001766576/4/2018	Property Registration- Stamp duty	0030-02-103-033-02	2021
2	15050001766576/4/2018	Property Registration- Registration Fees	0030-03-104-001-10	2021

In Words : Rupees Twenty Two Thousand Forty Two only

Total

22042

THIS DEED OF AGREEMENT is made on this 26th day of November, 2018 **BETWEEN** (1) **SRI MANTU SIKDER** (PAN-CSLPS5342C) and (2) **SRI JHANTU SIKDER** (PAN-EWOPS5341Q) both sons of Late Mahendra Sikder alias Mahendra Nath Sikder, both by faith- Hindu, by occupation- Business, by nationality- Indian, both are residing at 5 No. Govt. Scheme, Palta, P.O.-Bengal Enamel, P.S.- Noapara, District- North 24 Parganas, Pin-743122, West Bengal, hereinafter called and referred to as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/or assigns) of the **ONE PART**.

AND

"**M/S. TARA MAA CONSTRUCTION**", (PAN-AANFT7756P) a Partnership firm, having its office situated at Nabapally, Palta, P.O.- Bengal Enamel, P.S.-Noapara, District- North 24 Parganas, Pin-743122, represented by its partners (1) **SRI NITISH CHANDRA PAUL** (PAN-BKZPP2810B), son of Late Nirmal Chandra Paul, by faith- Hindu, by occupation-Business, residing at Purba chal, Palta, P.O.-Bengal Enamel, P.S.-Noapara, District- North 24 Parganas, Pin-743144, West Bengal, (2) **SRI GOUTAM DEY**, (PAN-BDCPD2367P) son of Late Nripendra Chandra Dey, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at Jahar Colony, Palta, P.O.-Bengal Enamel, P.S.- Noapara, District- North 24 Parganas, Pin-743122, West Bengal, (3) **SRI SUDHINDRA NATH MODAK**, (PAN-AELPM1555M) son of Late Radhika Prasad Modak, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at Shivam Apartment, 1st floor, Flat No.1C, Ghoshpara Road, Badamtala, P.O.-Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, West Bengal, (4) **SRI NATARAJ PODDAR**, (PAN-AKMPP9051A) son of Sri Nani Gopal Poddar, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at Kshudiram Nagar, P.O.-Shyamnagar, P.S.-Jagaddal, District- North 24 Parganas, Pin-743127, West Bengal, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office and/or assigns) of the **OTHER PART**.

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WHEREAS the beloved father of the Land Owners namely Sri Mahendra Sikder alias Mahendra Nath Sikder son of Late Jogeswar Sikder acquired a plot of Bastu land measuring more or less 4 (Four) Cottahas togetherwith all easements rights appertaining thereto, lying and situated at Mouza- Ichapore, J.L.No.3, comprised and contained in L.O.P.No.44, C.S. & R.S.Dag No.6722(P), under the limits of A.D.S.R.O., Barrackpore, within the jurisdiction of North Barrackpore Municipality, under P.S.- Noapara, District- North 24 Parganas, by virtue of gift through the Governor of State of West Bengal from the department of Refugee Relief and Rehabilitation of Govt. of West Bengal through a clear registered Gift Deed, duly registered before the office of the Additional District Registrar of North 24 Parganas at Barasat on 07.03.1990 and was also recorded in Book No.I, Volume No.III, pages from 97 to 100, being No.175 for the year 1990.

AND WHEREAS having acquired the aforesaid plot of land through the aforesaid registered Gift Deed, the said Sri Mahendra Sikder alias Mahendra Nath Sikder got his name mutated with the Assessment Register of North Barrackpore Municipality and constructed a structure over the said plot of land and also recorded his name with the L.R.Settlement Records, Vide L.R.Dag No.11338, under L.R.Khatian No.22639 and paid taxes to the authority concerned regularly during his life time.

AND WHEREAS the said Sri Mahendra Sikder alias Mahendra Nath Sikder died intestate on 09.12.1994, leaving behind him the following persons as his only legal heirs, under the provision of Hindu Succession Act, 1956 in respect of the aforesaid property.

<u>Sl.No.</u>	<u>Name.</u>	<u>Relationship with the deceased.</u>
(i)	Smt. Hem Prova Sikder	Wife.
(ii)	Sri Madhu Sudan Sikder	Son.
(iii)	Sri Mantu Sikder	Son.
(iv)	Sri Jhantu Sikder	Son.
(v)	Smt. Reba Mondal, W/o. Sri Nepal Mondal	Married daughter.
(vi)	Smt. Mili Halder, W/o. Sri Tapan Halder	Married daughter.
(vii)	Smt. Lily Mondal, W/o. Sri Khagen Mondal	Married daughter.

AND WHEREAS while the said Smt. Hem Prova Sikder, Sri Madhu Sudan Sikder, Sri Mantu Sikder, Sri Jhantu Sikder, Smt. Reba Mondal Smt. Mili Halder and Smt. Lily Mondal enjoying the aforesaid property by virtue of inheritance after the demise of Sri Mahendra Sikder alias Mahendra Nath Sikder, having their each 1/7th undivided individual share in respect of the aforesaid property, the said Smt. Hem Prova Sikder, Sri Madhu Sudan Sikder, Sri Jhantu Sikder, Smt. Reba Mondal Smt. Mili Halder and Smt. Lily Mondal transferred their total 6/7th undivided share in a plot of Bastu land measuring more or less 2 (Two) Cottahas land with tiles shed structure, identified by Plot of No.A OUT OF THE aforesaid total plot of Bastu land measuring more or less 4 (Four) Cottahas togetherwith a tiles shed structure standing thereon togetherwith all easements rights appertaining thereto, lying and situated at Mouza- Ichapore, J.L.No.3, comprised and contained in L.O.P.No.44, C.S. & R.S.Dag No.6722(P), corresponding to L.R.Dag No.11338, under L.R.Khatian No.22639, under the limits of A.D.S.R.O., Barrackpore, within the jurisdiction of North Barrackpore Municipality being Municipal Holding No.344(372) of Palta 5 No. Govt. Scheme, under Ward No.11, under P.S.- Noapara, District- North, 24 Parganas, by way of gift in favour of their other co-sharer Sri Mantu Sikder i.e. the Land Owner No.1 herein by executing a Deed of Gift, which was registered at A.D.S.R.O., Barrackpore on 19.06.2004 and was also recorded in Book No.1, Volume No.102, pages from 337 to 346, being No.3315 for the year 2004.

AND WHEREAS by virtue of the aforesaid registered Gift Deed and by virtue of inheritance having his 1/7th undivided share the Land Owner No.1 herein Sri Mantu Sikder became absolutely seized and possessed of and/or otherwise entitled to a plot of Bastu land measuring more or less 2 (Two) Cottahas land with tiles shed structure, identified by Plot of No.A OUT OF THE aforesaid total plot of Bastu land measuring more or less 4 (Four) Cottahas togetherwith a tiles shed structure standing thereon togetherwith all easements rights appertaining thereto, lying and situated at Mouza- Ichapore, J.L.No.3, comprised and contained in L.O.P.No.44, C.S. & R.S.Dag No.6722(P), corresponding to L.R.Dag

Hem Prova Sikder

No.11338, under L.R.Khatian No.22639, under the limits of A.D.S.R.O., Barrackpore, within the jurisdiction of North Barrackpore Municipality being Municipal Holding No.344(372) of Ichapore 5 No. Govt. Scheme, under Ward No.11, under P.S.- Noapara, District- North 24 Parganas and got his name mutated with the Assessment Register of North Barrackpore Municipality being Municipal Holding No.375 of Ichapore 5 No. Govt. Schme, under Ward No.10, under P.S.- Noapara, District- North 24 Parganas..

AND WHEREAS the said Smt. Hem Prova Sikder, Sri Madhu Sudan Sikder, Sri Mantu Sikder, Smt. Reba Mondal, Smt. Mili Halder and Smt. Lily Mondal transferred their total 6/7th undivided share in a plot of Bastu land measuring more or less 2 (Two) Cottahas land with tiles shed structure, identified by Plot of No.B OUT OF THE aforesaid total plot of Bastu land measuring more or less 4 (Four) Cottahas togetherwith a tiles shed structure standing thereon togetherwith all easements rights appertaining thereto, lying and situated at Mouza- Ichapore, J.L.No.3, comprised and contained in L.O.P.No.44, C.S. & R.S.Dag No.6722(P), corresponding to L.R.Dag No.11338, under L.R.Khatian No.22639, under the limits of A.D.S.R.O., Barrackpore, within the jurisdiction of North Barrackpore Municipality being Municipal Holding No.344(372) of Ichapore 5 No. Govt. Scheme, under Ward No.11, under P.S.- Noapara, District- North 24 Parganas by way of gift in favour of their other co-sharer Sri Jhantu Sikder i.e. the Land Owner No.2 herein by executing a Deed of Gift, which was registered at A.D.S.R.O., Barrackpore on 18.06.2004 and was also recorded in Book No.1, Volume No.102, pages from 347 to 356, being No.3316 for the year 2004.

AND WHEREAS by virtue of the aforesaid registered Gift Deed and by virtue of inheritance having his 1/7th undivided share the Land Owner No.2 herein Sri Jhantu Sikder became absolutely seized and possessed of and/or otherwise entitled to a plot of Bastu land measuring more or less 2 (Two) Cottahas land with tiles shed structure, identified by Plot of No.A OUT OF THE aforesaid total plot of Bastu land measuring more or less 4 (Four) Cottahas togetherwith a tiles shed structure standing thereon togetherwith all easements rights appertaining thereto, lying

and situated at Mouza- Ichapore, J.L.No.3, comprised and contained in L.O.P.No.44, C.S. & R.S.Dag No.6722(P), corresponding to L.R.Dag No.11338, under L.R.Khatian No.22639, under the limits of A.D.S.R.O., Barrackpore, within the jurisdiction of North Barrackpore Municipality being Municipal Holding No.344(372) of Ichapore 5 No. Govt. Scheme, under Ward No.10, under P.S.- Noapara, District- North 24 Parganas and got his name mutated with the Assessment Register of North Barrackpore Municipality being Municipal Holding No.1215 of Ichapore 5 No. Govt. Schme, under Ward No.10, under P.S.- Noapara, District- North 24 Parganas.

AND WHEREAS due to their better use and enjoyment over their respective plots of land and also to construct a multi storied building by amalgamating their respective plots of land the Land Owner No.1 herein Sri Mantu Sikder gifted a portion of Bastu land measuring 1 Cottaha toetherwith tiles shed structure measuring 290 Sq.ft.identified by Plot No.A out of total plot of land measuring more or less 2 Cottahas togethewith 580 Sq.ft. tiles shed structure standing thereon, lying and situated at Mouza- Ichapore, J.L.No.3, R.S.No.89, Touzi No.617 of the Collector of North 24 Parganas, comprised and contained in R.S.Dag No.6722(P), under L.O.P.No.44, corresponding to L.R.Dag No.11338, under L.R.Khatian No.22639, under the limits of A.D.S.R.O., Barrackpore, within the jurisdiction of North Barrackpore Municipality being Municipal Holding No.375 of 5 No. Govt. Scheme, under Ward No.10, in favour of her full blooded brother Sri Jhantu Sikder by executing a registered Gift Deed, duly registered at A.D.S.R.O., Barrackpore on 28.09.2018 and was also recorded in Book No.1, Volume No.1505-2018, pages from 129286 to 129304, being No.150504542 for the year 2018.

AND WHEREAS simultaneously the Land Owner No.2 herein Sri Jhantu Sikder gifted a portion of Bastu land measuring 1 Cottaha toetherwith tiles shed structure measuring 50 Sq.ft.identified by Plot No.B out of total plot of land measuring more or less 2 Cottahas togethewith 100 Sq.ft. tiles shed structure standing thereon, lying and situated at Mouza- Ichapore, J.L.No.3, R.S.No.89, Touzi No.617 of the Collector of North 24 Parganas, comprised and contained in R.S.Dag No.6722(P), under L.O.P.No.44, corresponding to L.R.Dag No.11338,

under L.R.Khatian No.22639, under the limits of A.D.S.R.O., Barrackpore, within the jurisdiction of Panihati Municipality being Municipal Holding No.1215 of 5 No. Govt. Scheme, under Ward No.10, under P.S.-Noapara, District- North 24 Parganas in favour of her full blooded brother Sri Mantu Sikder by executing a registered Gift Deed, duly registered at A.D.S.R.O., Barrackpore on 28.09.2018 and was also recorded in Book No.I, Volume No.1505-2018, pages from 129305 to 129323, being No.150504544 for the year 2018.

AND WHEREAS with a view to develop or cause to be developed by constructing a multi-storied building over the plot of land, morefully and particularly described in the schedule hereinbelow, hereinafter called and referred to as the "**SAID PROPERTY**" the Developer herein approached and expressed its intention to develop the undermentioned schedule of property according to the building plan to be approved and sanctioned by the North Barrackpore Municipality.

AND WHEREAS the Land owners herein hereby agrees to authorise the Developer to construct the multi-storied (G+4) building over the under mentioned schedule of property, morefully and particularly described in the schedule hereinbelow according to the building plan to be approved and sanctioned by the North Barrackpore Municipality and as per specification with floor, plans, elevation, sections, made in compliance with the Statutory requirements in the said plot of land at the cost of the developer on the terms and conditions stipulated hereunder:

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

ARTICLE-I

DEFINITION

1. LAND OWNER : Means (1) **SRI MANTU SIKDER** and (2) **SRI JHANTU SIKDER**, both sons of Late Mahendra

Sikder alias Mahendra Nath Sikder, both by faith- Hindu, by occupation- Business, by nationality- Indian, both are residing at 5 No. Govt. Scheme, Palta, P.O.-Bengal Enamel, P.S.- Noapara, District- North 24 Parganas, Pin-743122, West Bengal

2. DEVELOPER : "M/S. TARA MAA CONSTRUCTION", (PAN-AANFT7756P) a Partnership firm, having its office at situated at Nabapally, Palta, P.O.- Bengal Enamel, P.S.-Noapara, District- North 24 Parganas, Pin-743122, represented by its partners (1) SRI NITISH CHANDRA PAUL son of Late Nirmal Chandra Paul, residing at Purba chal, Palta, P.O.-Bengal Enamel, P.S.-Noapara, District- North 24 Parganas, Pin-743144, West Bengal, (2) SRI GOUTAM DEY, son of Late Nripendra Chandra Dey, residing at Jahar Colony, Palta, P.O.-Bengal Enamel, P.S.-Noapara, District- North 24 Parganas, Pin-743122, West Bengal, (3) SRI SUDHINDRA NATH MODAK, son of Late Radhika Prasad Modak, residing at Shivam Apartment, 1st floor, Flat No.1C, Ghoshpara Road, Badamtala, P.O.-Ichapore- Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, West Bengal, (4) SRI NATARAJ PODDAR, son of Sri Nani Gopal Poddar, residing at Kshudiram Nagar, P.O.- Shyamnagar, P.S.-Jagaddal, District- North 24 Parganas, Pin-743127, West Bengal.

3. LAND : The land described in the schedule hereunder written.

4. BUILDING : Means new multi storied building to be constructed on the schedule property in accordance with the plan to be sanctioned by the North Barrackpore Municipality in the name of the owners and at the cost of construction charges and expenses of the developer hereinafter referred to as the said building.
5. ARCHITECT : Shall mean person or firm appointed or nominated by the Developer/Promoter for construction of the proposed building.
6. BUILDING PLAN: Plan to be sanctioned by the North Barrackpore Municipality.
7. TRANSFER : Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for affecting what is understood as a transfer of Flat/Shop in multi-storied building to the intending purchaser and/or purchasers thereof provided however the same shall be affected of the obtaining the entire consideration from the Transferee by the Transferor
8. TRANSFEE: Shall mean a person to whom any space/ flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the owners or the respective space/flat of the said building and/or otherwise.
9. TIME : Shall mean the construction to be completed within 24 (Twenty four) months from the date of sanctioned plan and another 12 months in case of natural calamity or any forece majeure.

- 10.COMMENCEMENT : This agreement shall be deemed to have commencement with effect from the date of execution of this agreement .
- 11.COVERED AREA : Shall mean the plinth area of the building measuring at the floor level of the basement or any story and as shall be computed by inclusion of the thickness of the internal and external walls, save that if any wall be common between separate two portions/flats/rooms, then only half depth of the wall thickness to be included for computing the area of each separate portion/flat/room.
- 12.COMMON AREA : Shall mean the area of the lobbies, stair case,landing and other portions of the building intended or required for ingress in and egress from any portion/flat or for providing free access to such portions/flat for the use of the co-owners of the flats/rooms i.e. water pump room in the ground floor and open terrace of the Top floor etc. as per sanctioned building plan or plans.
- 13.COMMON PORTIONS : Shall mean the common installation in the building for common use and utility i.e. plumbing, electrical, drainage, and other installations, fittings, fixtures and machinery which are not exclusive for any portion/flat and which are specified as common by the Developer.
- 14.COMMON FACILITIES: Shall include corridors, stair-case, water pump, AND AMENITIES pump house, over head tank and such other

facilities which may be mutually agreed by and between the parties and required for the location free enjoyment, maintenance, upkeep and/or proper management of the building including the top floor roof.

15. SINGULAR : Shall include the plural and vice versa.
16. MASCULINE : Shall include the feminine and vice versa.
17. TRANSFEREES : Shall mean the person, firm, limited company, association or persons to whom any space/flat in the building is proposed to be transferred on Ownership basis for Residential purpose as well.

ARTICLE-II

COMMENCEMENT AND FIELD OF THIS AGREEMENT

(A) This Agreement shall come into effect automatically and immediately on execution of these presents by and between the Parties hereto.

(B) Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution of an registration of Deed or Deeds of conveyance or Transfer by the Land Owner in favour of the Developer or its nominee/nominees in terms of the Agreement in respect of flat/shops/Garages portion in the proposed building togetherwith undivided right, title and interest in the land.

ARTICLE-III LAND OWNERS' REPRESENTATION

(a) The Land owners are absolutely seized and possessed of and/or well and sufficiently entitled to the said property.

(b) None other than the Land owners have any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.

(c) That none other than the Land owners i.e. the party of the one part hereto, have any claim, right, title and/or demand whatsoever in respect of the said property and/or any portion thereof.

(d) That the said property is free from all encumbrances, charges, liens, lispendens, attachments, acquisition, requisition whatsoever or howsoever.

(e) That the Developer i.e. the Other part hereto being satisfied with the right, title and interest and possession of the Party of the One Part as mentioned in the Schedule hereunder, have agreed to do the proposed development of the said holding in terms and conditions as contained herein above.

(f) That the said property is not subject to any suit or legal proceeding in any court of law.

ARTICLE-IV

LAND OWNERS' RIGHT AND OBLIGATIONS AND REPRESENTATIONS

(i) The Land owners became absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, charges, liens, lispendens, trusts, requisition or acquisition whatsoever nature and have a valid marketable title on the said premises.

(ii) The Land owners have absolute right and authority to develop the said plot of land.

ARTICLE-V

DEVELOPER'S RIGHT AND REPONSIBILITIES

The scope of work envisaged to be done by the Developer hereunder shall include:

(i) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed exclusively for residential and commercial use and semi commercial. The Developer's responsibility shall include co-ordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.

(ii) All outgoings including other rates, taxes duties and other impositions by the North Barrackpore Municipality or other any competent authority in respect of the said property shall be paid by the Land Owners.

(iv) All funds and/or finance to be required for completion of the entire project shall be provided by and/or otherwise arranged by the Developer exclusively.

(v) The Developer will be the only and exclusive builder and during subsistence of this agreement shall have the sole authority to sell all the flats/shops/Garages of the proposed building/buildings which completely includes as Developers' areas/portions in the proposed building at the said premises and/or of all or any portion/portions thereof, which will include common area and facilities togetherwith the undivided right, title and interest in the land in common facilities and amenities including the right to use thereof. The owner or any person claiming under him shall not interfere, question hinder inject, stop or prohibit the Developer, for carrying out the proposed construction of the building in the said premises subject to the fulfillment of all obligation of the Developer towards to Land Owners. The Developers will complete the construction of the building with the standard materials as would be available in the market.

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(vi) The Developer will be entitled to prepare Plan and modify or alter the Plan and to submit the same to the concerned authority in the name of the owner at its own cost and the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed new Building provided however that the developer will be exclusively entitled to all refunds of any and all payment and/or deposits made by the developer in the name of the Land owners.

(viii) The Developer hereby undertakes to indemnify and keep indemnified the Land owner from and against any and all actions, charges, claims any third party arising out of due to the negligence of noncompliance of any law, bye-law, rules and regulations of the North Barrackpore Municipality and other Govt. or local bodies as the case may be and shall attend to answer and be responsible for any deviation, a commission, violation and/or breach of any accident in relating to the construction of the building all costs and charges in this regard shall be paid by the Developers.

(ix) The Developer will complete the construction within 24 months from the date of sanctioning the Plan by the Municipal authority. For this purpose Developer **must take all necessary** steps to obtain Sanctioned Building Plan from the **respective authority**.

(x) The Developer shall abide by all the safety norms during the construction of the proposed building and where to all statutory and legal norms and and keep the owner indemnified.

(xi) The Developer shall **obtain all necessary** "No-Objection" certificate from all statutory authorities such as Municipality and others.

(xii) That the Developer will be bound to deliver the possession of the concerned flats/shops/Garages to the Land Owners as per Article-VI herein below after completion of the proposed multi storied building and

thereafter the Developer will sale out its allocation to any intending purchaser or purchasers.

ARTICLE-VI CONSIDERATION
(OWNER'S ALLOCATION)

In consideration of the owners having granted the Developer an exclusive consent to develop the said premises provided herein the owner shall be the absolute ownership of two number of self contained residential flat, completed with all respects, one measuring 700 Sq.ft. covered area, located at Ground floor and another measuring 700 Sq.ft. covered area, located at South-Eastern side of the First floor and two brick built shop room with net cement flooring and front rolling steel shutter, measuring 150 Sq.ft. covered area each and both will be located at Ground floor of the proposed multi storied building.

Thambi Siker,

Besides this the Developer will also pay a sum of Rs.44,00,000/- (Rupees forty four lakh) only OUT OF WHICH Rs.20,00,000/- (Rupees twenty lakh) only will be paid by the Developer to the Land Owners at the time of execution of this agreement and a part payment of Rs.10,00,000/- (Rupees ten lakh) only will be paid by the Developer to the Land Owners within 6 (Six) months from the date of sanctioned building plan, duly approved and sanctioned by the North Barrackpore Municipality and balance Rs.14,00,000/- (Rupees fourteen lakh) only will be paid at the time of delivery of owners' allocated portion.

And the Developer also will pay Rs.8,500/- (Rupees eight thousand five hundred) only per month to the Land Owners as rent for their temporary accommodation untill and unless delivery of physical possession of the Owners' allocated portion.

DEVELOPERS' ALLOCATION.

Save and except the Owners' allocated portion, the rest constructed area will be treated as Developer's allocation absolutely.

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ARTICLE-VII

PROCEDURE

1. The Land owners will execute a Development Power of Attorney as may be required for the purpose of obtaining sanction of the Plan all necessary permission and sanction from different authorities in connection with the construction of the Building , for persuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale to receive consideration money for the Developer's allocated area. During continuation of this agreement the owner shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to fulfillments of the Developer's obligation as per the instant agreement .The Developer in no circumstances is entitled to mortgage the schedule mentioned property with any bank or financial institution.

2. The Land owners shall help to obtain mutation of the property in the name of the developer and/or its nominee or nominees and/or favour of the future flat owners after the completion of the construction and after transfer or sale of all the flats/ shops/garages to the said future owners hereof.

3. Immediately after execution of these presents the Land owners shall handover vacant possession of the land with the existing structure to the developer and/or their representatives to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

4. The owners shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners' allocated flats as may be determined by the association or society to be formed after construction of the building and sale of all flats/

shops/garages. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer till the separation or apportionment of the flats/shops/garages in question among all consumers or purchaser/s.

ARTICLE-VIII **CONSTRUCTION**

The Land owners or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to fulfillment of all obligations by the Developers as per this agreement.

ARTICLE-IX **POSSESSION**

Immediately on execution of these presents the owners shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the same hereunder without interference or disturbance of the owners or any person or persons claiming under them. The delivery of possession must be in writing and should be signed both the owners and the Developer.

ARTICLE-X **BUILDING**

(a) The Developer will at its own cost and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within 24 months from the date of sanctioning of plan by the Municipal authority.

(b) The Developer will install and erect in the said Building at its own costs, pumps, water storage over head reservoirs, electrifications, permanent electric connection from the CESC Limited /WBSEB and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by CESE Limited/WBSEB in the said Building .

(c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the owners construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developer during the period of construction subject to the sanction of the appropriate authorities.

(d) All costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies shall be paid discharged and borne by the Developer and the Land owners shall have no liability whatsoever in this context.

ARTICLE-XI

RATES AND TAXES

(i) The Developer hereby undertakes and agrees to pay the municipal tax, water and all other taxes as being paid by the Land owners under this agreement till the Development of the property from the date of taking over the possession.

(ii) On completion of the Building and subsequent delivery of possession thereof the parties hereto and/or their respective transferees shall be responsible for the payment of all rates, taxes and other outgoings.

ARTICLE-XII

SERVICE AND CHARGES

(a) On completion of the Building and after possession of his/her/ their respective allocated areas in the building, the Land Owners and/or

the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

(b) The Service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipments for common use maintenance and general management of the building.

(c) The Developer in consultation with the Land owners and other prospective transferees shall frame such scheme for the management, amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration / maintenance and other schemes and as well Association of Land Owners of the respective flats as and when formed.

ARTICLE-XIII COMMON RESTRICTIONS

(a) The transferees and occupiers shall, in any event, not use the allotted area for any immoral trade and shall not store inflammable or combustible articles/materials, such as petrol/petroleum and Kerosene. Diesen oil etc. which may cause fire hazard to the said building.

(b) None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in their allocated portion or any part thereof.

(c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time the owners shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.

ARTICLE-XIV LEGAL COMPLIANCE

(i) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developers to comply with all

Contd...P-20.

other legal formalities and execute all documents as shall be required under the law for this purpose.

(ii) The owners shall be bound to sign and execute such agreement, deeds, documents, papers, writings and forms as may be required by the Developer to be executed in favour of all intending and/or actual transferees in respect of Developer's share and claim of the said building in full as aforesaid together with proportionate undivided share or right in the land and to register the same whenever necessary .

ARTICLE-XVI OWNER'S INDEMNITY

The owners hereby undertake to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/ omission of any act or deed on the part of the Land owners.

ARTICLE-XVII TITLE DEEDS

The Land Owners shall handover all original Title Deed of land and all other original documents of the land to the Developer at the time of execution of this agreement.

ARTICLE-XVIII MISCELLANEOUS

(a) The Land Owners and the Developer herein entered into this agreement purely on contractual basis and nothing contained here in shall be deemed to construe as partnership between the developer and the owners but as joint venture between the parties hereto.

(b) Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on the Land owners if delivery by hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land owner shall be

Contd...P-21.

deemed without prejudice to the owners mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.

(c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owners and the Developer hereto doth hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the said premises except the Developer herein.

(d) Each terms of this agreement shall be the consideration for the other terms.

(e) The Developer shall have full right of taking any advance, part payment and full consideration money from the intending buyer or buyers.

ARTICLE-XIX JURISDICTION

Courts of North 24 Parganas along shall have the jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.

ARTICLE-XX ARBITRATION

All disputes and differences arising between the parties to this agreement shall on the first place be referred to arbitrators nominated by each of the parties and whenever necessary arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Indian Arbitration Act, 1940 to process, the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

ARTICLE-XXII

GENERAL CONDITIONS

- (a) All appendices in this agreement are integral parts of this agreement.
- (b) All amendments and/or addition to this agreement are valid only if made in writing and sign by both the parties.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of a plot of **BASTU** land measuring more or less **4 (Four) Cottahas** togethewith **680 Sq.ft. tiles shed structure** standing thereon, lying and situated at **Mouza- Ichapore, J.L.No.3, R.S.No.89, Touzi No.617** of the Collector of North 24 Parganas, comprised and contained in **R.S.Dag No.6722(P), under L.O.P.No.44**, corresponding to **L.R.Dag No.11338, under L.R.Khatian No.22639**, under the limits of **A.D.S.R.O., Barrackpore**, within the jurisdiction of **North Barrackpore Municipality** being **Amalgamatged Municipal Holding No.375 of Palta 5 No. Govt. Scheme, under Ward No.10**, under **P.S.-Noapara, District-North 24 Parganas**, which is butted and bounded as under:

ON THE NORTH	:	Pond.
ON THE SOUTH	:	Property of Anil Roy and Ranjit Dey.
ON THE EAST	:	23'-6" wide Municipal Road.
ON THE WEST	:	Property of Tarun Das.

Be it mentioned here that, as recorded in L.R. Settlement Record the L.R.Dag Number is 11338 under L.R.Khatian Number 22639. But due to technical difficulties the said L.R.Dag number 11338 is not being reflected in the "e-Assessment Slip" being No.1505-0001766576/2018 and hence this Deed is being executed based on the valuation provided on L.R.Dag No.11314.

SECOND SCHEDULE ABOVE REFERRED TO :

1. Staircase on all floors.
2. Staircase landing on all floors.
3. Common passage and lobbies on the ground floor to top floor.
4. Water pumps, water tank reservoirs, water pipes, septic tank and all other common plumbing installations and sanitary installations.

Contd...P-23.

5. Common electrical wirings, fittings and fixture.
6. Drainage and sewers.
7. Roof of the top floor.
8. Lift.

**THE THIRD SCHEDULE ABOVE REFERRED TO SPECIFICATION FOR
CONSTRUCTION & FEATURES OF LAND OWNERS FLATS.**

1. Structure & Foundation:- Reinforced cement concrete beams, columns, slabs etc. within fill up brick walls.
2. External Walls:- 8"/5" thick brick work with cement sand mortar.
3. Internal Walls:- 5"/3" thick brick work with cement sand mortar.
4. Plastering :-
 - (a) External 20 mm thick cement sand mortar.
 - (b) Internal 12 mm thick with Cement sand mortar to walls.
 - (c) Internal 6 mm. thick with cement sand mortar to ceiling.
5. Staircase:- With marble with 4 inches skirting fitted with steel or any other ornamental railing suited with the design.
- Roof:- Surface will be finished with 1/2" to 3/4" skid concrete and net cement finish.
6. Internal Finish:- Internal wall and roof with Wall putty.
7. External Finish:- All external wall surfaces will be finished with water proof cement paint over cement plaster.
8. Flooring:- Standard floor tiles flooring with 4"-6"- inches skirting. Within all area, rooms, space, dining, drawing and verandah etc except kitchen and Toilet which will made with Floor tiles.

9. Kitchen:- One Steel sink and 5 ft. long black stone cooking platform and kitchen wall upto 2 ft. heights finished with glaze tiles of the cooking table and two standard C.P. top, one space for the kitchen platform. One exhaust fan point to be provided.
10. Toilet- (Each) Toilet will be provided with marble flooring and side walls be finished with glaze tiles 6ft. height with commode Hindware/Parryware cistern, wash basin, two C.P. taps good and hot water tap standard fixture preferable with geyser.
11. Wood work and joinery:- Main door will be Wooden .All other door frames will be 3"x3" or 4" x 2 1/2" sal wood/ equivalent section. All door shutters (except toilet door) will be 1.5" thick at main door will be made with Gamari wood and other partition Door will be flash door.
12. Iron steel/Aluminium works and glazing:- All windows will be with composite grill and with aluminium sliding window. All balcony will have railing of M.S.Flat/ square M.S. Bars or R.C.railing as per the elevation of the building.
13. Painting:- All door, frames, shutters, steel surfaces will be painted with primer.
14. Electricals:- All electrical lines will be concealed with PVC conduit and the wires will be COPPER of reputed brand. Total 25 Nos. electrical points will be provided in each flat.

15. SANITARY PLUMBING AND WATER SUPPLY WORKS:

Septic tank will be provided which will be connected to the existing surface drain where the effluent from the septic tank will be discharged. All

sanitary fittings and fixtures will be with white vitriouqs china and of standard make and quality. Each flat will get 24 (twenty four) hours water supply from the roof water tank/reservoir, which will be filled from the deep tube well through the over head water reservoir, stopcock outside every flat will be provided.

16. Hardware :- All necessary hardware fittings will be anodized aluminium/brass in doors and windows except in locking devices of any reputed company.

The building materials shall be as specified by the Architect of the building provided however proportion and quality of such materials shall confirm with the specification, approved by the Architect.

IN WITNESSES WHEREOF, the Parties have hereunto put their respective signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF :

1. *Sanjay Dny*
Bhawanipore,
P.S. - Titagarh

Mantu Sikder

Frank Sikder

2. *San Kumar Datta*
Surepally, Patna
P.S. - Titagarh

Signature of the Land Owners.

Wishu Chandra Paul
Goutam Dey

V. H. K. Datta
Nataraj Poddar

Signature of the Developer.

RECEIVED Rs.20,00,000/- (Rupees twenty lakh) only from the within named Developer as part consideration money as per following memo:-

MEMO OF CONSIDERATION

<u>Cash/Cheque/Draft No.</u>	<u>Date.</u>	<u>Issuing Bank/</u> <u>Branch.</u>	<u>Amount.</u>
ch. 000003	26.11.18	Bandhan Bank Shapora	9,00,000/- 50,000/-
ch. 000004	26.11.18	"	9,50,000/-
ch. 000005	26.11.18	"	1,00,000/-
Cash	26.11.18	—	—
			<u>Total Rs. 20,00,000/-</u>

Thambi Sikder.

(Handwritten mark)

Manter Sikder

Thambi Sikder.

Signature of the Land Owners.

Drafted and prepared by

(Signature of Prabal Bhattacharyya)

(Sri Prabal Bhattacharyya)
Advocate.

Barrackpore Court.

Enrolment No. F-374/412/1990.

Typed by:

(Signature of Subinoy Biswas)
(Sri Subinoy Biswas)
A.D.S.R.O. Barrackpore.

Major Information of the Deed

Deed No :	I-1505-05302/2018	Date of Registration	26/11/2018
Query No / Year	1505-0001766576/2018	Office where deed is registered	
Query Date	22/11/2018 6:14:51 PM	A.D.S.R. BARRACKPORE, District: North 24-Parganas	
Applicant Name, Address & Other Details	Prabal Bhattacharyya Barrackpore Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9874399781, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 21,00,000/-	Rs. 31,44,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 20,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Noapara, Municipality: NORTH BARRACKPORE, Road: Scheme Road No.3.5, Mouza: Ichapur, Ward No: 10, Holding No:375



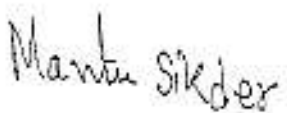


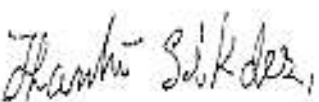
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-11314	LR-22639	Bastu	Bastu	4 Katha	20,00,000/-	29,40,003/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
Grand Total :					6.6Dec	20,00,000 /-	29,40,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	680 Sq Ft.	1,00,000/-	2,04,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 680 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		680 sq ft	1,00,000 /-	2,04,000 /-	

Major Information of the Deed :- I-1505-05302/2018-26/11/2018

Land Lord Details :



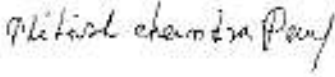


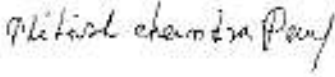


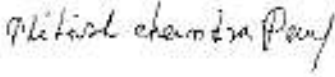


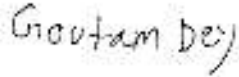


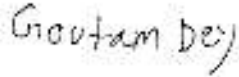


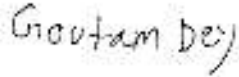


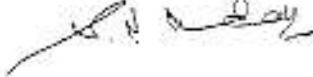


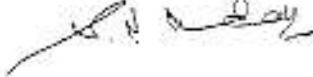


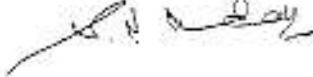


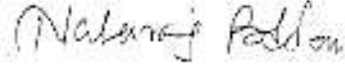


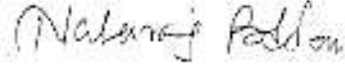


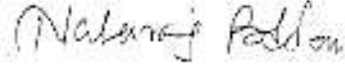
S. No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Mantu Sikder Son of Late Mahendra Sikder Alias Mahendra Nath Sikder Executed by: Self, Date of Execution: 26/11/2018 , Admitted by: Self, Date of Admission: 26/11/2018 ,Place : Office	Photo  26/11/2018	Fingerprint  LTI 26/11/2018	Signature  26/11/2018
5 No. Govt. Scheme, Palta, P.O:- Bengal Enamel, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CSLPS5342C, Status :Individual, Executed by: Self, Date of Execution: 26/11/2018 , Admitted by: Self, Date of Admission: 26/11/2018 ,Place : Office				
2	Name Shri Jhantu Sikder (Presentant) Son of Late Mahendra Sikder Alias Mahendra Nath Sikder Executed by: Self, Date of Execution: 26/11/2018 , Admitted by: Self, Date of Admission: 26/11/2018 ,Place : Office	Photo  26/11/2018	Fingerprint  LTI 26/11/2018	Signature  26/11/2018
5 No. Govt. Scheme, Palta, P.O:- Bengal Enamel, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EWOPS5341Q, Status :Individual, Executed by: Self, Date of Execution: 26/11/2018 , Admitted by: Self, Date of Admission: 26/11/2018 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TARA MAA CONSTRUCTION NABAPALLY, PALTA, P.O:- Bengal Enamel, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743122 , PAN No.:: AANFT7756P, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1505-05302/2018-26/11/2018

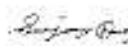
Representative Details :

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> Shri Nitish Chandra Paul Son of Late Nirmal Chandra Paul Date of Execution - 26/11/2018, , Admitted by: Self, Date of Admission: 26/11/2018, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Nov 26 2018 3:33PM</td> <td>LTI</td> <td>26/11/2018</td> <td>26/11/2018</td> </tr> </tbody> </table> <p>Purbachal, Palta, P.O:- Bengal Enamel, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKZPP2810B Status : Representative, Representative of : TARA MAA CONSTRUCTION (as partners)</p>	Name	Photo	Finger Print	Signature	Shri Nitish Chandra Paul Son of Late Nirmal Chandra Paul Date of Execution - 26/11/2018, , Admitted by: Self, Date of Admission: 26/11/2018, Place of Admission of Execution: Office				Nov 26 2018 3:33PM	LTI	26/11/2018	26/11/2018
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Name	Photo	Finger Print	Signature										
Shri Nataraj Poddar Son of Shri Nani Gopal Poddar Date of Execution - 26/11/2018, , Admitted by: Self, Date of Admission: 26/11/2018, Place of Admission of Execution: Office													
Nov 26 2018 3:33PM	LTI	26/11/2018	26/11/2018										

Major Information of the Deed :- I-1505-05302/2018-26/11/2018

Kshudiram Nagar, P.O:- Shyamnagar, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743127, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKMPP9051A Status ; Representative, Representative of : TARA MAA CONSTRUCTION (as partners)

Identifier Details :

Name & address	
Mr Sujoy Dey Son of Mr Shyamapada Dey Roybagan, P.O:- Talpukur, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700123, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri Mantu Sikder, Shri Jhantu Sikder, Shri Nitish Chandra Paul, Shri Goutam Dey, Shri Sudhindra Nath Modak, Shri Nataraj Poddar	
	26/11/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Mantu Sikder	TARA MAA CONSTRUCTION-3.3 Dec
2	Shri Jhantu Sikder	TARA MAA CONSTRUCTION-3.3 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Mantu Sikder	TARA MAA CONSTRUCTION-340.00000000 Sq Ft
2	Shri Jhantu Sikder	TARA MAA CONSTRUCTION-340.00000000 Sq Ft

Endorsement For Deed Number : I - 150505302 / 2018

On 26-11-2018
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962) Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962) Presented for registration at 13:37 hrs on 26-11-2018, at the Office of the A.D.S.R. BARRACKPORE by Shri Jhantu Sikder , one of the Executants.
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 31,44,003/-

Major Information of the Deed :- I-1505-05302/2018-26/11/2018

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

Execution is admitted on 26/11/2018 by 1. Shri Mantu Sikder, Son of Late Mahendra Sikder Alias Mahendra Nath Sikder, 5 No. Govt. Scheme, Palta, P.O: Bengal Enamel, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743122, by caste Hindu, by Profession Business, 2. Shri Jhantu Sikder, Son of Late Mahendra Sikder Alias Mahendra Nath Sikder, 5 No. Govt. Scheme, Palta, P.O: Bengal Enamel, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743122, by caste Hindu, by Profession Business

Identified by Mr Sujoy Dey, , Son of Mr Shyamapada Dey, Roybagan, P.O: Talpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by profession Business

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

Execution is admitted on 26-11-2018 by Shri Nitish Chandra Paul, partners, TARA MAA CONSTRUCTION, NABAPALLY, PALTA, P.O:- Bengal Enamel, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743122

Identified by Mr Sujoy Dey, , Son of Mr Shyamapada Dey, Roybagan, P.O: Talpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by profession Business

Execution is admitted on 26-11-2018 by Shri Goutam Dey, partners, TARA MAA CONSTRUCTION, NABAPALLY, PALTA, P.O:- Bengal Enamel, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743122

Identified by Mr Sujoy Dey, , Son of Mr Shyamapada Dey, Roybagan, P.O: Talpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by profession Business

Execution is admitted on 26-11-2018 by Shri Sudhindra Nath Modak, partners, TARA MAA CONSTRUCTION, NABAPALLY, PALTA, P.O:- Bengal Enamel, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743122

Identified by Mr Sujoy Dey, , Son of Mr Shyamapada Dey, Roybagan, P.O: Talpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by profession Business

Execution is admitted on 26-11-2018 by Shri Nataraj Poddar, partners, TARA MAA CONSTRUCTION, NABAPALLY, PALTA, P.O:- Bengal Enamel, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743122

Identified by Mr Sujoy Dey, , Son of Mr Shyamapada Dey, Roybagan, P.O: Talpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by profession Business

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/11/2018 11:26AM with Govt. Ref. No: 192018190309376941 on 26-11-2018, Amount Rs: 20,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00VGCIN1 on 26-11-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1099, Amount: Rs.5,000/-, Date of Purchase: 12/11/2018, Vendor name: S K Sarker

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/11/2018 11:26AM with Govt. Ref. No: 192018190309376941 on 26-11-2018, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00VGCIN1 on 26-11-2018, Head of Account 0030-02-103-003-02



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1505-05302/2018-26/11/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1505-2018, Page from 154050 to 154093
being No 150505302 for the year 2018.



Digitally signed by ASIS KUMAR DUTTA
Date: 2018.11.29 15:06:32 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 11/29/2018 3:06:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)

**OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA**

STATUS : PRESENTANT

1.

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Natasha Chandra Ghose

2.

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Gautam Dey

3.

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE H. K. Mishra

4.

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

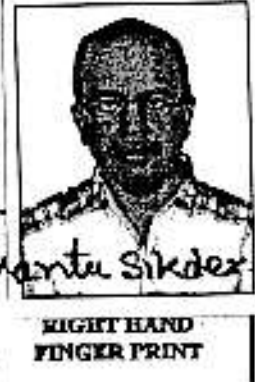
SIGNATURE Nalini Ghosh

**OFFICES OF THE A.D.S.R. - DIST. NORTH 24 FARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA**

1. STATUS: PRESENTANT
LEFT HAND FINGER PRINT NAME: _____

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Mantu Sikder



2. LEFT HAND FINGER PRINT NAME: _____

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Mantu Sikder



3. LEFT HAND FINGER PRINT NAME: _____

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE _____



4. LEFT HAND FINGER PRINT NAME: _____

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE _____

