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DEVELOPMENT AGREEMENT
 with Addl District Sub - Registrar Garia
DEVELOPMENT POWER OF ATTORNEY with 24-Pgs.

4 MAY 2022

THIS DEVELOPMENT AGREEMENT with DEVELOPMENT POWEWR OF ATTORNEY is made on the 20th day of May, 2022 (two thousand twenty two) **BETWEEN** (1) **SRI BIBHAS MONDAL** (PAN- ATEPM8620K) son of- Late Jatindra Nath Mondal, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- A-7/1, Sreenagar Main Road, P.O.- Panchasayar, P.S.- Narendrapur, Kolkata-700094, (2) **SRI MANABENDRA MANDAL** (PAN- CCBPM2903D) son of- Late Sailendra Nath Mondal, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- Village & P.O.- Gokarnee, P.S.- Magrahat, Dist.- South 24 Parganas, Pin- 743355,

022803

17 FEB 2022

SL. NO.....Dt.....

NAME.....

ADDRESS.....

RS.....

Dibakar Bhattacharjee
Advocate
High Court, Calcutta

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

Exm. Guranto Kumar Mondal



NETP. 817

EVERSHINE REALITY

Exm.

Guranto Kumar Mondal

Partner



NETP. 818

Bm

Bibhas Mondal



NETP. 819

Exm. Manas Chakraborty

Identifiers
Manas Chakraborty
S/O. Manik Chakraborty
Nabagally,
KOL-700152
others.



Addl District Sub - Registrar Garis
South 24-Pgs.

9 FEB 2022

(3) **SRI BIKAS KUMAR MONDAL** (PAN- ADSPM5377R) son of- Late Jatindra Nath Mondal, by faith- Hindu, by occupation- Service, by nationality- Indian, residing at- A-1, Sreenagar, P.O.- Panchasayar, P.S.- Narendrapur, Kolkata- 700094, (4) **SRI BAPPADITYA MONDAL** (PAN- ATEPM8618H) son of- Late Bimal Kumar Mondal, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- A-31/1, Sreenagar P.O.- Panchasayar, P.S.- Narendrapur, Kolkata- 700094, (5) **SMT. RANI MONDAL** (PAN- BSVPM3084L) wife of- Late Bisweswar Mondal, (6) **SRI BISWAROOP MONDAL** (PAN- ALBPM2602A) son of- Late Bisweswar Mondal and (7) **SMT. BIPASHA BERA** (PAN- ALEPB9958K) wife of- Sri Sovandeb Bera, daughter of- Late Bisweswar Mondal, No. 5 to 7 all by faith- Hindu, by occupation- Housewife & Business, by nationality- Indian, residing at- "Rani Manjil", 18, Sreenagar Main Road, P.O.- Panchasayar, P.S.- Narendrapur, Kolkata- 700094, hereinafter jointly referred to as the **LANDOWNERS** (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their heirs, successors, executors, administrators, legal representatives, assigns) of the **ONE PART**

AND

EVERSHINE REALITY (PAN- AAEPF5288Q) a Partnership Firm having its office at - Dhalua Paschimpara, P.O.- Panchpota, P.S.- Narendrapur, Kolkata- 700152 and represented by its Partners namely (1) **SRI SUKANTA KUMAR MONDAL**, (PAN- AHBPM1094Q) son of- Sri Subir Mondal, (2) **SRI NISHI KANTA GHOROI** (PAN- AGIPG0245P) son of- Late Kali Pada Ghoroi, (3) **SRI DILIP NASKAR** (PAN- ALEPN3594P) son of- Late Kartick Naskar, (4) **SRI SUBRATA NASKAR** (PAN- ACKPN6880H) son of- Late Santosh Naskar, all by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- Dhalua, P.O.- Panchpota, P.S.- Narendrapur, Kolkata -700152 and (5) **SRI BAPPADITYA MONDAL** (PAN- ATEPM8618H) son of- Late Bimal Kumar Mondal, by faith- Hindu, by occupation- Business, by nationality- Indian,

residing at- A-31/1, Sreenagar P.O.- Panchasayar, P.S.- Narendrapur, Kolkata-700094, hereinafter called as the **DEVELOPER** (which terms or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**

WHEREAS the Landowners herein are now the joint owners of the land measuring more or less 25 (twenty five) cottahs 6 (six) chittacks 0 (zero) sq. ft. and the said land has been morefully described in the First Schedule written hereunder;

AND WHEREAS one Jatindra Nath Mondal, son of- Late Surendra Nath Mondal was the recorded owner of the land measuring about 46 decimal in R.S. Khatian No. 49, Khanda Khatian No. 425, C.S. Dag No. 231/1069 corresponding to R.S. Dag No. 88 in Mouza- Tentulberia and during his lifetime Jatindra Nath Mondal executed a Deed of Trust/Family Settlement in respect of his afore-stated land with other properties, wherein it was specifically stated after completion of marriage of all his daughters the entire property of 46 decimal as stated hereinabove will vest upon his 4 (four) sons namely Bimal Kumar Mondal, Bisweswar Mondal, Bikas Kumar Mondal & Sailendra Nath Mondal, the said Deed of Trust/Family Settlement was registered on 31.10.1962 before Sub. Registrar, Alipore and recorded in Book No.- I, Volume No.- 44, Pages 256 to 260, Being No.- 1283, for the year 1963;

AND WHEREAS after execution of the said Deed of Trust/Family Settlement Jatindra Nath Mondal died on 28.01.1972 and his afore-stated 4 (four) sons namely Bimal Kumar Mondal, Bisweswar Mondal, Bikas Kumar Mondal & Sailendra Nath Mondal got the equal ownership in respect of the land measuring about 46 decimal as stated hereinabove, i.e. each of them got the ownership of the land measuring about 6 cottahs 15 chittacks 14 sq. ft.;

20 MAY 2022

Addi District Sub - Registrar Garia
South 24-Pga.

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Mamas Chakraborty

NCTB. 827



Partner

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EVERSHINE REALTY

NCTB. 820



Partner

[Handwritten signature]

EVERSHINE REALTY

NCTB 825



AND WHEREAS on 24.12.2002, Sailendra Nath Mondal executed a Deed of Gift in respect of the land measuring about 5 cottahs 9 chittacks 2 sq. ft. in favour of his son Manabendra Mandal which was registered before A.D.S.R. Sonarpur and recorded in Book No. 1, C.D. Volume No. 28, Pages 837 to 850, Being No. 9836, for the year 2009;

AND WHEREAS after the demise of Bisweswar Mondal on 26.03.2009 his wife Rani Mondal, only son Biswaroop Mondal and only daughter Bipasha Bera got the joint ownership of the land measuring about 6 cottahs 15 chittacks 14 sq. ft. and thereafter for proper division and demarcation of their respective shares the afore-stated 3 (three) legal heirs of Bisweswar Mondal entered into a Deed of Partition with their other legal heirs, i.e. Bimal Kumar Mondal and Bikas Kumar Mondal, the said Deed of Partition was registered on 23.09.2011 before A.D.S.R. Sonarpur and recorded in Book No. 1, C.D. Volume No. 26, Pages 3664 to 3680, Being No. 11078, for the year 2011;

AND WHEREAS on 23.09.2011, Bimal Kumar Mondal gifted the land measuring about 1 (one) cottah from his total land of 6 cottahs 15 chittacks 14 sq. ft. in favour of his brother Bibhas Mondal by virtue of a Deed of Gift which was registered before A.D.S.R. Sonarpur and recorded in Book No. 1, C.D. Volume No. 26, Pages 3681 to 3695, Being No. 11079, for the year 2011;

AND WHEREAS by virtue of the above-stated Deed of Trust/Family Settlement, Deed of Partition and Deed of Gift, Bimal Kumar Mondal, Bikas Kumar Mondal, Manabendra Mandal, Bibhas Mondal and the legal heirs of Bisweswar Mondal, i.e. his wife Rani Mondal, Biswaroop Mondal & Bipasha Bera became the joint owners of the land total measuring more or less 25 (twenty five) cottahs 6 (six) chittacks 0 (zero) sq. ft. (which they retain after detailed physical measurement of the said land) as morefully and particularly described in the First Schedule written hereunder;

20 MAY 2022

Add District Sub - Registrar Garia
South 24-Pgs.



AND WHEREAS in order to develop their said land total measuring more or less 25 (twenty five) cottahs 6 (six) chittacks 0 (zero) sq. ft., Bimal Kumar Mondal, Bikas Kumar Mondal, Manabendra Mandal, Bibhas Mondal and the legal heirs of Bisweswar Mondal, i.e. his wife Rani Mondal, Biswaroop Mondal & Bipasha Bera executed 5 (five) separate Agreement on 25.10.2011 with Evershine Reality (the Developer herein) in respect of their respective shares in the total land as mentioned in the First Schedule written hereunder;

AND WHEREAS on 26.09.2011, Bimal Kumar Mondal, Bikas Kumar Mondal, Manabendra Mandal and the legal heirs of Bisweswar Mondal, i.e. his wife Rani Mondal, Biswaroop Mondal & Bipasha Bera executed 4 (four) separate General Power of Attorney in favour of the Partners of Evershine Reality which were registered before Sub. Registrar, Jaleswarpur, Orissa and recorded in Book No. 4, Volume No. 58, Document Number 40101102865, for the year 2011, Book No. 4, Volume No. 58, Document Number 40101102866, for the year 2011, Book No. 4, Volume No. 58, Document Number 40101102867, for the year 2011 & Book No. 4, Volume No. 58, Document Number 40101102864, for the year 2011.

AND WHEREAS the Bibhas Mondal executed a General Power of Attorney in favour of (1) Sri Sukanta Kumar Mondal, (2) Sri Nishi Kanta Ghoroi, (3) Sri Dilip Naskar, (4) Sri Subrata Naskar and (5) Sri Bappaditya Mondal which was registered on 16.03.2015 before A.D.S.R. Garia and recorded in Book No. IV, CD Volume No. 1, Page from 794 to 805, Being No. 83 of 2015;

AND WHEREAS by virtue of the above-stated Agreements and General Power of Attorneys the Developer herein obtained a sanctioned building plan bearing No. 16/CB/01/11 dated 19.05.2018 from Rajpur Sonarpur Municipality in respect of the First Schedule premises;

AND WHEREAS after the death of Bimal Kumar Mondal on 20.03.2022 (his wife Rama Mondal pre-deceased him on 08.11.2021) his



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Addl District Sub - Registrar Garia
South 24-Pgs.

20 MAY 2022

son Bappaditya Mondal being his only legal heir and successor got the ownership of his rest share in the said land as mentioned in the First Schedule written hereunder by virtue of Law of Inheritance;

AND WHEREAS on 18.05.2022, Bikas Kumar Mondal, Manabendra Mandal, Bibhas Mondal, Bappaditya Mondal and the legal heirs of Bisweswar Mondal, i.e. his wife Rani Mondal, Biswaroop Mondal & Bipasha Bera executed 5 (five) separate Revocation of Agreement in respect of their respective shares in the total land as mentioned in the First Schedule written hereunder, thereby cancelling the Agreements dated 25.10.2011 previously executed between them and the partners of the Partners of Evershine Reality;

AND WHEREAS on 18.05.2022, Bibhas Mondal executed a Revocation of General Power of Attorney registered before A.D.S.R. Garia and recorded in Book No. IV, Being No. 52, for the year 2022, thereby cancelling his General Power of Attorney registered on 16.03.2015, before A.D.S.R. Garia;

AND WHEREAS on 20.05.2022, Bikas Kumar Mondal, Manabendra Mandal and the legal heirs of Bisweswar Mondal, i.e. his wife Rani Mondal, Biswaroop Mondal & Bipasha Bera executed 3 (three) separate Revocation of General Power of Attorney all registered before Sub. Registrar, Jaleswarpur, Orissa and recorded in Book No. 4, Document Number 40102201130 for the year 2022, Book No. 4, Document Number 40102201131 for the year 2022 & Book No. 4, Document Number 40102201129 for the year 2022, thereby cancelling their respective General Power of Attorney registered on 26.09.2011, before Sub. Registrar, Jaleswarpur, Orissa;

AND WHEREAS the land which is being described hereinabove within these presents is situated under the Jurisdiction of Rajpur Sonarpur Municipality Ward No. 1, and the Landowners at present have been enjoying the said land as more fully described in the First Schedule hereunder written without any interruption and hindrances and the

Bibhas Mondal

AND DONOR'S NAME AND ADDRESS
DEPARTMENT

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Landowners are thus in lawful possession of the said entire land and adversely to the interest of any body else and the Landowners have every right to deal with this land with any other person/s;

AND WHEREAS the Landowners are very much desirous to construct a building on maximum availability of FAR as per existing rule of Rajpur Sonarpur Municipality on their said First Schedule land and to do and to make construction of a new building/s on their said land, they have no such experience in the matter and so the Landowners approached the parties of Second Part herein to make construction of the new building as per building plan already sanctioned by the Rajpur Sonarpur Municipality at their cost as well as specification annexed in Second Schedule hereto;

AND WHEREAS the parties of the Second Part herein have agreed to make the construction of the proposed new building/s in flat systems for residential and other purposes in exchange of getting their cost of construction and their remuneration for supervision of such construction in kind of flats, car-parking, spaces etc. after deducting or giving the Landowners allocation as more fully described and mentioned hereunder written and it is appearing as consideration for the land as described in the First Schedule hereunder written.

AND WHEREAS the parties of the Second part herein shall get rest of the construction of said proposed building. It has been clearly mentioned and described hereunder that the parties of the Second part shall erect the entire proposed building at their cost and supervision and labour and thereafter they shall deliver the Landowners Allocations as mentioned herein to be erected as per annexed, specification as well as sanctioned building plan already sanctioned by Rajpur Sonarpur Municipality and to meet up such expenses they shall collect the entire money from the sale of their portion to be sold to the interested parties



Addl District Sub - Registrar Garia
South 24-Pys.

2021

from whom they shall collect entire cost of construction as well as cost of land in connection with the said flats, car parking spaces etc.

AND WHEREAS the parties of the Second Part has agreed to do this project by constructing a building/s on the said land up to maximum height as per sanctioned building plan already sanctioned by Rajpur Sonarpur Municipality at their cost and also providing for common areas and other facilities/amenities for the purpose of selling of flats /apartments as described hereunder, the parties of the Second Part shall get and enjoy all other flats, car-parking spaces etc. of the proposed building/s to be constructed excluding the portions to be given to Landowners by the Developer on the following terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH as follows:-

ARTICLE-I : TITLE, INDEMNITY & DECLARATION

- (i) The Owners hereby declares that they have good and absolute right and title to the said premises without any claim, litigation, right or interest of any person or persons claiming under or in trust for the owners and the owners have a good and marketable title to enter into this Agreement with the Developer and the Owners hereby undertakes to indemnify and keep indemnified the Developer against any and every part of claim, action and demand whatsoever.
- (ii) The Developer shall construct and complete the building/s on the said premises in a proper and workman-like manner in terms of the already sanctioned plan and as per Specifications of construction mentioned in the Second Schedule hereunder written.
- (iii) The Owners hereby assures and declares that there is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 on the said premises.
- (iv) The Owners hereby also undertakes that the Developer shall be entitled to construct and complete the building on the said premises as

agreed between the parties hereto and to retain the Developer's Allocation therein without any interference from the Owners or any person or persons claiming through or under or in trust for them.

- (v) It is clearly agreed and understood between the Owners and the Developer that entering into this Agreement for development of the building will not be construed any Partnership between the Owners and the Developer and forming of Association of persons involving the said premises and during the period of construction of the building/s, the Developer shall hold the possession of the said premises as licensee and not in any other capacity and the Owners and in the absence of the Owners the legal heirs of the Owners hereby jointly and severally declare and undertake that they shall not cancel this Agreement for any reason whatsoever.

ARTICLE II: DEVELOPMENT RIGHTS

- (i) The Owners hereby grant exclusive right to the Developer to build upon and commercially use the said premises for construction of building or buildings in accordance with the already sanctioned building plan or the revised plan to be sanctioned by the appropriate authority with such alterations or modifications as may be thought fit by the Developer with prior intimation to and consent of the Owners.
- (ii) All applications, plans and other papers and documents shall be submitted by the Developer in the name and as Lawful Constituted Attorney of the Owners and the Developer will pay all costs and fees required to be paid or deposited for revised sanction of the plan, if any, for the building/s and/or commercial use of the said premises, the Landowners will execute a registered Power of Attorney in favour of the Developer for smooth running of the constructing work.



Addl District Sub - Registrar Garia
South 24-Pgs.

20 MAY 2022

ARTICLE-III: COMMENCEMENT

This Agreement shall be deemed to have come into effect from this day and all acts, deeds and things done by the Developer on the basis of the terms and conditions herein contained are ratified by this Agreement.

ARTICLE-IV: BUILDING

- (i) The Developer shall at its own costs construct the building on the said premises with 1st class building materials.
- (ii) The Developer shall also provide in the building facilities in terms of the already sanctioned building plan or under any consequent sanctioned or approval relative to the construction of the building on the said premises.
- (iii) The building construction will be completed within 42 (forty two) months from the execution and registration of this Agreement and starting of the construction work on the First Schedule land - whichever is later, subject to Force-Majure clause. However, the Developer deserves the right to get a grace period of 6 (six) months, if the same is not completed within due period.

ARTICLE-V: SPACE ALLOCATION

On the basis of the total area comprised in the said First Schedule land and as per the rules and regulations of the Rajpur Sonarpur Municipality, it has been agreed that the said built up area shall be divided and allocated between the Owners and Developer hereinafter called "The Owners Allocation" and "The Developer's Allocation" wherein the Owners will be entitled to **15 (fifteen) Flats:-**

- i) Flat No. B on the First Floor measuring about 871 sq. ft. super built up area,
- ii) Flat No. B on the Second Floor measuring about 871 sq. ft. super built up area,
- iii) Flat No. B on the Third Floor measuring about 871 sq. ft. super built up area,

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- iv) Flat No. B on the Fourth Floor measuring about 871 sq. ft. super built up area,
- v) Flat No. G on the First Floor measuring about 946 sq. ft. super built up area,
- vi) Flat No. G on the Second Floor measuring about 946 sq. ft. super built up area
- vii) Flat No. G on the Third Floor measuring about 946 sq. ft. super built up area
- viii) Flat No. G on the Fourth Floor measuring about 946 sq. ft. super built up area
- ix) Flat No. H on the Second Floor measuring about 890 sq. ft. super built up area
- x) Flat No. H on the Third Floor measuring about 890 sq. ft. super built up area
- xi) Flat No. H on the Fourth Floor measuring about 890 sq. ft. super built up area
- xii) Flat No. M on the First Floor measuring about 871 sq. ft. super built up area
- xiii) Flat No. M on the Second Floor measuring about 871 sq. ft. super built up area
- xiv) Flat No. M on the Third Floor measuring about 871 sq. ft. super built up area
- xv) Flat No. M on the Fourth Floor measuring about 871 sq. ft. super built up area

and **10 (ten) covered car-parking spaces** (i.e. covered Parking No. 4, 5, 6, 7, 12, 13, 19, 20, 23 & 24) of the to be constructed building as per the already sanctioned building plan on the First Schedule premises and **rest of the flats and car-parking spaces** will be allotted towards Developer's share of allocation. Apart from the afore-stated



Addl District Sub - Registrar Garin
South 24-Pgs.

2 MAY 2022

allocations the Landowners will get an amount of **Rs. 8,00,000/- (Rupees Eight Lakh) only** from the Developer as forfeited amount.

PART-I

LANDOWNERS ALLOCATION

15 Flats and 10 covered car-parking spaces of the to be constructed building on the First Schedule premises will be provided to the Owners. Be it clearly mentioned that the Owners will accept the possession of the Owners Allocation after the completion of work in a habitable condition by the Developer. Immediately after completion of work of the Owners Allocation in a complete habitable condition the Developer will inform the same to the Owners by written notice requesting them to take the delivery of possession of the Owners Allocation fixing the date and time. The Owners will have to pay an amount of Rs. 1,00,000/- (Rupees One lakh) only for each of their allocated flats to the Developer for common expenses like common electric-meter, transformer, generator, AC community hall, gymnasium, indoor games room, CCTV etc. After getting the possession of their allocations the Landowners at their own cost and expenses will execute Sale Deed in respect of the same in favour of them or their nominated person/s.

PART-II

DEVELOPER'S ALLOCATION

Balance/remaining Flats and car-parking spaces of the to be constructed building on the First Schedule premises flats and car-parking spaces other than the Owners Allocation.

The Owners shall be entitled to sell, transfer, let out or enter into any contract for sale or transfer of the Owners Allocation. Similarly the Developer will also be entitled to sell, transfer, let out or enter into any Agreement in respect of the said Developer's Allocation.

No further consent or authority shall be required from the owners to enable the Developer to enter into any Agreement for Sale or transfer

20 MAY 2022

APPROVED BY: _____

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and/or letting out and/or to deal with the said Developer's Allocation and the Owners hereby consent to the same.

ARTICLE-VI: CONSIDERATION AND PAYMENT

- (i) All costs, charges and expenses for construction and/or development of the proposed building shall be paid, borne and discharged by the Developer.
- (ii) In consideration of the Owners having agreed to allow the Developer to develop the said premises and to appropriate the Developer's Allocation, the Owners shall not be liable to make any payment on account of the Owners Allocation save and except what are mentioned in Part-I of Article-V and Article-IX (i).
- (iii) In consideration of the Developer bearing all costs, charges and expenses for construction and development of the proposed building on the said premises, the Developer shall not be liable or required to make any payment on account of the land/said premises /Developer's Allocation.

ARTICLE-VII: OWNERS OBLIGATION

- (i) The Owners shall permit or allow the Developer the right to commercially exploit the said premises by causing building or buildings to be constructed at their own costs at the said premises subject to the terms and conditions herein contained.
- (ii) The Owners shall execute the Deed(s) of Conveyance in respect of the undivided proportionate share in the land attributable to the Developer's Allocation in favour of the Developer or their nominees in such part or parts as the Developer shall require only after payment of the entire Owners Allocation to the Landowners.
- (iii) The Landowners shall also be responsible for payment of Service Tax and GST as imposed by the concerned authority in respect of their above-mentioned allocations to the Developer at the time of getting their possession.

20 MAY 2022

Add District Sub - Registrar Garia
South 25-Fgs.



ARTICLE- VIII: DEVELOPER'S OBLIGATION

The Developer shall carry out the construction work in a proper manner and shall deliver the Landowners their allocations within the time mentioned hereinabove.

ARTICLE- IX: COMMON FACILITIES

- (i) The Developer will pay all arrears, rates and taxes in respect of the First Schedule land from the date of execution of this Agreement and the Owners and Developer upon completion of the building shall pay and bear all taxes and other dues and outgoings including the service and maintenance charges (i.e. @ Rs. 2/- per sq. ft.) in respect of their respective allocations proportionately, and the Landowners will have to pay 2 (two) years maintenance charges at the above-mentioned rate at a time to the Developer on the date of taking possession of their respective allocations in the proposed new building/s.
- (ii) As soon as the building is completed and certified by the Architect to be fit for occupation, the Developer shall give written notice to the Owners requesting them to take possession of the Owners Allocations in the building and on and from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and Land taxes, rates, duties and other public outgoings and maintenance charges whatsoever payable in respect of the Owners Allocation, the rates to be apportioned pro-rata with reference to the saleable space if they are levied on the building as a whole.
- (iii) The Owners and the Developer shall punctually and regularly pay the said rates to the concerned authorities in consultation with each other and each of them shall keep indemnified the other against all actions, claims, demands, costs, charges, expenses, proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the Owners /Developer.

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- (iv) The Landowners and Developers shall enjoy the common areas as mentioned in the Third Schedule hereunder and will also have to bear the common expenses as mentioned in the Fourth Schedule hereunder.

ARTICLE- X:- MISCELLANEOUS

- i) "Force Majeure" shall mean the reasons beyond the Developer's control for giving possession of the Owner allocations to the Owners within the time period mentioned hereinabove, such as storm, tempest, flood, earthquake and other Acts of God or Acts of Government, Statutory Body etc., strike, riot, mob, air-raid, order of injunction or otherwise restraining development or construction at the said land by the Court of Law, Tribunal or Statutory Body, scarcity or no availability of building materials equipments or labourers, changes in laws for the time being in force resulting in stoppage of construction at the said land.
- ii) Nothing in these shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof or the building to be built thereon to the Developer or as creating any right, title or interest in respect thereof in the Developer other than an exclusive license to the Developer to commercially exploit the same as per mutually agreed plan or construction in terms hereof.
- iii) The parties hereto have agreed to register this instrument as and when required.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area of about **25 (twenty five) cottahs 6 (six) chittacks 0 (zero) sq. ft.** be the same a little more or less comprised in and formed under Mouza - Tentulberia, J.L. No. 44, R.S. Khatian No. 49, Khanda Khatian No. 425, L.R. Khatian No. 3391, 3392, 3393, 3394, 3395, 3421, 3669, C.S. Dag No. 231/1069 corresponding to R.S. Dag No. 88 corresponding to L.R. Dag No. 93, Holding No. 1463, Sreenagar,



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Addi District Sub - Registrar Garia
South 24-Pgs.

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within Ward No. 1, of Rajpur-Sonarpur Municipality under Sub-Registry Office-Garia, Police Station - Narendrapur within the District - 24 Parganas (South) and the said land is butted and bounded as follows :- (adjacent to Srinagar Main Road).

ON THE NORTH :By R.S. Dag No. 87;
 ON THE SOUTH :By R.S. Dag No. 90;
 ON THE EAST :By Mouza- Dhalua;
 ON THE WEST :By R.S. Dag No. 89, 84, 85 & 12 feet wide common passage;

SECOND SCHEDULE ABOVE REFERRED TO

(Specifications of construction)

1. Foundation & Structures

As suggested by the Architect appointed by the Developer.

2. Walls

- a. Putty interiors.
- b. Attractive external finish with best quality cement paint

3. Windows

Aluminum windows with large glass panes & grill.

4. Doors

All doors will be of Flush doors.

5. Flooring

Vitrified Tiles Flooring.

6. Kitchen

- a. Coloured / designed ceramic tiles up to height of 2 ft.
- b. Granite stone kitchen counter top
- c. Provision for exhaust fan/chimney

7. Bathrooms

- a. Coloured/designed ceramic tiles up to height of 6 ft.

20 MAY 2022

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- b. Concealed plumbing system using standard make pipes and fittings
- c. White sanitary ware of ISI Mark with C.P. fittings
- d. Provision for exhaust fan

8. Electricals

- a. PVC conduit pipes with copper wiring
- b. 15 & 5 Amp Points one each in living room, bedrooms, bathrooms and kitchen
- c. Electrical Calling Bell point at entrance of residential flats
- d. 15 amp Plug point in living room.
- e. AC point in any one bedroom.

9. Special Features

- a. Common Staff toilet in ground floor
- b. Boundary walls with decorative grills and gate
- c. Deep tube-well and overhead tank/submersible pump.
- d. Roof treatment for water proofing.
- e. Lift of repute brand.

THIRD SCHEDULE ABOVE REFERRED TO

(COMMON AREAS AND INSTALLATIONS)

1. Paths, passages and driveways in the Building Complex earmarked by the Developer as common for all Unit Holders.
2. Lifts, Staircase lobby and landings with stair cover on the roof of the new building/s.
3. Water pump with motor and with water distribution pipes save those inside any Unit to the overhead water tank of each building and room if any for installing the water pump and motor.
4. Underground Water Reservoir and Overhead water tanks with distribution pipes therefrom connecting to different units and from the underground water reservoir to the overhead tanks.

20 MAY 2022

Add District Sub - Registrar Genl
South 24-Pgs.



5. Electrical wiring and fittings and other accessories for lighting the staircase lobby and landings and other common areas.
6. Electrical installations including transformer and substation (if any) for receiving electricity to supply and distribute amongst the Unit Holders with electrical room.
7. Deep tube-well, if municipal water supply is not available.
8. Water waste and sewerage evacuation pipes from the flats/ units to drains and sewers common to the building.
9. Drain and Sewerage Pipes from the Building Complex to the municipal duct.
10. Boundary walls and Main gate to the premises and building.

FOURTH SCHEDULE ABOVE REFERRED TO

(COMMON EXPENSES)

1. All expenses for the maintenance, administration, repairs, replacement and renovation of the main structure and in particular the filter water and rain water pipes of the building water pipes and electric wire under or upon the building enjoyed or used by the Landowners, the Developer and all apartment owner of the building and the main entrance, landing stair case of the building as enjoyed by all the apartment owner with the Landowners and Developer in common as aforesaid and the boundary walls of the building compound etc. The costs of sweepers, electricians etc. for the common areas and facilities.
2. The Municipal taxes as levied or may be levied from time to time in respect of the whole of the building and all replacements improvements or additions or alterations of the common areas and facilities as described in Third Schedule hereinabove and all sums assessed against the apartment owner.
3. Costs of establishment and operations of the Association relating to the common purposes.
4. Litigation expenses incurred for the common purposes ;

7203 11/11/73

STATE OF TEXAS - HONORABLE CLERK
COUNTY OF DALLAS

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5. Office Administrative over head expenses incurred for maintaining the office for common purposes :

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS WE(1) SRI BIBHAS MONDAL (PAN- ATEPM8620K) son of- Late Jatindra Nath Mondal, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- A-7/1, Sreenagar Main Road, P.O.- Panchasayar, P.S.- Narendrapur, Kolkata- 700094, (2) **SRI MANABENDRA MANDAL** (PAN- CCBPM2903D) son of- Late Sailendra Nath Mondal, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- Dhalua, P.O.- Panchpota, P.S.- Narendrapur, Kolkata- 700152, (3) **SRI BIKAS KUMAR MONDAL** (PAN- ADSPM5377R) son of- Late Jatindra Nath Mondal, by faith- Hindu, by occupation- Service, by nationality- Indian, residing at- A-1, Sreenagar, P.O.- Panchasayar, P.S.- Narendrapur, Kolkata- 700094, (4) **SRI BAPPADITYA MONDAL** (PAN- ATEPM8618H) son of- Late Bimal Kumar Mondal, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- A-31/1, Sreenagar P.O.- Panchasayar, P.S.- Narendrapur, Kolkata- 700094, (5) **SMT. RANI MONDAL** (PAN- BSVPM3084L) wife of- Late Biswesar Mondal, (6) **SRI HISWAROOP MONDAL** (PAN- ALBPM2602A) son of- Late Biswesar Mondal and (7) **SMT. BIPASHA BERA** (PAN- ALEPB9958K) wife of- Sri Sovandeb Bera, daughter of- Late Biswesar Mondal, No. 5 to 7 all by faith- Hindu, by occupation- Housewife & Business, by nationality- Indian, residing at- 'Rani Manjil', 18, Sreenagar Main Road, P.O.- Panchasayar, P.S.- Narendrapur, Kolkata- 700094, being the joint owners of the land as described in the Schedule hereunder do hereby nominate, constitute and appoint **EVERSHINE REALITY** (PAN- AAEFE5288Q) a Partnership Firm having its office at - Dhalua Paschimpara, P.O.- Panchpota, P.S.- Narendrapur, Kolkata- 700152 and represented by its Partners namely (1) **SRI SUKANTA KUMAR MONDAL**, (PAN- AHBPM1094Q) son



Addl District Sub - Registrar Garia
South 24-Pgs.

2 MAY 2022

of- Sri Subir Mondal, (2) **SRI NISHI KANTA GHOROI** (PAN- AGIPG0245P) son of- Late Kali Pada Ghoroi, (3) **SRI DILIP NASKAR** (PAN- ALEPN3594P) son of- Late Kartick Naskar, (4) **SRI SUBRATA NASKAR** (PAN- ACKPN6880H) son of- Late Santosh Naskar, all by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- Dhahua, P.O.- Panchpota, P.S.- Narendrapur, Kolkata -700152 and (5) **SRI BAPPADITYA MONDAL** (PAN- ATEPM8618H) son of- Late Bimal Kumar Mondal, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- A-31/1, Sreenagar P.O.- Panchasayar, P.S.- Narendrapur, Kolkata- 700094, to be the true and lawful constituted Attorney for us in our names and on behalf of us to do all or any of the following acts, deeds and things:-

1. To hold and defend possession of the said premises and every part thereof (except Land Owners allocation) and receive and/or deliver possession thereof from and/or to any person or persons occupying the same or desirous of purchasing the same and also to manage, maintain and administer the said premises every part thereof.
2. To demand, recover and receive consideration premium and/or rents, mense profits license fees, damages, electricity charges, service Municipal Taxes and Rates and all other sums or moneys receivable in respect of the said premises or any part thereof (except Land Owners allocation) any share or shares therein from the occupants/licensees/purchasers of the said premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover any sum of money in arrears in respect of the said premises from all or any one of more of the occupants/licensees purchasers of the said premises or any portion or portions thereof and to raise bills and grant, valid, receipt and discharges therefore without making us liable which shall fully exonerate the persons paying such money.

20 MAY 2022

ASST. CHIEF OF POLICE - DISTRICT OF COLUMBIA
POLICE DEPARTMENT

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3. To pay all rents and taxes, charges expenses and other out goings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any building thereon against loss or damages by fire and/or other risks as be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance.
4. To sign and give any notice to any occupier of the said premises or trespassers or any portion thereof to quit or to repair or to abate any nuisance or to make remedy and breach of covenant and/or for any other purpose whatsoever.
5. To enter upon the said premises and every part thereof as be desired to view the state or repairs thereof and to require any occupier/licensees/purchaser as a result of such view to remedy any want of repairable any nuisance.
6. To enforce any covenant in any Agreement, Sale Deed, Declaration and/or License or Tenancy Agreement or any other document relating to the said premises or any part thereof (except Land Owners allocation) and if any right to re-enter arises in any manner under each covenants or under Notice to quit them to exercise such rights, amongst others.
7. To warn off and prohibit and if necessary proceed against in due form of law against all trespasses on the said premises or any part thereof for taking possession and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangement with the trespassers.
8. To appoint and terminate the appointment of Architect and to get prepared plans for demolition, construction and/or re-construction of and/or additions and/or alteration to any new or existing

20 MAY 2022

Addl District Sub - Registrar Genda
South 24-Pgs.



Building or Buildings or Structures on the said premises or any portion or portions thereof.

9. To make sign and verify all plans, applications or objections to appropriate authorities for all and any License permission or consent etc. required by law in connection with management of the property or properties mentioned in Schedule below.
10. To effect mutation or separation of holding in the Revenue in Settlement Offices or Competent Authorities and sign all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in our names and on our behalf.
11. To appear for and represent before the Board of Revenue, Collector any District Sub-Divisional Officer, any Magistrate Judge, Munsiff, BL&LRO Office, Rajpur Sonarpur Municipality, Improvement Trust, K.M.D.A. Fire Brigade, Commissions of any Division on all matter and things relating to estate or its affairs.
12. To sign, appear before and execute all formalities to submit plan, before the Rajpur Sonarpur Municipality.
13. To pay fees, obtain sanction for principal plan and/or allocation and modification of plan and to take delivery of the same and such other orders and permissions from the necessary authorities including the Rajpur Sonarpur Municipality be expedient for sanctioning and/or modification and/or alterations of plans and also to submit and take deliver of title deeds concerning the said premises documents as be required by the necessary authorities.
14. To build upon and exploit commercially the said premises by making construction of building or buildings, thereon and for that to arrange by us take down demolish structure of whatsoever nature existing thereon or as may be constructed in future.
15. To appoint any Contractor/Sub-Contractor for construction work or building thereon and to cancel the same and engage new

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STATE OF KERALA
GOVERNMENT

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contractor to be done by his own discretion as if our do the same personally.

16. To apply for and obtain such certificate, permissions and clearance including certificate and/or permissions from Govt. of West Bengal Housing Department under the Income Tax Act or other law relating to Revenue and/or Land and/or Building both Urban and Rural as may be required for execution and/or Registration of any Sale Deed, lease deed, mortgage deed or other documents (except Land Owners allocation) of transfer of his allocation as mentioned in the Development Agreement concerning the said premises and also to appear before and sign and submit all papers and submit all papers and documents and make representations to the necessary authorities for getting such certificate and/or permissions.
17. To negotiate on terms for and to agree and to sell the said space/spaces with flats and/or proportionate land to be lying or situate with common space and car parking space /spaces/share etc. in the premises except our allocation as mentioned in the Indenture of even dated to any Purchaser or Purchasers either for space, proportionate share of land and/or space with super structures and/or flat or flats as such price which the said Attorney in his absolute discretion think proper.
18. To collect the maintenance charges, service charges or whatsoever charges from the intending Purchaser or Purchasers as they thinks fit.
19. To agree upon and to enter into any Agreement or Agreements and/or for to any party or portions or Firm and Company sale or sales of space or spaces with super structures or flats proportionate share of land and/or cancel and repudiate the same



Addl District Sub - Registrar Garia,
South 24-Pgs.

2 MAY 2022

with the intending Purchaser or Purchasers except our allocation as mentioned in Indenture including Development Agreement.

20. To receive from the Intending Purchaser or Purchasers any booking money and/or earnest money or advance or advances and also the balance of the purchase money in respect of Developers Allocation only and to give good valid receipt and discharges for the same without making us liable which will protect the Purchaser or Purchasers.
21. Upon such receipt as aforesaid in our names and as our act and deed to sign and to execute and to deliver any Conveyance or Conveyances for the selling of proportionate share of land and/or flat/flats and/or space with super structures and/or flat/flats /space proposed to be constructed in respect of Developers Allocation and maintenance and easement rights of the common areas of the proposed selling of space/flat/ proportionate share of land in favour of the Purchaser or Purchasers or their nominee or nominees our said Attorney also join as vendor in the Conveyance or Conveyances of the proposed sale if the said Attorneys receipt and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser or Purchasers in our names be treated as receipt and respectively from the Intending Purchaser or Purchasers. Save and except our allocation as mentioned in Indenture made between the parties.
22. To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for fully and effectually conveying the said proportionate share of land flat /flats, flat/space in respect of Developers Allocation only together

20 MAY 2022

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with the easement right of the common passage as ourselves to personally present.

23. To prepare sign, execute, submit, enter into modify cancel, alter, draw approve present for registration and admit registration of all papers, documents, deeds, contractors, agreement, tenancy Agreement, Surrender Deed, Cancellation Deed, Nomination Deed, Rectification Deed, Declaration, Affidavit applications consent and other documents as may in any way be required to be so done for or in connection with all or any of the powers herein contained including sale except Owners allocation, assignment, tenancies and/or leave and license, permissions of the said premises and every or any part thereof and the termination of all contracts rights of occupancy user and/or enjoyment by any person or persons whatsoever and also in connection with observing fulfilling and performing all the terms, conditions and covenants on our part to be observed fulfilled and performed under the said Development Agreement.
24. To commence, prosecute enforce, defend answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said Premises in which our is now or may hereafter be interested or connected and also if though fit, give evidence and compromise refer to Arbitration abandon, submit to judgement or before non-suited in any such action or proceedings as aforesaid before any Court Civil or Criminal or Revenue including the Rent Controller, District Court and Small Causes Court.
25. To appear and represent before any court including Hon'ble High Court and also Tribunals for and on our behalf and to appoint and engage Advocate for instituting or defending any suit or proceedings in court of Law and to sign all complaints, applications,

20 MAY 2022
Addl District Sub - Registrar Garia
South 24-Pgs.



petitions, written statements, etc., and to affirm any affidavit on our behalf and in doing it, may appoint Lawyer and to pay fees and charges and sign the Vakalatnama on our behalf for the purpose of the same in respect of the said property described in the Schedule hereunder.

26. To receive any payment and/or deposit all monies including the Court Fee, Stamp Duty, Rectification Fees, receive refunds and in receive and grant, valid, receipts and discharge in respect thereof.
27. For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Architects Mukhters and/or debt collecting or other agents.
28. To institute conduct and defend all proceedings for acquisition and/or requisition in respect of the said Premises or any part thereof and to receive compensation payable in respect thereof in respect of Developer's Allocation only and also to grant, valid, receipts and discharges thereof.
29. To appear and represent as before all authorities make commitments and give undertakings as be required for all or any of the purpose herein contained.
30. To appear before the Rajpur Sonarpur Municipality and/or other Authorities regarding the Tax Assessment or in any other way relating to the said Premises or any portion thereof or any undivided share or shares therein.
31. To observe fulfill and perform all the terms, conditions and obligations on our part to be observed fulfilled and performed under the said Developer's Agreement and to exercise all our rights therein.
32. To appoint and/or terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities herein above contained.

2

APPROVED FOR PUBLICATION
DATE: 10/10/2011



33. This Power of Attorney shall remain restricted only for the Development of the said property mentioned in Schedule hereunder and construction of the proposed building and Agreements for Sale and Sale Deeds in respect of only Developer's share of Allocation at the said premises as per the said Development Agreement.

AND GENERALLY to do all acts, deeds and things concerning the said Premises or in any part thereof and for better exercise of the authorities herein contained which WE could have lawfully done under our own hands and seals, if personally present.



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Addl District Sub - Registrar Garha,
South 24-Pgs.

2 July 2022

IN WITNESS WHEREOF the parties have put their respective signature hereto the day, month and year first above written.

WITNESSES

1. Pintu Mondal,
Sonapur, Post-150.

- Bibhas Mondal
- Manoj Kumar Mondal
- Bikay Das Mondal
- Bappu Mondal
- Rami Mondal
- B. Siva Prasad Mondal
- Byasha Beera

2.
Mamas Chakraborty
Nabapally, Dhalua.
KOL-700152.

SIGNATURE OF THE LANDOWNERS

EVERSHINE REALTY
Suganta Kumar Mondal
Partner

EVERSHINE REALTY
Nishu Kanta Ghose
Partner

EVERSHINE REALTY
Siddhanta Mondal
Partner

EVERSHINE REALTY
Subrata Mondal
Partner

EVERSHINE REALTY
Bappu Mondal
Partner

SIGNATURE OF THE DEVELOPER

20 MAY 2022

THE UNIVERSITY OF CHICAGO
LIBRARY

C



MEMO OF RECEIPT

RECEIVED of and from the Developer herein the sum of Rs.

8,00,000/- (Rupees Eight Lakh) only as forfeited amount:-

<u>Cheque No.</u>	<u>Bank</u>	<u>Date</u>	<u>Amount</u>
114592	EDBI, Bank	20/05/2022	Rs. 4,00,000/-
114593	- Do -	20/05/2022	Rs. 4,00,000/-
total			Rs. 8,00,000/-

Bibhas Mandal

- Bibhas Mandal
- Manojendra Mondal
- Biju Das
- Sabyasachi
- Rani Mandal
- Bibha Mondal
- Bijusha Bora

WITNESSES:-

1. Pintu Mondal

2. Manas Chakraborty

SIGNATURE OF THE LANDOWNERS

Drafted by:-

Dibakar Bhattacharjee.

Dibakar Bhattacharjee

Advocate,

High Court, Calcutta.

WB-359/2001.

20 MAY 2022

Addl District Sub - Registrar Garia
Soudi 24-Pgs.



SPECIMEN FORM FOR TEN FINGER PRINTS



Voter Id Card No.
HB/23/109/414690

<i>Richard Mwendel</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Voter Id Card No.
HB/16/121/282222

<i>Mwangi Andrew Mwendel</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Voter Id Card No.
HB/23/109/414010

<i>Bikesie Gw Mwendel</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Voter Id Card No.
LLH4570057

<i>Baynes Ojiambo Ojiambo</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



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Asst District Sub - Registrar Garia
South 24-Pgs.

20 MAY 2022

SPECIMEN FORM FOR TEN FINGER PRINTS



Vote Id Card No.
LLH 4859336

<i>Ramesh Mondal</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Vote Id Card No.
RHG 2623627

<i>Bishu Kumar Mondal</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Vote Id Card No.
RHG 2228385

<i>Prayash Kumar</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Vote Id Card No.
WB/23/109/216506

<i>Subrata Kumar Mondal</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

2

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SPECIMEN FORM FOR TEN FINGER PRINTS



Nono Fink Glover

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Voter Id Card No.
LLH 2794998.



Judip Nodjwo

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

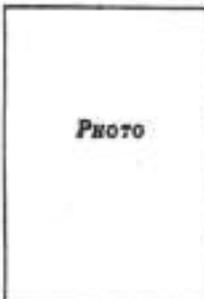
Voter Id Card No.
RHQ 2577138



Subrata Narayan

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Voter Id Card No.
WB/23/109/216222



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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— 1840 1/2
1702 1/2 1840 1/2 1840 1/2





Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230029062371 Payment Mode: Online Payment
GRN Date: 18/05/2022 13:52:34 Bank/Gateway: IDBI Bank
BRN : 2746676338 BRN Date: 18/05/2022 13:54:00
Payment Status: Successful Payment Ref. No: 2001448568/1/2022
(Query No*/Query Year)

Depositor Details

Depositor's Name: PINTU MONDAL
Address: SONARPUR RADHANAGAR KOL 150
Mobile: 9831072514
Depositor Status: Buyer/Claimants
Query No: 2001448568
Applicant's Name: Mr U Halder
Identification No: 2001448568/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl.No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001448568/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2001448568/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	8021
Total				83042

IN WORDS: EIGHTY THREE THOUSAND FORTY TWO ONLY.

20 MAY 2022

Admi District Sub - Registrar Qoria
Souda, 24-Pgr



Major Information of the Deed

Deed No :	I-1629-03072/2022	Date of Registration	24/05/2022
Query No / Year	1629-2001448568/2022	Office where deed is registered	
Query Date	17/05/2022 4:13:47 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	U Halder Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 7439340973, Status : Solicitor firm		
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 : 8,00,000/-]		
Set Forth value	Market Value		
Rs. 7/-	Rs. 3,44,80,160/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 8,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

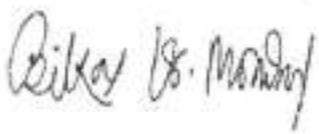
Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 1, Holding No:1463 JI No: 44, Pin Code : 700084

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-93 (RS :-)	LR-3391	Bastu	Bastu	3 Katha 6 Chatak	1/-	45,86,032/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-93 (RS :-)	LR-3392	Bastu	Bastu	3 Katha	1/-	40,76,472/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-93 (RS :-)	LR-3393	Bastu	Bastu	3 Katha	1/-	40,76,472/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-93 (RS :-)	LR-3394	Bastu	Bastu	3 Katha	1/-	40,76,472/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L5	LR-93 (RS :-)	LR-3395	Bastu	Bastu	3 Katha	1/-	40,76,472/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L6	LR-93 (RS :-)	LR-3421	Bastu	Bastu	5 Katha	1/-	67,94,120/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,

LR-93 (RS (-))	LR-3669	Bastu	Bastu	5 Katha	1/-	67,94,120/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
TOTAL :				41.8688Dec	7 /-	344,80,160 /-	
Grand Total :				41.8688Dec	7 /-	344,80,160 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	<p>Mr BIBHAS MONDAL Son of Late JATINDRA NATH MONDALA-7/1, SREENAGAR MAIN ROAD, City:- , P.O:- PANCHASAYAR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ATxxxxx0K, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Pvt. Residence</p>			
2	<p>Mr MANABENDRA MANDAL Son of Late SAILENDRA NATH MONDAL DHALUA, City:- , P.O:- PANCHPOTA, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CCxxxxx3D, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Pvt. Residence</p>			
3	Name	Photo	Finger Print	Signature
	<p>Mr BIKAS KUMAR MONDAL Son of Late JATINDRA NATH MONDAL Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office</p>			
	24/05/2022	24/05/2022	24/05/2022	
<p>A-1, SREENAGAR, City:- , P.O:- PANCHASAYAR, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ADxxxxxx7R, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office</p>				

Mr BAPPADITYA MONDAL

Son of Late BIMAL KUMAR MONDAL A-31/1, SREENAGAR, City:-, P.O:- PANCHASAYAR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/05/2022
 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/05/2022
 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Pvt. Residence

5 Mrs RANI MONDAL

Wife of Late BISWESAR MONDAL RANI MANJIL, 18, SREENAGAR MAIN ROAD, City:-, P.O:- PANCHASAYAR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/05/2022
 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/05/2022
 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Pvt. Residence

6 Mr BISWAROOP MONDAL

Son of Late BISWESAR MONDAL RANI MANJIL, 18, SREENAGAR MAIN ROAD, City:-, P.O:- PANCHASAYAR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/05/2022
 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/05/2022
 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Pvt. Residence

7 Mrs BIPASHA BERA

Wife of Mr SOVANDEB BERA RANI MANJIL, 18, SREENAGAR MAIN ROAD, City:-, P.O:- PANCHASAYAR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/05/2022
 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/05/2022
 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EVERSHINE REALITY DHALUA PASCHIM PARA, City:-, P.O:- PANCHPOTA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, PAN No.:: AAxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SUKANTA KUMAR MONDAL (Presentant) Son of Mr SUBIR MONDAL DHALUA, City:-, P.O:- PANCHPOTA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : EVERSHINE REALITY (as partner)
2	Mr NISHI KANTA GHOROI Son of Late KALI PADA GHOROI DHALUA, City:-, P.O:- PANCHPOTA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , GIR No.:: AGxxxxxx5P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : EVERSHINE REALITY (as partner)

3	Mr DILIP NASKAR Son of Late-KARTICK NASKAR DHALUA, City:-, P.O:- PANCHPOTA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx4P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : EVERSHINE REALITY (as partner)
4	Mr SUBRATA NASKAR Son of Late SANTOSH NASKAR DHALUA, City:-, P.O:- PANCHPOTA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx0H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : EVERSHINE REALITY (as partner)
5	Mr BAPPADITYA MONDAL Son of Late BIMAL KUMAR MONDAL A-31/1, SREENAGAR NOW PS NARENDRAPUR, City:-, P.O:- PANCHPOTA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx8H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : EVERSHINE REALITY (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MANAS CHAKRABORTY Son of Mr MANIK CHAKRABORTY NABAPALLY UTTAR PARA, City:-, P.O:- DHALUA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152			<i>Manas Chakraborty</i>
	24/05/2022	24/05/2022	24/05/2022
Identifier Of Mr BIBHAS MONDAL, Mr MANABENDRA MANDAL, Mr BIKAS KUMAR MONDAL, Mr BAPPADITYA MONDAL, Mrs RANI MONDAL, Mr BISWAROOP MONDAL, Mrs BIPASHA BERA, Mr SUKANTA KUMAR MONDAL, Mr NISHI KANTA GHOROI, Mr DILIP NASKAR, Mr SUBRATA NASKAR, Mr BAPPADITYA MONDAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BIBHAS MONDAL	EVERSHINE REALITY-0.795536 Dec
2	Mr MANABENDRA MANDAL	EVERSHINE REALITY-0.795536 Dec
3	Mr BIKAS KUMAR MONDAL	EVERSHINE REALITY-0.795536 Dec
4	Mr BAPPADITYA MONDAL	EVERSHINE REALITY-0.795536 Dec
5	Mrs RANI MONDAL	EVERSHINE REALITY-0.795536 Dec
6	Mr BISWAROOP MONDAL	EVERSHINE REALITY-0.795536 Dec
7	Mrs BIPASHA BERA	EVERSHINE REALITY-0.795536 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr BIBHAS MONDAL	EVERSHINE REALITY-0.707143 Dec
2	Mr MANABENDRA MANDAL	EVERSHINE REALITY-0.707143 Dec
3	Mr BIKAS KUMAR MONDAL	EVERSHINE REALITY-0.707143 Dec
4	Mr BAPPADITYA MONDAL	EVERSHINE REALITY-0.707143 Dec
5	Mrs RANI MONDAL	EVERSHINE REALITY-0.707143 Dec

	Mr BISWAROOP MONDAL	EVERSHINE REALITY-0.707143 Dec
7.	Mrs BIPASHA BERA	EVERSHINE REALITY-0.707143 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr BIBHAS MONDAL	EVERSHINE REALITY-0.707143 Dec
2	Mr MANABENDRA MANDAL	EVERSHINE REALITY-0.707143 Dec
3	Mr BIKAS KUMAR MONDAL	EVERSHINE REALITY-0.707143 Dec
4	Mr BAPPADITYA MONDAL	EVERSHINE REALITY-0.707143 Dec
5	Mrs RANI MONDAL	EVERSHINE REALITY-0.707143 Dec
6	Mr BISWAROOP MONDAL	EVERSHINE REALITY-0.707143 Dec
7	Mrs BIPASHA BERA	EVERSHINE REALITY-0.707143 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr BIBHAS MONDAL	EVERSHINE REALITY-0.707143 Dec
2	Mr MANABENDRA MANDAL	EVERSHINE REALITY-0.707143 Dec
3	Mr BIKAS KUMAR MONDAL	EVERSHINE REALITY-0.707143 Dec
4	Mr BAPPADITYA MONDAL	EVERSHINE REALITY-0.707143 Dec
5	Mrs RANI MONDAL	EVERSHINE REALITY-0.707143 Dec
6	Mr BISWAROOP MONDAL	EVERSHINE REALITY-0.707143 Dec
7	Mrs BIPASHA BERA	EVERSHINE REALITY-0.707143 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr BIBHAS MONDAL	EVERSHINE REALITY-0.707143 Dec
2	Mr MANABENDRA MANDAL	EVERSHINE REALITY-0.707143 Dec
3	Mr BIKAS KUMAR MONDAL	EVERSHINE REALITY-0.707143 Dec
4	Mr BAPPADITYA MONDAL	EVERSHINE REALITY-0.707143 Dec
5	Mrs RANI MONDAL	EVERSHINE REALITY-0.707143 Dec
6	Mr BISWAROOP MONDAL	EVERSHINE REALITY-0.707143 Dec
7	Mrs BIPASHA BERA	EVERSHINE REALITY-0.707143 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr BIBHAS MONDAL	EVERSHINE REALITY-1.17857 Dec
2	Mr MANABENDRA MANDAL	EVERSHINE REALITY-1.17857 Dec
3	Mr BIKAS KUMAR MONDAL	EVERSHINE REALITY-1.17857 Dec

	Mr BAPPADITYA MONDAL	EVERSHINE REALTY-1.17857 Dec
5	Mrs RANI MONDAL	EVERSHINE REALTY-1.17857 Dec
6	Mr BISWAROOP MONDAL	EVERSHINE REALTY-1.17857 Dec
7	Mrs BIPASHA BERA	EVERSHINE REALTY-1.17857 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr BIBHAS MONDAL	EVERSHINE REALTY-1.17857 Dec
2	Mr MANABENDRA MANDAL	EVERSHINE REALTY-1.17857 Dec
3	Mr BIKAS KUMAR MONDAL	EVERSHINE REALTY-1.17857 Dec
4	Mr BAPPADITYA MONDAL	EVERSHINE REALTY-1.17857 Dec
5	Mrs RANI MONDAL	EVERSHINE REALTY-1.17857 Dec
6	Mr BISWAROOP MONDAL	EVERSHINE REALTY-1.17857 Dec
7	Mrs BIPASHA BERA	EVERSHINE REALTY-1.17857 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 1, Holding No:1463 JI No: 44, Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 93, LR Khatian No:- 3391	Owner:বিকাসকুমার মন্ডল, Gurdian:বতীন্দ্রনাথ , Address:নিজ , Classification:বাড়, Area:0.11000000 Acre,	Mr BIKAS KUMAR MONDAL
L2	LR Plot No:- 93, LR Khatian No:- 3392	Owner:বিমলকুমার মন্ডল, Gurdian:বতীন্দ্রনাথ , Address:নিজ , Classification:বাড়, Area:0.09000000 Acre,	Mr BIBHAS MONDAL
L3	LR Plot No:- 93, LR Khatian No:- 3393	Owner:রানী মন্ডল, Gurdian:বিবেকর , Address:নিজ , Classification:বাড়, Area:0.04000000 Acre,	Mrs RANI MONDAL
L4	LR Plot No:- 93, LR Khatian No:- 3394	Owner:বিষ্ণু মন্ডল, Gurdian:বিবেকর , Address:নিজ Classification:বাড়, Area:0.04000000 Acre,	Mr BISWAROOP MONDAL
L5	LR Plot No:- 93, LR Khatian No:- 3395	Owner:বিপাশা বেরা, Gurdian:শোভনদেব , Address:নিজ , Classification:বাড়, Area:0.04000000 Acre,	Mrs BIPASHA BERA
L6	LR Plot No:- 93, LR Khatian No:- 3421	Owner:মানবন্দ্র মন্ডল, Gurdian:শৈলেন্দ্রনাথ , Address:নিজ , Classification:বাড়, Area:0.09000000 Acre,	Mr MANABENDRA MANDAL

On 20-05-2022

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

Presented for registration at 20:12 hrs on 20-05-2022, at the Private residence by Mr SUKANTA KUMAR MONDAL ..

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 3,44,80,160/-

Admission of Execution (Under Section 53, W.B. Registration Rules, 1962)

Execution is admitted on 20/05/2022 by 1. Mr BIBHAS MONDAL, Son of Late JATINDRA NATH MONDAL, A-7/1, SREENAGAR MAIN ROAD, P.O: PANCHASAYAR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Business, 2. Mr MANABENDRA MANDAL, Son of Late SAILENDRA NATH MONDAL, DHALUA, P.O: PANCHPOTA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business, 3. Mr BAPPADITYA MONDAL, Son of Late BIMAL KUMAR MONDAL, A-31/1, SREENAGAR, P.O: PANCHASAYAR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Business, 4. Mrs RANI MONDAL, Wife of Late BISWESAR MONDAL, RANI MANJIL, 18, SREENAGAR MAIN ROAD, P.O: PANCHASAYAR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession House wife, 5. Mr BISWAROOP MONDAL, Son of Late BISWESAR MONDAL, RANI MANJIL, 18, SREENAGAR MAIN ROAD, P.O: PANCHASAYAR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Business, 6. Mrs BIPASHA BERA, Wife of Mr SOVANDEB BERA, RANI MANJIL, 18, SREENAGAR MAIN ROAD, P.O: PANCHASAYAR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession House wife

Indetified by Mr MANAS CHAKRABORTY, , , Son of Mr MANIK CHAKRABORTY, NABAPALLY UTTAR PARA, P.O: DHALUA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Admission of Execution (Under Section 53, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 20-05-2022 by Mr NISHI KANTA GHOROI, partner, EVERSHINE REALITY (Partnership Firm), DHALUA PASCHIM PARA, City:- , P.O:- PANCHPOTA, P.S:-Sonarpur, District:-South 24-Parganas, West Benga India, PIN:- 700152

Indetified by Mr MANAS CHAKRABORTY, , , Son of Mr MANIK CHAKRABORTY, NABAPALLY UTTAR PARA, P.O: DHALUA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 20-05-2022 by Mr DILIP NASKAR, partner, EVERSHINE REALITY (Partnership Firm), DHALUA PASCHIM PARA, City:- , P.O:- PANCHPOTA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India PIN:- 700152

Indetified by Mr MANAS CHAKRABORTY, , , Son of Mr MANIK CHAKRABORTY, NABAPALLY UTTAR PARA, P.O: DHALUA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 20-05-2022 by Mr SUBRATA NASKAR, partner, EVERSHINE REALITY (Partnership Firm), DHALUA PASCHIM PARA, City:- , P.O:- PANCHPOTA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India PIN:- 700152

Indetified by Mr MANAS CHAKRABORTY, , , Son of Mr MANIK CHAKRABORTY, NABAPALLY UTTAR PARA, P.O: DHALUA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 20-05-2022 by Mr BAPPADITYA MONDAL, partner, EVERSHINE REALITY (Partnership Firm), DHALUA PASCHIM PARA, City:- , P.O:- PANCHPOTA, P.S:-Sonarpur, District:-South 24-Parganas, West Benga India, PIN:- 700152

Indetified by Mr MANAS CHAKRABORTY, , , Son of Mr MANIK CHAKRABORTY, NABAPALLY UTTAR PARA, P.O: DHALUA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 20-05-2022 by Mr SUKANTA KUMAR MONDAL, partner, EVERSHINE REALITY (Partnership Firm), DHALUA PASCHIM PARA, City:- , P.O:- PANCHPOTA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Identified by MF MANAS CHAKRABORTY, , Son of MF MANIK CHAKRABORTY, NABAPALLY UTTAR PARA, P.O: DHALUA, Thana: Sonarpur, , South 24-Parganas, WEST-BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 24-05-2022

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 58, W.B. Registration Rules, 1962)

Execution is admitted on 24/05/2022 by Mr BIKAS KUMAR MONDAL, Son of Late JATINDRA NATH MONDAL, A-1, SREENAGAR, P.O: PANCHASAYAR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Service

Identified by Mr MANAS CHAKRABORTY, , Son of Mr MANIK CHAKRABORTY, NABAPALLY UTTAR PARA, P.O: DHALUA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,021/- (B = Rs 8,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/05/2022 1:54PM with Govt. Ref. No: 192022230029062371 on 18-05-2022, Amount Rs: 8,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2746676338 on 18-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 22803, Amount: Rs.100/-, Date of Purchase: 17/02/2022, Vendor name: Tanmay Kar Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/05/2022 1:54PM with Govt. Ref. No: 192022230029062371 on 18-05-2022, Amount Rs: 75,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2746676338 on 18-05-2022, Head of Account 0030-02-103-003-02

Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2022, Page from 102264 to 102337

being No 162903072 for the year 2022.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2022.05.24 15:13:33 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2022/05/24 03:13:33 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

West Bengal.

(This document is digitally signed.)