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भारतीय गैर न्यायिक

बीस रुपये

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Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

18/8
पश्चिम बंगाल WEST BENGAL

Q.No. 1506-2002/13648/2023

29AA 568042

Certified that the document is
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document are the part of the document.

Additional District Sub-Registrar
Muzaffarpur Distt. 24-Pin. Muzaffarpur
DEVELOPMENT AGREEMENT

18 AUG 2023

THIS DEVELOPMENT AGREEMENT made on this the 18th day of
August, Two Thousand Twenty-Three (2023)

BETWEEN

[1] SMT. TANUJA BHATTACHARYA [PAN: AYEPB6911H]
[AADHAAR: 2811 1101 9849], wife of Late Hirak Bhattacharya, by
faith Hindu, by Nationality Indian, by occupation Housewife, [2]
MISS RASHMI BHATTACHARYA [PAN: CERP7933Q] [AADHAAR:
3415 5194 5604], daughter of Late Hirak Bhattacharya, by faith
Hindu, by Nationality Indian, by occupation Service, both are
residing at 175, Dakshin Para Road, P.O. - Dum Dum, P.S. -

formerly Dum Dum now Nagerbazar, Kolkata - 700028, District North 24 Parganas, hereinafter referred to and called as the "**LAND OWNERS**" (which term or expression shall unless inconsistent with or repugnant to the context mean and include his legal heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

M/S. JAI VENKATESH PROPERTIES [PAN: AATFJ6006E], a Partnership Firm, having its' office at 280, Dakshin Para Road, P.O. - Dum Dum, P.S. - Dum Dum now Nagerbazar, Kolkata - 700028, represented by its partners namely **[1] SRI RAMEN MUKHERJEE [PAN: AMYPM8222G] [AADHAR: 5045 8538 4137]**, son of Sri Kamal Mukherjee, by faith Hindu, by occupation Business, by Nationality Indian, residing at 280, Dakshinpara Road, P.O. - Dum Dum, P.S. - Dum Dum now Nagerbazar, Kolkata - 700028, District North 24 Parganas, **[2] SRI AJIT GHOSH [PAN: BTXPG5230P] [AADHAR: 3596 9434 4887]**, son of Badal Ghosh, by faith Hindu, by occupation Business, by Nationality Indian, residing at 164/1/3, Shyamnagar Road, P.O. - Bangur Avenue, P.S. - Dum Dum, Kolkata - 700055, District North 24 Parganas, **[3] SRI ARGHYA CHATTERJEE [PAN: APWPC5099Q] [AADHAR: 2702 2706 9264]**, son of Jiban Chatterjee, by faith Hindu, by occupation Business, by Nationality Indian, residing at 52, Dum Dum Park, P.O. - Bangur Avenue, P.S. - Lake Town, Kolkata - 700055, District North 24 Parganas, hereinafter referred to and called as the "**DEVELOPER / PROMOTER**" (which term or expression shall unless inconsistent with or repugnant to the context mean and include respective legal heirs, executors, administrators, legal representatives, successors-in-office / interest and assigns) of the **SECOND PART**.



[Handwritten signature]

Asst. District Sub-Registrar
Coimbatore, Tamil Nadu

18 AUG 2023

WHEREAS one Labanya Prova Bhattacharyya (now deceased), wife of Phani Bhushan Bhattacharyya (now deceased) was the absolute Owner of ALL THAT piece and parcel of bastu land measuring an area of 3 Cottahs more or less lying and situate at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C.S. Khatian No. 763, Jamindari Khatian No.760, C. S. Dag No. 2876, the then Holding No.53, Dakshin Para Road, within the area of P.S. Dum Dum, within the local limits of South Dum Dum Municipality, within the jurisdiction of Sub - Registry office Cossipore Dum Dum, in the District of 24-Parganas, at present A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas Purchased from it's the then Owner namely Sri Bibhuti Bhushan Biswas, son of Late Pram Charan Biswas of Biswas Bagan, Satgachi, P.S.- Dum Dum, District 24-Parganas, by virtue of Registered Bengali Saf Bickray Kobala executed on 23.06.1956 duly registered in the office of the Sub-Registrar Cossipore Dum Dum, in the District of 24-Parganas, more fully and particularly described in the First Schedule hereunder written, and recorded in Book No.1, Volume No. 85, Pages 283 to 286, Being No.5735 for the year 1956, as per valuable consideration mentioned there in the said Bickray Kobala.

AND WHEREAS thereafter said Labanya Prova Bhattacharyya died intestate on 04.04.1984 leaving behind her husband Phani Bhushan Bhattacharyya, now deceased two married daughters namely SMT. SHAMPA SANYAL and SIPRA BHATTACHARYA (now deceased) and two sons BIBHUTI BHUSAN BHATTACHARYA (now deceased) and ARDHENDU BHATTACHARYA (now deceased) as her only legal heirs, heiresses and successors as per Hindu Succession Act. 1956 to inherit her aforesaid property.

AND WHEREAS thereafter said Phani Bhusan Bhattacharjee died intestate on 21.07.1989 leaving behind two married daughters Smt. Shampa Sanyal and Smt. Sipra Bhattacharya (now deceased) and two sons namely Bibhuti Bhusan Bhattacharya (now deceased) and Ardhendu Bhattacharya (now deceased) as his only legal heirs, heiresses and successors as per Hindu Succession Act, 1956 to inherit the aforesaid property each having undivided 1/4th share.

AND WHEREAS thereafter said Bibhuti Bhusan Bhattacharya died intestate on 10.09.1990 leaving behind his two sons namely Sri Hirak Bhattacharya and Sri Rupak Bhattacharya as his only legal heirs, heiresses and successors as per Hindu Succession Act, 1956 to inherit jointly his undivided 1/4th share of the aforesaid property, as his wife of predeceased of him.

AND WHEREAS said Ardhendu Bhattacharya died intestate on 01.01.2012 leaving behind his only wife Smt. Manjula Bhattacharya as his only legal heiress and successor as per Hindu Succession Act, 1956 to inherit his undivided 1/4th share of the aforesaid property.

AND WHEREAS said Sipra Bhattacharya died intestate on 03.06.2013 leaving behind her two married daughters namely Smt. Patralekha Chakraborty and Smt. Nandita Ganguly and one son namely Sri Sanjib Bhattacharya as her only legal heir, heiress and successors as per Hindu Succession Act., 1956 to inherit jointly the undivided 1/4th share of their mother of the aforesaid property.

AND WHEREAS said Hirak Bhattacharya died intestate on 18/09/2020 leaving behind him surviving his wife namely Smt. Tanuja Bhattacharya and one daughter namely Miss Rashmi

Bhattacharya, as his legal heiresses and successors to inherit his undivided undemarcated 1/8th share within the aforesaid property.

AND WHEREAS said Rupak Bhattacharya died intestate on 25/01/2021 leaving behind him surviving his wife namely Smt. Susmita Bhattacharya and one daughter namely Miss Rupmita Bhattacharya, as his legal heiresses and successors to inherit his undivided undemarcated 1/8th share within the aforesaid property.

AND WHEREAS thus this way said Smt. Shampa Sanyal inherited undivided undemarcated 1/4th (One-Fourth) share, Smt. Manjula Bhattacharyya inherited undivided undemarcated 1/4th (One-Fourth) share, Smt. Patralekha Chakraborty, Smt. Nandita Ganguly and Sri Sanjib Bhattacharya jointly inherited undivided undemarcated 1/4th (One-Fourth) share, Smt. Tanuja Bhattacharya and Miss Rashmi Bhattacharya jointly inherited undivided undemarcated 1/8th (One-Eighth) share and Smt. Susmita Bhattacharya and Miss Rupmita Bhattacharya jointly inherited undivided undemarcated 1/8th (One-Eighth) share of the aforesaid and below mentioned First Schedule entire property i.e. Two storied building measuring 800 Square feet more or less covered area in each of the Ground and First floor constructed on the said land measuring 3 Cottahs, more or less, leaving certain vacant space in the surroundings.

AND WHEREAS subsequently the said land property enlisted in the L.R. Settlement records of the B.L.& L.R.O. Barrackpore II the name of the said Labanya Prova Debi is reflected in L.R. Dag No.7397, in L.R. Khatian No.1761.

AND WHEREAS thus this way the said Smt. Tanuja Bhattacharya and Miss Rashmi Bhattacharya, the Land Owners herein, became the undivided joint owners in respect of the undivided undemarcated

1/8th (One Eighth) share of the aforesaid property i.e. the land measuring about 6 (Six) Chittacks more or less out of the total land measuring 3 (three) Cottahs 0 (zero) Chittack 0 (zero) sq. ft. more or less together with undivided undemarcated 1/8th (One Eighth) of the said 50 years old Two storied building i.e. the building measuring Covered area of 100 (One Hundred) sq. ft. more or less in each of the Ground and First Floor, with cemented flooring, more fully and particularly described in the Second Schedule hereunder written, out of the said two storied building standing thereon having covered area of 800 (Eight Hundred) sq. ft. more or less in each of the Ground and First Floor, lying and situate at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C.S. Khatian No. 763, Jamindari Khatian No.760, C. S. Dag No. 2876, R.S. Dag No. 7381, corresponding to L. R. Dag No. 7397, L.R. Khatian No. 1761, Municipal Holding 214, Dakshinpara Road, Premises No. 175, Dakshinpara Road, P.S. Dum Dum, Kolkata - 700 028 within Ward No. 27 within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas, more fully and particularly described in the First Schedule hereunder written and seized and possessed the same free from all encumbrances by paying the taxes regularly without any interruption from any corner whatsoever together with right to sell, convey and transfer the same to any intending Purchasers or Purchasers as they think fit and proper.

AND WHEREAS thus the Land Owners herein became absolutely seized and possessed of All That the undivided undemarcated 1/8th (One Eighth) share of the aforesaid property i.e. the land measuring about 6 (Six) Chittacks more or less out of the total land measuring 3 (three) Cottahs 0 (zero) Chittack 0 (zero) sq. ft. more or less together with undivided undemarcated 1/8th (One Eighth) of the said 50 years

old Two storied building i.e. the building measuring Covered area of 100 (One Hundred) sq. ft. more or less in each of the Ground and First Floor, with cemented flooring, more fully and particularly described in the Second Schedule hereunder written, out of the said two storied building standing thereon having covered area of 800 (Eight Hundred) sq. ft. more or less in each of the Ground and First Floor, lying and situate at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C.S. Khatian No. 763, Jamindari Khatian No.760, C. S. Dag No. 2876, R.S. Dag No. 7381, corresponding to L. R. Dag No. 7397, L.R. Khatian No. 1761, Municipal Holding 214, Dakshinpara Road, Premises No. 175, Dakshinpara Road, P.S. Dum Dum, Kolkata - 700 028 within Ward No. 27 within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas, more fully and particularly described in the First Schedule hereunder written.

AND WHEREAS the Land Owners being interested and desirous to develop the aforesaid land subject to obtainment of sanctioned building plan for a multistoried building from the South Dum Dum Municipality but due to paucity of fund and lack of experience the land owners herein are unable to proceed further and decided to appoint a reputed Developer and accordingly approached **M/S. JAI VENKATESH PROPERTIES [PAN: AATFJ6006E]**, a Partnership Firm, having its' office at 280, Dakshin Para Road, P.O. - Dum Dum, P.S. - Dum Dum now Nagerbazar, Kolkata - 700028, represented by its partners namely **[1] SRI RAMEN MUKHERJEE [PAN: AMYPMS222G] [AADHAR: 5045 8538 4137]**, son of Sri Kamal Mukherjee, by faith Hindu, by occupation Business, by Nationality Indian, residing at 280, Dakshinpara Road, P.O. - Dum Dum, P.S. - Dum Dum now Nagerbazar, Kolkata - 700028, District North 24

Parganas, [2] **SRI AJIT GHOSH [PAN: BTXPG5230P] [AADHAR: 3596 9434 4887]**, son of Badal Ghosh, by faith Hindu, by occupation Business, by Nationality Indian, residing at 164/1/3, Shyamnagar Road, P.O. – Bangur Avenue, P.S. – Dum Dum, Kolkata – 700055, District North 24 Parganas, [3] **SRI ARGHYA CHATTERJEE [PAN: APWPC5099Q] [AADHAR: 2702 2706 9264]**, son of Jiban Chatterjee, by faith Hindu, by occupation Business, by Nationality Indian, residing at 52, Dum Dum Park, P.C. – Bangur Avenue, P.S. – Lake Town, Kolkata – 700055, District North 24 Parganas, the Developer/ Promoter herein for development of his said demised land more fully and particularly mentioned in the Second Schedule hereunder written by raising construction over there and the Developer herein accepted the said proposal on the following terms and conditions:-

NOW THIS AGREEMENT WITNESSES and it is hereby agreed by and between the Parties as follows:-

DEFINITION:- unless there is anything repugnant to the subject or context;

(a) **LAND OWNER:** shall mean [1] **SMT. TANUJA BHATTACHARYA [PAN: AYEPB6911H] [AADHAAR: 2811 1101 9849]**, wife of Late HIRAK BHATTACHARYA, by faith Hindu, by Nationality Indian, by occupation Housewife, [2] **MISS RASHMI BHATTACHARYA [PAN: CERPB7933Q] [AADHAAR: 3415 5194 5604]**, daughter of Late HIRAK BHATTACHARYA, by faith Hindu, by Nationality Indian, by occupation Service, both are residing at 175, Dakshin Para Road, P.O. – Dum Dum, P.S. – formerly Dum Dum now Nagerbazar, Kolkata – 700028, District North 24 Parganas.

(b) **DEVELOPER:** shall mean **M/S. JAI VENKATESH PROPERTIES [PAN: AATFJ6006E]**, a Partnership Firm, having its' office at 280, Dakshin Para Road, P.O. – Dum Dum, P.S. – Dum Dum now Nagerbazar, Kolkata – 700028, represented by its partners namely **[1] SRI RAMEN MUKHERJEE [PAN: AMYPM8222G] [AADHAR: 5045 8538 4137]**, son of Sri Kamal Mukherjee, by faith Hindu, by occupation Business, by Nationality Indian, residing at 280, Dakshinpara Road, P.O. – Dum Dum, P.S. – Dum Dum now Nagerbazar, Kolkata – 700028, District North 24 Parganas, **[2] SRI AJIT GHOSH [PAN: BTXPG5230P] [AADHAR: 3596 9434 4887]**, son of Badal Ghosh, by faith Hindu, by occupation Business, by Nationality Indian, residing at 164/1/3, Shyamnagar Road, P.O. – Bangur Avenue, P.S. – Dum Dum, Kolkata – 700055, District North 24 Parganas, **[3] SRI ARGHYA CHATTERJEE [PAN: APWPC5099Q] [AADHAR: 2702 2706 9264]**, son of Jiban Chatterjee, by faith Hindu, by occupation Business, by Nationality Indian, residing at 52, Dum Dum Park, P.O. – Bangur Avenue, P.S. – Lake Town, Kolkata – 700055, District North 24 Parganas.

(c) **DEMISED LAND:** shall mean All That the undivided undemarcated 1/8th (One Eighth) share of the aforesaid property i.e. the land measuring about 6 (Six) Chittacks more or less out of the total land measuring 3 (three) Cottahs 0 (zero) Chittack 0 (zero) sq. ft. more or less together with undivided undemarcated 1/8th (One Eighth) of the said 50 years old Two storied building i.e. the building measuring Covered area of 100 (One Hundred) sq. ft. more or less in each of the Ground and First Floor, with cemented flooring, out of the said two storied building standing thereon having covered

area of 800 (Eight Hundred) sq. ft. more or less in each of the Ground and First Floor, lying and situate at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C.S. Khatian No. 763, Jamindari Khatian No.760, C. S. Dag No. 2876, R.S. Dag No. 7381, corresponding to L. R. Dag No. 7397, L.R. Khatian No. 1761, Municipal Holding No. 269 (Old 214), Dakshinpara Road, Premises No. 175, Dakshinpara Road, P.S. Dum Dum, Kolkata - 700 028 within Ward No. 27 within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas, free from all encumbrances, more fully and particularly mentioned hereunder in the **Second Schedule**.

(d) LAND OWNERS' ALLOCATION: shall mean One Flat being No.2A measuring about 1,087 Sq.ft. Super Built-up Area, more or less, on the 2nd floor North-East-South (Front) side consisting of 2 (two) Bed Rooms, 1 (one) Study Room, 1 (one) Drawing-cum-Dining Room, 1 (one) Kitchen, 2 (two) Toilets and 1 (one) Balcony with Tiles flooring.

Entire Owners' Allocation more fully and particularly mentioned hereunder in the **Third Schedule**.

(e) DEVELOPER'S ALLOCATION: shall always mean the remaining constructed area of the proposed multistoried building.

Entire Developers' Allocation more fully and particularly mentioned hereunder in **Fourth Schedule**.

Tanuja Bhattacharya

(f) PROCEDURE: shall mean this Development Agreement shall be executed before the concerned Registration Office and thereafter the Land Owners shall execute one Development Power of Attorney in favour of the aforesaid Developer's name, which is also to be registered and immediately after registration of such Development Agreement and Development Power of Attorney the Land Owners shall have duty and obligation to deliver vacant and peaceful possession of its aforesaid demised land.

(g) BUILDING: shall mean the residential multistoried building with necessary additional structure including common privy, as may be decided by the Developer upon sanction by the concerned Municipal Authority and other appropriate authorities for the purpose of construction of the said apartment, structures and shall include the car parking and other spaces intended for enjoyment of the occupants of the proposed multistoried building.

(h) COMMON AREAS/ PARTS: shall include corridors, hallways, staircase, parkways, elevator room, pump, water reservoir, boundary wall, main gate and other spaces and facilities required or necessary for the establishment location enjoyment provisions maintenance and/or management of the building and/or common facilities or any of them thereon as the case may be.

(i) SALEABLE SPACE: shall mean the space of the building from the proposed multistoried building which is available for independent use and occupation after making due provision for common facilities and the space required thereof.

(j) ARCHITECT/ENGINEER: shall mean any qualified person or persons firm or firms to be appointed or nominated by the Developer as Architect/Engineer of the building to be constructed on the said premises.

(k) ADVOCATES: shall mean the Abhishek Biswas, Advocate who is being appointed herein by the Developer and he will act for and on behalf of the Developer and shall look after all legal affairs of the project including drafting of Agreement for Sale and Sale Deed and any other throughout the project.

(l) BUILDING PLAN(S): shall mean the plan for the construction of the proposed multistoried building duly sanctioned by the South Dum Dum Municipality to be obtained by the Developer herein post execution of this agreement and may include any amendment thereto and improvement thereon and/or modification thereof if necessary and/or required with the cost of the Developer.

(m) TRANSFEREE: shall mean a person(s) to whom any space of the multistoried building has been agreed to be transferred.

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

- 1) The Land Owners do hereby authorize and empower the Developer to construct a multistoried building on the scheduled land as per sanctioned building plan which may be modified if necessary and/or required to be modified/ revised by and at the cost of the Developer and for the aforesaid purpose/s the Land Owners shall immediately deliver full and vacant possession of the said land to the Developer and shall also handover original deed and relevant necessary documents in original to the

Developer at the time of execution of this development agreement and the original documents shall remain in the custody of the Developer. The Land Owners and any other successors-in-office and/or assigns or any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever.

- 2) The Developer shall construct the proposed multistoried building as per the sanctioned building plan on the said plot of land at their own costs and in that connection the land Owners shall execute a Development Power of Attorney in favour of aforesaid Developer herein in respect of the First Schedule property for completion of the project smoothly and to receive money / consideration from the purchaser/s and issue receipts to that effect and execute agreement for sale and deed of conveyance and present the same before the concerned registration office in respect of the flats to be constructed in the said land and apart from this the Land Owners will sign all papers and all applications as required by the developer/promoter regarding the proposed project.
- 3) The Developer may amalgamate the demised land together with adjacent land for obtaining maximum F.A.R. out of the demised land and in that event the Land Owners shall get their allocation out of the total constructed area from the proposed multistoried building upon the amalgamated land in accordance with agreed ratio of Owners' Allocation mentioned hereunder in Second Schedule proportionate to their area of land mentioned hereunder in First Schedule.
- 4) The Developer shall complete the construction of the said proposed multistoried building and hand over the Land Owners' allocation within 24 (twenty four) months from the date of sanction of the building plan and the Developer will get

grace/additional period of six months further if required due to any unavoidable circumstances. It is to be noted that the time is essence of contract and after expiry of the time mentioned in this clause the agreement shall be treated as cancelled and the developer shall have no claim over the property. However if the developer can justify the delay and communicate the same to the Land Owners well in advance then the land Owners may consider the communication and grant extra time to the developer but that time shall not exceed 6 (six) months from the extended time mentioned in this clause.

- 5) The Developer shall pay the Municipality and other govt. rent and taxes from the date of handing over of the possession of the First Schedule property to the Developer and the Land Owners shall pay the arrear of taxes and khajna up to the date of handing over possession of the said land and it is pertinent to mention here that in case the Land Owners fail and/or is unable to pay any arrear of taxes and khajna and other Government levies, and any litigation cost or incidental cost for making the property free from any and all encumbrances, cost for B. L. & L. R. O. Mutation, the Developer shall be at liberty to pay the same and such amount of money so spent shall be adjusted against the Ownerss' Allocation.
- 6) The Developer shall be at liberty to negotiate for sale, lease, mortgage, transfer or in any manner of the total areas excluding the reserved area for the Land Owners with any prospective purchaser or purchasers or in course of construction or after the construction together with proportionate share of land on which the said multistoried building will be constructed at such consideration and on such terms and conditions and with such person or persons as the Developer think fit and proper and the Land Owners shall at the request of the Developer execute and

register the Deed of Conveyance or Conveyances in respect of the proportionate share of the said plot of land if necessary to and in favour of the person or persons of the Developer. It is clearly agreed and declared that consideration money for such transfer as aforesaid including earnest money or initial payment or part payment or full payment in respect of Developer's allocation shall be received by and belong absolutely to the Developer.

- 7) The Developer shall be entitled to enter into and sign all agreements and documents as may be required for the purpose of sale/transfer for their allocation of the proposed multistoried building including flat/flats or Apartment on such terms and conditions and for such consideration as the Developer shall think fit and proper.
- 8) In the event any doubt and /or defect is found in the title/Ownership of the first schedule property, developer shall not be responsible in any way and the Land Owners shall take liability to get the first schedule property free for project at their own cost and expenses and the Land Owners do hereby declare that the first schedule land has not been acquisitioned or requisitioned by any Government Authority or any other statutory authority and the same is free from all and any encumbrances.
- 9) The Land Owners hereby declares and confirms the Developer that they are the sole Owners and in khas possession to the respective landed property described in the First Schedule hereunder written and have a good and marketable title free from all encumbrances, charges, mortgages, attachments, liens, lispensens, charges, adverse claim and there is no agreement with any person or persons. The Developer have not caused any search on good faith of the land Owners and if any discrepancy be found at any time in regards to the title of the first schedule

property, it shall be the sole responsibility of the Land Owners to make the title clear and marketable to the satisfaction of the Developer and if there is any difficulty even in such case, the Developer shall call upon the Land Owners to rectify the same within reasonable period.

- 10) The Land Owners shall have no right or power to terminate this agreement within the period as mentioned above until or unless the Developer violates the terms and conditions contained in this agreement and it is pertinent to mention here that if any delay occurs due to defects/discrepancies of title of the said land, the period of such delay shall be excluded from the period as mentioned in above and the ground of delay must be communicated to the Land Owners well in advance with proper reasons.
- 11) The Developer shall at their costs and expenses construct, erect and complete the said multistoried building in accordance with the sanctioned building plan to be obtained from the South Dum Dum Municipality.
- 12) The Developer shall be at sole liberty to engage various professionals like legal advisor, architect, R. C. C. Consultants and /or Contractors whatsoever as per their choice who shall take steps on behalf of the Developer from time to time. It is agreed by the parties that the entire legal jobs including registration of instrument/ document and deed of conveyances shall be done by the Abhishek Biswas, Advocate appointed by the Developer/ Promoter herein.
- 13) The entire construction costs for completion of entire project shall be borne and paid by the Developer as mentioned herein and the Land Owners shall not be liable to contribute any sum towards the same.

- 14) The Developer shall be authorized by the Land Owners in so far as it is necessary to apply for electricity and meters, drainages, sewerages and /or other facilities if any, available and the Land Owners shall execute in favour of the Developer all papers and documents as shall be required by the Developer for the said project.
- 15) The Developer shall keep the Land Owners indemnified and the Land Owners shall not be liable for any action of the developer. If Land Owners find that the developer is doing any illegal act then the Land Owners shall have every right to cancel the agreement and claim compensation from the developer. The power of attorney and development agreement shall be treated as cancelled if the developer breaches any terms of the same or commit fraud upon the Land Owners.
- 16) All costs, charges and expenses including Architect fees shall be discharged and paid by the Developer and the Land Owners shall have no liability, responsibility in this context to the architect in any manner whatsoever.
- 17) The Land Owners shall not do any act, deed or things whereby the Developer may be prevented from lawful construction and completion of the said building in time and sale of flats, units, etc. provided the Developer acts in accordance with law.
- 18) The Land Owners hereby agrees with the Developer not to let out, sell, grant, lease, mortgage and/or charge or not to make any agreement for any purpose from the date of execution of this agreement.
- 19) It is clear that the Land Owners shall remain bound to execute a Development Power of Attorney empowering the Developer herein to execute all such agreement for sale or transfer for and on behalf of the land Owner's concerning the Developer's allocation in the project of the first schedule land and empowering the

Developer to sign all documents relating to the first schedule land and proposed multistoried building over there.

- 20) In absence of the Land Owners, the legal representatives and/or successors-in-interest shall be bound to comply the terms and conditions of this agreement and they shall not interfere with the construction works and they shall have no right or power to terminate this agreement and also have no right to change any clause of this agreement within the period as mentioned above.
- 21) The Developer may receive the consideration money against the booking of the developers' allocation in the project as per this agreement and it is also agreed by both the parties that the entire open roof for common use of all flat Owners shall always be considered developers' allocation.
- 22) The Developer shall have sole right to transfer, lease, sell, mortgage and to present all those instrument/documents for registration before the registration office to any person or persons in respect of the developers' allocation in the project at their own discretion as per terms and conditions of this agreement and in that case, the Land Owners shall have no right to interfere, disturb/prevent the Developer in any manner, as the Developer have full power to take any action as they will deem fit and proper for their portion.
- 23) In the event of the Land Owners committing breach on any of the terms and conditions herein contained or compelling the Developer to make delay to develop the land, the Developer shall be entitled to take steps as per law against the Land Owners for appropriate relief and simultaneously in case of delay to handover owners' allocation, the Land Owners shall be free to take demurrage/ compensation as per law.
- 24) It is pertinent to mention here that in case this development agreement is cancelled for any reasons, the Land Owners shall

refund entire paid up money spent towards the constructional works on as is where basis to the Developer forthwith.

25) THE COMMON AREAS AND FACILITIES SHALL CONSIST OF THE FOLLOWING:-

- (a) The land on which the building will be constructed with all easements, rights and appurtenances to that land and building.
 - (b) The foundations, columns, girders, beams, roofs, slabs, supports, main walls, stair case and stair ways, entrance, exit and passage.
 - (c) Water tanks, pumps, electric motor, sewerage and water pipe line and all such apparatus for common use.
 - (d) Installation of common services which may be specifically provided in the schedule.
- 26) Common areas and facilities shall remain undivided and as no Flat Owners of any portion of the building shall be entitled to bring any action or suit for partition or division on any part thereof.
- 27) Developer shall abide by laws, bye-laws, rules and regulations of the Government, Statutory bodies and/or local Bodies, as the case may be, and shall attend to answer and take the responsibility for any violation and/or breach of any of the said laws, bye-laws and regulations.
- 28) Any disputes or differences between the Parties with regard to this Development Agreement and all connected and related matters whatsoever shall be discussed and settled amicably. In the event of failure to resolve the disputes or differences whatsoever, shall be referred to in accordance with the Arbitration and Conciliation Act, 1996 as amended till date before the appropriate Court of Law.

29) That parties shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the *force majeure* conditions i.e. flood, earthquake, riot, war, storm tempest, Civil commotion, strike, pandemic and/or commission beyond the control of the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the Entire Land/ Larger Property)

ALL THAT piece and parcel of Bastu land measuring **3** (three) **Cottahs 0** (zero) **Chittack 0** (zero) **sq. ft.**, more or less, 50 years old Two storied building with **cemented** flooring standing thereon having covered area of **800** (Eight Hundred) **sq. ft.**, more or less, in each of the Ground and First Floor, lying and situate at **Mouza - Satgachi**, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C.S. Khatian No. 763, Jamindari Khatian No.760, C. S. Dag No. 2876, R.S. Dag No. 7381, corresponding to L. R. Dag No. **7397**, L.R. Khatian No. **1761**, **Municipal Holding No. 269 (Old 214)**, **Dakshinpara Road, Premises No. 175, Dakshinpara Road**, P.S. Dum Dum now Nagerbazar, Kolkata - 700 028, within Ward No. 27 within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas, free from all encumbrances and butted and bounded as follows:-

- On the North** : By Part of C. S. Dag No.2876/ R. S. Dag No.7381;
- On the South** : By Part of C. S. Dag No.2876/ R. S. Dag No.7381;
- On the East** : By 12' feet wide Dakshin Para Road;

On the West : By Part of C. S. Dag No.2877/ R. S. Dag No.7382;

THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the Land under Ownership of the Land Owners/
Subject Matter of Development)

ALL THAT the undivided undemarcated **1/8th** (One Eighth) share of the aforesaid property i.e. the land measuring about **6** (Six) Chittacks more or less out of the total land measuring **3** (three) Cottahs **0** (zero) Chittack **0** (zero) sq. ft. more or less together with undivided undemarcated **1/8th** (One Eighth) of the said **50** years old Two storied building i.e. the building measuring Covered area of **100** (One Hundred) **sq. ft.** more or less in each of the Ground and First Floor, with **cemented** flooring, out of the said two storied building standing thereon having covered area of **800** (Eight Hundred) **sq. ft.**, more or less, in each of the Ground and First Floor, lying and situate at Municipal Holding No. 269 (Old 214), Dakshinpara Road, Premises No. 175, Dakshinpara Road, P.S. Dum Dum, Kolkata - 700 028 within Ward No. 27 within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas.

THE THIRD SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

Shall mean One Flat being No.2A measuring about 1,087 Sq.ft. Super Built-up Area, more or less, on the 2nd floor North-East-South (Front) side consisting of 2 (two) Bed Rooms, 1 (one) Study Room, 1 (one) Drawing-cum-Dining Room, 1 (one) Kitchen, 2 (two) Toilets and 1 (one) Balcony with Tiles flooring.

**THE FOURTH SCHEDULE ABOVE REFERRED TO
(DEVELOPERS' ALLOCATION)**

Shall always mean the remaining constructed area of the proposed multistoried building save and except land owner's allocation.

**FIFTH SCHEDULE ABOVE REFERRED TO
SPECIFICATIONS OF FITTINGS, FIXTURES AND FACILITIES TO
BE PROVIDED TO THE LAND OWNERS**

STRUCTURE:	R.C.C. column structure/building above piling with best quality materials as available in the market along with Standard TMT Rod and Ultratech Cement in accordance with proposed sanctioned building plan.
External Wall:	8" inch thick brick wall with Ultratech Cement and medium coarse sand plastering.
Internal Wall:	5" inch thick brick wall with Ultratech Cement and fine sand plastering.
Windows:	Anodized Aluminum Sliding with ½" Square Bar Grill fitted with glass of ISI Standard quality provided in the windows.
Verandah:	Verandah covered by 3' Height Grill.

Doors:	Polished Teak Wood Main Door fitted with standard mortise type lock, handle and eye-piece and all other flush doors of commercial ply and sunmica fitting.
Flooring:	All rooms, Verandah, Kitchen and Toilet floors are fitted with good quality Vitrified Tiles.
Kitchen:	Cooking platform shall be black or green Granite, anti skid tiles flooring and one steel sink with metal tap, 4' feet height standard glazed tiles above the platform is fitted and one Bib Cock provided in the kitchen, one electric light point with 15amp. Plug point and one Aqua Guard Point with 5amp. Plug point and one exhaust fan/ kitchen chimney point.
Toilets:	European type commode of Parryware brand in toilet with standard P.V.C. cistern, one Bib Cock and shower system of standard quality Essco brand provided in each toilet, and all toilet doors are of P.V.C.
Water Line:	All water line concealed of C.P.V.C. with sub-mersible pump provided for water supply

- arrangement fitted with deep tube well install thereon for common use.
- Electrical Works (A):** All electric lines of concealed wiring, one A. C. Point in master bedroom, One Fan Point, Two Light Point in each Bed Room, One 5amp. Plug point, one T. V. point provided in Dining-cum-Drawing Room & One Calling Bell point on every flat main door.
- Electrical Works (B):** All wiring of Developer approved ISI standard Havells wires & ISI standard Modular switches & boards of modular type.
- Finishing:** Outside Wall Weather Coat paints or equivalent AND inside wall by wall Putty.
- Lift:** One Good quality 6 (six) passengers lift with drive shall be installed in the Building.
- Extra Work:** Any extra work other than those mentioned herein above shall be charged extra as decided by the authorized engineer of the Developer and such amounts shall be deposited before the execution of such works as may be agreed between the parties.

IN WITNESSES WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal for the day month and year first above written.

SIGNED AND DELIVERED by the Land Owners and the Developer at Kolkata

In presence of **WITNESSES:**

1) Md. Sharif Khan
82/0, Bondel St
KOL - 19.

Tanuja Bhattacharya

Roshini Bhattacharya

Signature of the Land Owners

2) Ashim K. Ghosh
1/1, K.N.D. Lane
KOL - 700030.

M/s. Jai Venkatesh Properties

Ram Murthy

Amitabha

Arghya Chatterjee

Partner

Partner

Signature of the Developer

Drafted by me pursuant to deeds, documents and instructions received from the parties hereto:

Abhishek Biswas

Abhishek Biswas

Advocate

District Judges' Court, Barasat

F/662/2018

SPECIMEN FORM FOR TEN FINGERPRINTS



Tanuja Bhattacharya

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

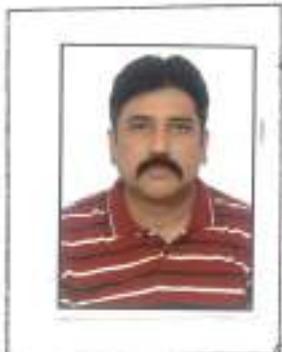
Signature Tanuja Bhattacharya



Rashmi Bhattacharya

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

Signature Rashmi Bhattacharya



Ram Mukherjee

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

Signature Ram Mukherjee

SPECIMEN FORM FOR TEN FINGERPRINTS



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

Signature Asir Kabir



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

Signature Anghya Chatterjee



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

Signature _____



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



192023240174484558

GRN Details

GRN:	192023240174484558	Payment Mode:	SBI Epay
GRN Date:	18/08/2023 09:36:20	Bank/Gateway:	SBIPay Payment Gateway
BRN :	8139335348318	BRN Date:	18/08/2023 09:36:41
Gateway Ref ID:	927182632	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	180820232017448453	Payment Init. Date:	18/08/2023 09:36:20
Payment Status:	Successful	Payment Ref. No:	2002113648/1/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Abhishek Biswas
Address:	68, Jessore Road, Kolkata - 700055
Mobile:	9051151680
Email:	abhibis23@gmail.com
Period From (dd/mm/yyyy):	18/08/2023
Period To (dd/mm/yyyy):	18/08/2023
Payment Ref ID:	2002113648/1/2023
Dept Ref ID/DRN:	2002113648/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002113648/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	5000
2	2002113648/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	5021

IN WORDS: FIVE THOUSAND TWENTY ONE ONLY.

PAID

Major Information of the Deed

Deed No :	I-1506-09037/2023	Date of Registration	18/08/2023
Query No / Year	1506-2002113648/2023	Office where deed is registered	
Query Date	17/08/2023 7:48:36 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Abhishek Biswas 68, Jessore Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 7003340813, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 5,63,626/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

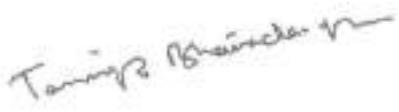
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Dakshin Para Road, Mouza: Satgachi, Premises No: 175, , Ward No: 27, Holding No:269 JI No: 20, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-7397 (RS -)	LR-1761	Bastu	Bastu	6 Chatak	1/-	4,72,500/-	Width of Approach Road: 12 Ft.,
Grand Total :					.6188Dec	1 /-	4,72,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	91,126/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	91,126 /-	

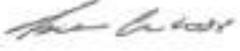
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Tanuja Bhattacharya Wife of Late HIRAK Bhattacharya Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Office	 18/08/2023	 LTI 18/08/2023	 18/08/2023
175, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ayxxxxx1h, Aadhaar No: 28xxxxxxxx9849, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Miss Rashmi Bhattacharya Daughter of Late HIRAK Bhattacharya Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Office	 18/08/2023	 LTI 18/08/2023	 18/08/2023
175, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: cexxxxx3q, Aadhaar No: 34xxxxxxxx5604, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Jai Venkatesh Properties 280, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: aaxxxxx6e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Ramen Mukherjee (Presentant) Son of Mr Kamal Mukherjee Date of Execution - 18/08/2023, , Admitted by: Self, Date of Admission: 18/08/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Aug 18 2023 12:17PM</p>	<p>Finger Print</p>  <p>LTI 18/08/2023</p>	<p>Signature</p>  <p>18/08/2023</p>
<p>280, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: amxxxxxx2g, Aadhaar No: 50xxxxxxxx4137 Status : Representative, Representative of : Jai Venkatesh Properties (as Partner)</p>				
2	<p>Name</p> <p>Mr Ajit Ghosh Son of Mr Badal Ghosh Date of Execution - 18/08/2023, , Admitted by: Self, Date of Admission: 18/08/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Aug 18 2023 12:18PM</p>	<p>Finger Print</p>  <p>LTI 18/08/2023</p>	<p>Signature</p>  <p>18/08/2023</p>
<p>164/1/3, Shyamnagar Road, City:- South Dum Dum, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: btxxxxxx0p, Aadhaar No: 35xxxxxxxx4887 Status : Representative, Representative of : Jai Venkatesh Properties (as Partner)</p>				
3	<p>Name</p> <p>Mr Arghya Chatterjee Son of Mr Jiban Chatterjee Date of Execution - 18/08/2023, , Admitted by: Self, Date of Admission: 18/08/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Aug 18 2023 12:18PM</p>	<p>Finger Print</p>  <p>LTI 18/08/2023</p>	<p>Signature</p>  <p>18/08/2023</p>
<p>52, Dum Dum Park, City:- South Dum Dum, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: apxxxxxx9q, Aadhaar No: 27xxxxxxxx9264 Status : Representative, Representative of : Jai Venkatesh Properties (as Partner)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Ashim Kumar Ghosh Son of Mr Dilip Kumar Ghosh 11/1, Kedar Nath Das Lane, City:- , P.O:- Ghughudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030</p>	 <p>18/08/2023</p>	 <p>18/08/2023</p>	 <p>18/08/2023</p>

Identifier Of Mrs Tanuja Bhattacharya, Miss Rashmi Bhattacharya, Mr Ramen Mukherjee, Mr Ajit Ghosh, Mr Arghya Chatterjee

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Tanuja Bhattacharya	Jai Venkatesh Properties-0.309375 Dec
2	Miss Rashmi Bhattacharya	Jai Venkatesh Properties-0.309375 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Tanuja Bhattacharya	Jai Venkatesh Properties-100.00000000 Sq Ft
2	Miss Rashmi Bhattacharya	Jai Venkatesh Properties-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Dakshin Para Road, Mouza: Satgachi, Premises No: 175. , Ward No: 27, Holding No:269 JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7397, LR Khatian No:- 1761		Seller is not the recorded Owner as per Applicant.

On 18-08-2023

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

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

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

Presented for registration at 12:13 hrs on 18-08-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Ramen Mukherjee ,

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 5,63,626/-

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

Execution is admitted on 18/08/2023 by 1. Mrs Tanuja Bhattacharya, Wife of Late HIRAK BHATTACHARYA, 175, Dakshin Para Road, P.O: Dum Dum, Thana: Dum Dum, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 2. Miss Rashmi Bhattacharya, Daughter of Late HIRAK BHATTACHARYA, 175, Dakshin Para Road, P.O: Dum Dum, Thana: Dum Dum, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service

Indetified by Mr Ashim Kumar Ghosh, , Son of Mr Dilip Kumar Ghosh, 11/1, Kedar Nath Das Lane, P.O: Ghughudanga Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

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

Execution is admitted on 18-08-2023 by Mr Ramen Mukherjee, Partner, Jai Venkatesh Properties (Partnership Firm), 280, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mr Ashim Kumar Ghosh, , Son of Mr Dilip Kumar Ghosh, 11/1, Kedar Nath Das Lane, P.O: Ghughudanga Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

Execution is admitted on 18-08-2023 by Mr Ajit Ghosh, Partner, Jai Venkatesh Properties (Partnership Firm), 280, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mr Ashim Kumar Ghosh, , Son of Mr Dilip Kumar Ghosh, 11/1, Kedar Nath Das Lane, P.O: Ghughudanga Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

Execution is admitted on 18-08-2023 by Mr Arghya Chatterjee, Partner, Jai Venkatesh Properties (Partnership Firm), 280, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mr Ashim Kumar Ghosh, , Son of Mr Dilip Kumar Ghosh, 11/1, Kedar Nath Das Lane, P.O: Ghughudanga Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/08/2023 9:36AM with Govt. Ref. No: 192023240174484558 on 18-08-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 8139335348318 on 18-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 20.00/-, by online = Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 266, Amount: Rs.20.00/-, Date of Purchase: 01/08/2023, Vendor name: S Bose
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/08/2023 9:36AM with Govt. Ref. No: 192023240174484558 on 18-08-2023, Amount Rs: 5,000/-, Bank:
SBI EPay (SBIPay), Ref. No. 8139335348318 on 18-08-2023, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

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

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2023, Page from 260917 to 260952

being No 150609037 for the year 2023.



Digitally signed by KAUSTAVA DEY
Date: 2023.08.22 11:27:32 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2023/08/22 11:27:32 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)