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Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

28 MAR 2025

DEVELOPMENT AGREEMENT

14 OCT 2025

THIS DEVELOPMENT AGREEMENT made this 28th day of March, 2025 (Two thousand and Twenty Five) BETWEEN

Suman Chatterjee (SBC)

23055

24 MAR 2025

No.....Rs.5000/- Date.....

Name : Mamankar Ray.....

Address :

Vendor Subhankar Das
Alipore Collectorate, 24 Pgs (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



Advocate
Alipur Police Court
Kolkata-27

23055 = 5000/-



Mama
MANUA DEY
W/O MR. SUVENDU DAS
Flat No-301, third floor
Srimani Sai
Himayathi Nagar Road No-1
Hyderabad - 500029
P.O. Domalguda
Service

(1). **SMT. NUPUR DEY** (having PAN AYGPD1123R and Aadhaar No. 4582 3708 2079) wife of Late Arun Dey, by faith Hindu, by occupation Housewife, by nationality Indian, residing G-1431, First Floor, Chitta Ranjan Park, Kalkaji, P.O. Chitta Ranjan Park, P.S. Kalkaji, District South Delhi, New Delhi, Pin 110019, (2). **SMT. LEKHA GHOSH** (having PAN ANXPG0921E and Aadhaar No. 2867 8431 1847) Wife of Sri. Debasish Ghosh, by faith Hindu, by occupation Housewife, by nationality Indian, (3). **SRI. DEBASISH GHOSH** (having PAN AFTPG7689D and Aadhaar No. 8473 4864 4521) Son of Late Amalendu Kumar Ghosh, by faith Hindu, by occupation Business, by nationality Indian, both (2) and (3) residing at 44 Sreerampore North, Post Office Garia, Police Station Patuli, Kolkata 700084, 24 Parganas (South), West Bengal, hereinafter called and referred to as the "LAND OWNERS" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, nominees, successors, executors, administrators, representatives and/or assigns) of the **ONE PART**.

AND

M/S. S. S. CONSTRUCTION (having PAN AAMFS4982P), a Partnership Firm duly registered under the Indian Partnership Act and having its registered office at 152, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, and represented by the following partners (1) **SRI SWAPAN BHATTA** (having PAN NO: AEFPPB8007H, AADHAAR No : 219314872321), Son of Late Ramesh Chandra Bhatta, by faith Hindu, by occupation Business, by nationality Indian, residing at 126, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata - 700084 (2) **SRI SAJAL BHATTA** (having PAN NO : AEVPB3414J and AADHAAR No : 553083554646), Son of Late Ramesh Chandra Bhatta, by faith Hindu, by occupation Business, by nationality Indian, residing at 152, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, hereinafter called and referred to as the "**DEVELOPER**" (which expression unless excluded by or repugnant to the context shall mean and include its and their administrators, legal representatives and successors-in-interest) of the **OTHER PART**.

WHEREAS One Amulya Chandra Dutta and Rohini Bala Dutta became the joint owners of All That land measuring about 1.81 acres in Mouza Baishnabghata under Khatian No. 183, 184, 399, 400 and 424 lying under the jurisdiction of Police Station previously Tollygunge



then Jadavpur now Patuli by way of purchase from one Debi Prasanna Mukherjee on 22.12.1956.

AND WHEREAS said Amulya Chandra Dutta and Rohini Bala Dutta divided the said land into several small plots after making development of the same and declared for absolute sale of those plots against consideration.

AND WHEREAS by one registered deed of conveyance dated 21st April, 1961 one Hemlata Ghose wife of Upendra Kumar Ghose purchased one small plot being Plot No. 21 measuring about 5 (five) Cottahs 23 Sq.ft. be the same a little more or less being part of C.S. Dag No. 1078 appertaining to C.S. Khatian No. 184 and 400 corresponding to R.S. Khatian No. 711 and 712 in Mouza Baishnabghata morefully mentioned in the Schedule A herein below from the said Amulya Chandra Dutta and Rohini Bala Dutta for valuable consideration. The said Deed of Conveyance was registered in the office of the Sub-Registrar at Alipore and recorded in its Book No. I, Volume No. 76, Pages 57 to 63, Being No. 3306 for the year 1961.

AND WHEREAS being the owner in the manner stated above that said Hemlata Ghose mutated her name in the office of the competent authority upon payment of all rent, rates and taxes therefor and since then she was in peaceful possession by erecting one single storied brick built structure upon the aforesaid land in the year 1962.

AND WHEREAS with an intention to make provision for herself, her sons and their wives said Hemlata Ghose as Settlor, executed one registered Deed of Family Settlement on 03.03.66 in respect of the said land and building making herself and her sons namely Amiya Kumar Ghosh, Amulendu Kumar Ghosh, Umapada Ghosh and Bimal Kumar Ghosh as the trustee of the said property. That said Deed of Settlement was registered in the office of the Sub-Registrar at Alipore and it was recorded in its Book No. I, Volume No.22, Pages 293 to 298, Being No. 1775, for the year 1966.

AND WHEREAS it was stated inter alia in the said Deed of Settlement that upon the expiration of the period of one year after the death of that said Hemlata Ghosh the trust would come to an end and the property under settlement should vest absolutely and forever in equal share to all the four sons of Settlor Hemlata Ghosh i.e. that said Amiya Kumar Ghosh, Amalendu Kumar Ghosh, Uma pada Ghosh and Bimal Kumar Ghosh. Therefore during the



life time of the said settlor the trustees constructed two self contained flats on the ground floor and two self contained flats on the first floor of the said building comprising in the year 1964 and as such after the completion of the first floor there are four flats in the said building having two flats on the ground floor and two flats on the first floor and the trustees inducted two tenants in the aforesaid two flats on the ground floor for the benefit of the trust at the material point of time.

AND WHEREAS thereafter that said Hemlata Ghose died intestate on 3rd day of July, 1978 leaving behind her four sons and after the lapse of one year from the date of her death her four sons namely Amiya Kumar Ghosh, Amulendu Kumar Ghosh, Umapada Ghosh and Bimal Kumar Ghosh became the joint owners of the property morefully mentioned in the Schedule A herein belowas her legal heirs, successors and claimants. In the said Deed of Settlement; that said Settlor Hemlata Ghose made provision that after one year from the date of death of the Settlor, the Deed of Settlement should be ceased and the Trust property i.e. the said messuages land and holding should be vested upon the aforesaid four Trustees i.e. her four sons namely Amiya Kumar Ghosh, Amulendu Kumar Ghosh, Umapada Ghosh and Bimal Kumar Ghosh absolutely and in equal share. Subsequently after death of that said Hemlata Ghose, the Trustees according to the Provision No. 7 of the said Deed of Settlement became absolutely entitled to the said messuages land and holding the Trust property on and from the 3rd July, 1979 in equal shares. Therefore Amiya Kumar Ghosh, Amulendu Kumar Ghosh, Umapada Ghosh and Bimal Kumar Ghosh mutated their respective names in the records of Jadavpur Municipality and were paying municipal taxes and receiving separate receipts in the aforesaid names.

AND WHEREAS while in joint possession and enjoyment of the property for their exclusive enjoyment and ownership said Amiya Kumar Ghosh, Bimal Kumar Ghosh, Amalendu Kumar Ghosh and Umapada Ghosh amicably partitioned the said property amongst themselves by executing one registered deed of partition of the said messuages land and holding in four Lots allotting each Lot to Amiya Kumar Ghosh, Bimal Kumar Ghosh, Amalendu Kumar Ghosh and Umapada Ghosh separately leaving the staircase leading from the Ground Floor to the roof lying on the Western side of the Building and the vacant land lying on the Southern side of the building and passages on the Eastern, Western and Northern sides of the Building as ejmali property for common use of the Parties thereof. That said Amiya Kumar Ghosh was allotted one flat lying on the southern portion of the ground floor, that said Bimal Kumar



Ghosh was allotted one flat lying on the northern portion of the ground floor, that said Amalendu Kumar Ghosh was allotted one flat lying on the southern portion of the first floor and that said Umapada Ghosh was allotted one flat lying on the northern portion of the first floor. The said Deed of Partition was executed and registered on 29th day of April, 1982 in the office of the Sub-Registrar at Alipore and it was recorded in its Book No. I, Volume No.129, Pages 172 to 182, Being No. 3655 for the year 1982. As per terms and condition of the said Partition Deed vide Deed No. 3655 for the year 1982, that said Amiya Kumar Ghosh was allotted one flat lying on the southern portion of the ground floor as described therein as Lot A , that said Bimal Kumar Ghosh was allotted one flat lying on the northern portion of the ground floor as described therein as Lot B, that said Amalendu Kumar Ghosh was allotted one flat lying on the southern portion of the first floor as described therein as Lot C and that said Umapada Ghosh was allotted one flat lying on the northern portion of the first floor as described therein as Lot D of the aforesaid partition deed.

AND WHEREAS while in possession as absolute owner that said Umapada Ghosh died intestate on 28.07.1988 leaving behind his wife one Runu Ghosh as his only legal heir, successor and claimant. Thereafter that said Runu Ghosh sold, transferred and conveyed her share of one flat lying on the northern portion of the first floor measuring about 656,76 sq.ft. super built up area along with proportionate share of land to Smt. Lekha Ghosh wife of Sri. Debasish Ghosh, party of the First Part herein through a registered deed of conveyance. The said deed of conveyance was registered in the office of Additional District Sub Registrar, Alipore, South 24 Parganas, and it was recorded in its Book No. I, Volume No. 4, Pages 332 to 350, Being No. 460 for the year 1996. Thereafter Smt. Lekha Ghosh party of the First Part herein, recorded and mutated her name in the assessment records of Kolkata Municipal Corporation vide Assessee No. 311101301726.

AND WHEREAS while in possession as absolute owner that said Amiya Kumar Ghosh died intestate on 26th December, 1997 leaving behind his only daughter Smt. Nupur Dey wife of Late Arun Dey as his only legal heir, successor and claimant. It is worth to mention that one Renuka Ghosh wife of Amiya Kumar Ghosh died on 03.03.1973. After death of Amiya Kumar Ghosh and Renuka Ghosh Thereafter Smt. Nupur Dey, party of the Second Part herein, became the owner of a flat lying on the southern portion of the ground floor measuring about 647 sq.ft. super built up area along with proportionate share of land and



thereafter Smt. Nupur Dey, party of the Second Part herein recorded and mutated her name in the assessment records of Kolkata Municipal Corporation vide Assessee No. 311101300874.

AND WHEREAS while in possession as absolute owner that said Amalendu Kumar Ghosh gifted his entire share of one flat lying on the southern portion of the first floor measuring about 694.61 sq.ft. super built up area along with proportionate share of land to his son Sri. Debasish Ghosh, party of the Third Part herein through a registered deed of gift. The said deed of gift was registered in the office of Additional District Sub Registrar, Alipore, South 24 Parganas, and it was recorded in its Book No. I, CD Volume No. 38, Pages 4043 to 4064, Being No. 8865 for the year 2011. Thereafter Sri. Debasish Ghosh, party of the Third Part herein, recorded and mutated his name in the assessment records of Kolkata Municipal Corporation vide Assessee No. 311101301714.

AND WHEREAS while in possession as absolute owner that said Bimal Kumar Ghosh died intestate on 6th September, 2007 leaving behind his wife one Bandana Ghosh and two sons namely Snehasish Ghosh and Subhasish Ghosh as his legal heirs, successors and claimants. Thereafter that said Bandana Ghosh, Snehasish Ghosh and Subhasish Ghosh sold, transferred and conveyed her share of one flat lying on the northern portion of the ground floor measuring about 656.76 sq.ft super built up area along with proportionate share of land to Smt. Lekha Ghosh wife of Sri. Debasish Ghosh and Sri. Debasish Ghosh son of Amalendu Kumar Ghosh, party of the Fourth Part herein through a registered deed of conveyance. The said deed of conveyance was registered in the office of District Sub Registrar-I, Alipore, South 24 Parganas, and it was recorded in its Book No. I, Volume No. 5, Pages 1263 to 1292, Being No. 838 for the year 2014. Thereafter Smt. Lekha Ghosh and Sri Debasish Ghosh, party of the Fourth Part herein, recorded and mutated their names in the assessment records of Kolkata Municipal Corporation vide Assessee No. 311101301738.

AND WHEREAS thereafter that said Amalendu Kumar Ghosh executed and registered a deed of declaration in respect of deed of gift vide Book No. I, CD Volume No. 38, Pages 4043 to 4064, Being No. 8865 for the year 2011 registered in the office of Additional District Sub Registrar, Alipore, South 24 Parganas, and the said deed of declaration was registered was registered in the office of Additional District Sub Registrar, Alipore, South 24 Parganas and it was recorded in its Book No. IV, Volume No.4, Pages from 1639 to 1648, Being No. 1352 for the year 2012.



AND WHEREAS thereafter Sri. Debasish Ghosh executed and registered a deed of declaration in respect of deed of sale vide Book No. I, Volume No. 5, Pages 1263 to 1292, Being No. 838 for the year 2014 registered in the office of District Sub Registrar-I, Alipore, South 24 Parganas, and the said deed of declaration was registered was registered in the office of District Sub Registrar-I, Alipore, South 24 Parganas and it was recorded in its Book No. IV, Volume No. 1601-2020, Pages 683 to 693, Being No. 160100028 for the year 2020.

AND WHEREAS thereafter that said Sri. Debasish Ghosh executed and registered a deed of declaration in respect of deed of gift vide Book No. I, CD Volume No. 38, Pages 4043 to 4064, Being No. 8865 for the year 2011 registered in the office of Additional District Sub Registrar, Alipore, South 24 Parganas, and the said deed of declaration was registered was registered in the office of Additional District Sub Registrar, Alipore, South 24 Parganas and it was recorded in its Book No. IV, Volume No. 1605-2020, Pages 3214 to 3223, Being No. 160500132 for the year 2020.

AND WHEREAS subsequently Smt. Nupur Dey, Smt. Lekha Ghosh and Sri Debasish Ghosh executed and registered a deed of amalgamation to amalgamate their respective separate assessee numbers into one assessee number in connection with their share of property and the said amalgamation deed was registered in the office of District Sub Registrar-I, Alipore, South 24 Parganas and it was recorded in its Book No. I, Volume No. 1601-2025, Pages 24690 to 24717, Being No. 160100661, Year 2025. Subsequently Smt. Nupur Dey, Smt. Lekha Ghosh and Sri Debasish Ghosh became the joint owners of a plot of land measuring about 5 Cottahs 00 Chittaks 23 Sq.ft. along with two storied building measuring about 2655.13 sq.ft. super built up area more or less (on the ground floor 1303.76 sq.ft. more or less and on the first floor 1351.37 sq.ft. more or less) lying and situated at Mouza Baishnabghata, Pargana Khaspur, R.S. No. 19, J.L. No. 28, Touzi No. 151, C.S. Dag No. 1078 under C.S. Khatian No. 184 and 400 corresponding to R.S. Khatian No. 711 and 712, L.R. Dag No. 1078 corresponding to L.R. Khatian No. 1101, 1094 and 1088 under P.S. previously Tollygunge then Jadavpur now Patuli, Sub Registry office at Alipore, District 24 Parganas (South). Now the land is being known and called as K.M.C. Premises No. 87, Sreerampore North, P.O. Garia, Police Station previously Tollygunge then Jadavpur now Patuli, Kolkata 700084 and the land is within the limits of Kolkata Municipal Corporation, Ward No. 110 and subsequently Smt. Nupur Dey, Smt. Lekha Ghosh and Sri Debasish Ghosh



recorded and mutated their names in the records of Kolkata Municipal Corporation having Assessee No. 311101301714 and the land is being known as K.M.C. Premises No. 87, Sreerampore North, Garia, P.O. Garia, P.S. Patuli, Kolkata 700084. It is worth to mention that in the mean time Smt. Nupur Dey, Smt. Lekha Ghosh and Sri Debasish Ghosh recorded and mutated their names in the records of B.L. and L.R.O. vide L.R. Dag No. 1078 corresponding to L.R. Khatian No. 1101, 1094 and 1088.

AND WHEREAS the Owners have decided to develop the same by erecting multistoried building thereon after obtaining sanction plan from the Kolkata Municipal Corporation. But due to paucity of funds and inexperience they were searching for a suitable Developer/s, who will carry out the said project. And the Developer herein having come to learn the intention and/or desire of the Owners and then the party of the other Part approached the Owners herein for the execution of the entire work of the development of the said property morefully mentioned in the First Schedule hereunder written under terms and conditions as mutually agreed upon by and between the Parties herein.

AND WHEREAS it has been reduced in writing on the basis of mutually agreed terms and conditions by and between the parties hereunder.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED RECORDED DECLARED AND CONFIRMED BY THE ABOVE NAMED TWO PARTIES HERETO AS FOLLOWS:-

ARTICLE - I DEFINITIONS

ARTICLE - I : DEFINITIONS

In these presents unless there is something repugnant to inconsistent with:-

1.1. **OWNERS :-** (1). **SMT. NUPUR DEY** (having PAN AYGPD1123R and Aadhaar No. 4582 3708 2079) wife of Late Arun Dey, by faith Hindu, by occupation Housewife, by nationality Indian, residing G-1431, First Floor, C.R. Park, Kalkaji, P.O. C.R Park, P.S. C.R.Park, District South Delhi, New Delhi, Pin 110019, (2). **SMT. LEKHA GHOSH** (having PAN ANXPG0921E and Aadhaar No. 2867 8431 1847) Wife of Sri. Debasish Ghosh, by faith Hindu, by occupation Housewife, by nationality Indian, (3). **SRI. DEBASISH GHOSH** (having PAN AFPTG7689D and Aadhaar No. 8473 4864 4521) Son of Late Amalendu Kumar Ghosh, by faith Hindu, by occupation Business, by nationality

Indian, both (2) and (3) residing at 44 Sreerampore North, Post Office Garia, Police Station Patuli, Kolkata 700084, 24 Parganas (South), West Bengal, hereinafter called the "OWNERS".

1.2. **DEVELOPER :- M/S. S. S. CONSTRUCTION** (having PAN AAMFS4982P), a Partnership Firm duly registered under the Indian Partnership Act and having its registered office at 152, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, and represented by the following partners (1) **SRI SWAPAN BHATTA** (having PAN AEFPB8007H, AADHAAR No : 219314872321), Son of Late Ramesh Chandra Bhatta, by faith Hindu, by occupation Business, by nationality Indian, residing at 126, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata - 700084 (2) **SRI SAJAL BHATTA** (having PAN AEVPB3414J and AADHAAR No : 553083554646), Son of Late Ramesh Chandra Bhatta, by faith Hindu, by occupation Business, by nationality Indian, residing at 152, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, hereinafter referred to as the "DEVELOPER"

1.3 **PROPERTY (PREMISES):** means a plot of land measuring more or less 05 Cottahs 00 Chittak 23 Sq.ft. be the same a little more or less lying or situate at along with two storied building lying and situated at Mouza Baishnabghata, Pargana Khaspur, R.S. No. 19, J.L. No. 28, Touzi No. 151, C.S.Dag No. 1078 under C.S. Khatian No. 184 and 400 corresponding to R.S. Khatian No. 711 and 712 under P.S. previously Tollygunge then Jadavpur now Patuli, Sub Registry office at Alipore, District 24 Parganas (South). Now the land is being known and called as K.M.C. Premises No. 87, Sreerampore North, P.O. Garia, Police Station previously Tollygunge then Jadavpur now Patuli, Kolkata 700084 and the land is within the limits of Kolkata Municipal Corporation, Ward No. 110.

1.4 **PLAN:** shall mean and include the maps and plans that will be sanctioned by the Kolkata Municipal Corporation for the purpose of construction into new buildings on the said property.

1.5 **BUILDING:** shall mean and include the Buildings inclusive of other structures in existent and thereafter any such construction would be made thereupon.

1.6 **COMMON FACILITIES AND COMMON AMENITIES:** shall mean and include Corridors, Stair-Ways, Stair Case Building, Passage, Path Ways, Hall Ways,



Drainage, Sewerage, Septic Tanks, Septic Chamber, Sanitary Pipes, Pump House/Tube Well/ Deep Tube Well (if any), Overhead Water Pump and Motor (if any), TOGETHER WITH ALL appurtenances thereto the land or the land with building as well as other spaces and facilities whatsoever along with the easements, quasi-easements, attached therein or which may be mutually agreed upon between the parties and required for the establishment location, enjoyment, provisions, maintenance and/or management of the building, save and except the roof which is exclusively for the Developer in terms of this present.

1.7 OWNERS' ALLOCATION: The Developer shall construct one Ground plus three storied building on the said land as per plan to be approved by the office of the Kolkata Municipal Corporation at its cost and initiative. Out of the said new building the Owners shall jointly get 50% of the total constructed area in the following manner:

i) 2nd Floor: One Three BHK facing North East and One Two BHK North West facing

ii) 1st Floor: One Flat North West Facing.

50% of the approved car parking space in the Ground Floor with right to use the common areas and facilities there at. The Developer shall also pay a sum of Rs 5,00,000/- (Rupees Five Lakh) only to the Owners.

1.8 DEVELOPER'S ALLOCATION: The Developer shall get the remaining 50% portions of the entire property to be constructed at the aforesaid premises save and except the owners' allocation of the constructed area on the different floors of the building together with proportionate share of land underneath the newly constructed building on the property more fully mentioned in the First Schedule.

1.9 TRANSFER: shall mean and include with its Grammatical variation and transfer by delivery of possession and by other means to be adopted for affecting a transfer of space in a building under the Law.

1.10 TRANSFEREE/PURCHASER: shall mean and include person or persons or any partnership firm limited company, Association of persons to whom any undivided portion of the said, land or any space on the proposed new building may hereinafter be agreed to be transferred and conveyed or on whose account any flat and/or other space in the proposed building may be erected of and/or constructed by the Developer as mentioned in the definition in the clause hereof.



ARTICLE -II : INTERPRETATIONS

- 2.1. Any covenant by the land Owners and/or the Developer not to act or to do anything shall be deemed to mean and include their respective obligations not to perform the said Act or Thing to be done.
- 2.2. **SALEABLE SPACE:** shall mean flat or flats for Residential purpose for exclusive use of Flat Owners in the Building available for independent use and occupation and garage / shop excepting what is due to the Owners and after making due provisions for common facilities and the space required therefore.
- 2.3. **ARCHITECT:** shall mean or construe such person or persons who may be appointed by the Developer for designing and planning the proposed building as the said premises as defined in clause 1. Hereof.

ARTICLE - III : DATE OF COMMENCEMENT

- 3.1. This construction of new building shall be deemed to have commenced after demolition of the existing structure.

ARTICLE - IV: LAND OWNERS' REPRESENTATION/ OBLIGATION

The land owners represent and the Developer herein, after going through all the documents has been satisfied that:-

- 4.1. The land Owners are seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said land more fully written and described in the First Schedule furnished hereunder free from all encumbrances, charges, liens, lispendens, claims, demands, liabilities, acquisition, requisition, whatsoever and the Owners hereby declares that within one month from the date of the sanction plan by the KMC they shall shift to the temporary accommodation to be arranged by the developer ,they shall deliver possession of the said property to the Developer and Developer shall prepare the plan of the proposed building and get it approval by the by the land owner in writing.



ARTICLE - V: DEVELOPER'S REPRESENTATION

5.1. The Developer Company herein relying upon the representation and assurances as hereinbefore recorded in Article IV and after going through all the title deeds and document being satisfied has entered into this agreement this day.

5.2. The Developer Company herein has sufficiently knowledge and expertise in the matter of development of immovable properties and construction of new building and has also arrangement of sufficient funds for carrying out the entire work of development of the said premises and the construction of the new buildings.

5.3. The Developer herein shall carry out the work of development on the said land and/or construction of the said new building as aforesaid strictly in accordance with the sanctioned plan of the Kolkata Municipal Corporation and the specification hereunder written.

ARTICLE - VI: DEVELOPMENT WORK

6.1. The Land Owners do hereby entrust the work of development and/or making construction on the said land to the Developer herein for the consideration and on the terms and conditions contained in this Agreement herein.

6.2. The Developer shall carry out the work of development and/or making construction on the amalgamated land:-

(A) By the completion of the construction work of the new buildings upon the said land consisting of residential flats including other spaces in or upon the said land in accordance with the sanctioned plan within 30 months from the date of completion of the demolition of the existing structure. If the Developer shall fail to hand over the owners' allocation to the Owners within stipulated time.

(B) During the period of construction of the said project the Developer is entitled to enter into agreements for sell or other documents in connection with the Developer's allocation and to register the same before the registering authority and to receive money and /or consideration from the intending buyers and /or purchasers.



(C) Within one month from the date of sanction of the plan of the proposed building the Owners hand over and deliver the vacant possession of the First Schedule property unto and in favour of the Developer herein.

ARTICLE - VII: OWNERS' ALLOCATION

7.1. In consideration of the said land the land Owners already permitted and permitting and/or allowing the Developer herein to develop the said land in the manner and on the terms and conditions herein agreed and recorded and the Developer herein shall at it's own cost and expenses erect and/or construct new building or buildings thereon in or on the said land in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation and the Owners Allocations shall mean the Owners will get 50% of the entire constructed area (i.e. Total F.A.R.) as specifically stated in clause 1.7 and Part-I of second schedule of the newly constructed building together with proportionate share of land underneath the newly constructed buildings on the landed properties more fully mentioned in the First Schedule and the Developer shall also pay a sum of Rs. 5,00,000/- (Rupees Five lakh) only the Owners. The Land Owners hereby undertakes that they will make payment towards all the Municipal / BLRO and ground rent and outstanding Taxes what so ever the amount may be, till this day of execution of this agreement against receipt. That after completion of the newly constructed building and before handing over the Owners' allocation, if it shall be found that the actual measurement of the flat for Owners is more that the agreed measurement of the flat for Owners, the Owners shall pay a proportionate sum of money to the Development in lieu of the excess area according to the present market rate of that time and the same condition is equally applicable to the Developer.

It is to be stated that if there would be any provision of payment of GST or any other service taxes to be imposed upon the Owners' allocation as per law implemented by the Central Govt. or State Govt. which would be borne by the Owners herein.

ARTICLE - VIII: DEVELOPER'S ALLOCATION

8.1. In consideration of the Costs and Expenses with regard to the construction and developing the aforesaid building in accordance with the sanctioned plan as sanctioned by the Kolkata Municipal Corporation, the Developer shall be entitled to hold, occupy, possess and



enjoy the entire constructed area of the said new buildings excluding the OWNERS' ALLOCATION, along with the proportionate land appurtenant to the said new building which more fully has been written and described in Second Schedule Part-II hereunder written .

8.2. The Developer shall be entitled to accept and receive advances and/or earnest money Agreement for sale of Developer's allocation from the Intending Purchasers and the land owners hereby grant, consent and absolute authority for the same in favour of the Developer.

ARTICLE - IX: DEVELOPER'S OBLIGATIONS

9.1. The Developer herein at its own costs and expenses will apply to obtain the sanctioned building plan of Ground plus three storied plus any additional floor from the Kolkata Municipal Corporation, for the purpose of development and/or construction of new buildings in or upon the amalgamated premises.

9.2. The Developer shall defend or contest all or any suits, appeals, and all legal proceedings and/or litigations if there by any in connection with development thereof and/or constructions of the proposed new building either against the Land Owners or the Developer or any party concerned and for which the all expenses shall borne and paid by the Owners and Developer equally.

9.3. It is agreed and made it clear that the Land Owners herein shall not in any manner be liable and/or responsible for the costs, charges and expenses for the development of the said premises and/or the construction of the proposed new building and in this regard, the Developer hereby agrees to keep the Owners absolutely indemnified and harmless.

9.4. The Developer herein shall keep the Owners absolutely indemnified and harmless against all actions, claims and demands, which may arise due to any deviation and/or violations of the Municipal Corporation Laws.

9.5. The Developer herein shall solely be responsible or liable for the payment of salaries, wages, charges, remunerations of all Mistries, Masons, Supervisions, Architects, Contractors, Engineers, Chowkidars, Darwans and other employees and staffs as may be



retained appointed and/or employed the Developer and in this Developer and in this regard the Owners shall not in any manner be responsible.

9.6. The Developer herein shall be responsible to arrange finance and/or moneys as may from time to time be required for the work of development and/or construction of the proposed new Buildings. The Developer shall not in any way create any encumbrances or charge over the said land.

9.7 (i) The Developer shall prepare the plan of the proposed building by its Architect/Structural/Civil Engineer and submit the same for sanction in the office of the K.M.C. after getting approval from the owners in writing.

(ii) The Developer shall arrange one temporary accommodation of 3BHK flat preferably within the same locality for residence of owners during the period of the construction of the new building and shall pay the rent/charges for the entire period till the 'OWNERS' ALLOCATION' is delivered to them.

(iii) After the sanction of the plan of the proposed building the Developer shall inform the owners. The Developer shall demarcate the owners' allocation by 'Red border' on one photo copy of the said sanctioned plan to be signed by both the parties and shall be treated as part of this agreement. Thereafter the owners shall shift to the said temporary accommodation, to be arranged by the Developer and handover vacant possession of their premises to the Developer free from all encumbrances.

(iv) After getting the possession, Developer shall commence the work of construction after demolishing the existing structure thereon at its cost.

(v) The Developer shall deliver owners' allocation as described in Part-I of SECOND SCHEDULE with copies of sanction building plan, plan of drainage and sewerage connections main water and electric supply connections, up to date paid up tax and electric bill and occupancy certificate as and when available failing which the Developer shall remain liable to pay Rs. 30,000/- (Rupees Thirty thousand) only p.m. to the owners towards damages till the actual possession is delivered. Owners' allocation shall be constructed as per the specification mentioned in Fifth Schedule mentioned below.



ARTICLE - X: OWNERS' OBLIGATION AND COVENANTS

10.1. The Land Owners shall sign and execute all applications and other Papers and Documents as may be required for obtaining sanction plan for construction of the proposed New Building at the said Premises.

10.2. The Land Owners shall render their best co-operation and subsistence to the Developer with regard to the development and construction as aforesaid as may from time to time be required if the Developer does not violates, ignores any of the agreed terms and conditions here in this agreement present.

10.3. The Land Owners shall sign and execute all applications, Letters and other Papers and Documents as may be required for obtaining Telephone, Electricity and Water connection drainage connection as well or other Public services in or upon proposed New Buildings on the said land for habitable purpose.

10.4. So long their interest are protected the Land Owners shall not in any manner object or obstruct for carrying out of the further development work of the said land and/or the construction of the said building by the Developer, herein.

10.5. The Land Owners herein shall not in any manner encumber, mortgage, charge or otherwise deal with or dispose of the said land and/or the said land or any portion thereof, pending this agreement and/or the development work. It is worth to mention that the amount accrued from the salvage of the existing building would be divided in between the parties herein in equal share.

10.6. The Owners shall have to obey as well as bear/pay the expenses for GST or any other taxes as per Law of the Land applicable for the Owners' allocation.

10.7. The Owners shall have to obey as well as bear/ pay the charges for GST or any other taxes as per law of the land applicable for the Owners' allocation. The Owners shall also bear proportionate charges for bringing the common the electric meter charge to be installed for the premises by the electric authority.



AND THE OWNERS HEREBY FURTHER AGREES AND COVENANTS WITH THE DEVELOPER as follows:

- a) Not to cause any interference in the construction work of the proposed building at the said premises by the Developer provided that the proposed building is constructed in accordance with the specification of work mentioned in the Fourth Schedule hereunder written.
- b) To empower and authorize the Developer inter alia to do, exercise, execute and perform all and every act, deed and thing and propose for and on behalf of the Owners in connection with the development of the said premises, as lawful constituted attorney on behalf of the Owners, in the manner are as follows:
 - i. To sign, execute submit and collect all papers, documents for the purpose of proposed building plans, undertaking and declarations as may be required to be submitted for sanction of requisite building plan or plans or modifications thereof by the Kolkata Municipal Corporation or other competent authorities.
 - ii. To appear and represent the Owners before various authorities and departments of the Kolkata Municipal Corporation namely drainage, water survey, valuation, assessment, fire brigade, law collection and Revenue Department, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority and all other authorities concerned having jurisdiction over the said premises and defend all actions and proceedings and to sign and verify all documents and deposit necessary fees or charges in the appropriate departments and withdraw and receive documents and money.
 - iii. To negotiate on terms for and to enter into and conclude and execute from time to time agreement or agreements for sale or transfer of flats, rooms and space concerning Developer's allocation reserved by and under this agreement with the intending purchaser or purchasers such prices and/or consideration as the Developer in it's absolute discretion think best and proper and also to cancel and repudiate such agreement or agreements.
 - iv) To receive from the intending purchaser or purchasers earnest money and/or advance and also the balance purchase money in completion of such sales and give receipts thereof.



v) To represent the owners before any Notary Public, Sub-Registrar, District Registrar or Registrar of Assurances, Kolkata for registration and acknowledge and register Agreement for sale , instruments and writings in respect of Developer's allocation in the proposed building for and on our behalf of the Owners and to admit the execution thereof and to do all other acts and deeds on that behalf as may be to the Developer may seem necessary and expedient.

c) The Owners hereby further declare, to execute a separate registered general power of attorney in favour of the Developer or its nominated person to sell, transfer and convey the Developer's allocation and undertake that the said General Power of Attorney shall not be revoked till the entire portion of the said Developer's allocation has been sold out and necessary deeds, writings and instruments executed and registered in favour of the prospective purchaser or purchasers concerning the said Developer's allocation provided that the Developer performs on it's part all the obligations under this agreement.

ARTICLE -XI: DEVELOPER'S RIGHT

11.1. The Developer herein shall be entitled to represent the land Owners before the Kolkata Municipal Corporation, Police Authorities as well as all other Government Authorities as may from time to time be necessary or required for the purpose of carrying out the development work and/or construction of the proposed new buildings at the amalgamated premises morefully mentioned in the First Schedule herein below.

11.2. The Developer herein shall be entitled to apply for and obtain all necessary sanctioned permission and/or no objection certificate from the Appropriate Govt. Authorities and/or Departments as may from time to time be necessary or required.

11.3. The Developer herein shall be entitled at its discretion to retain appoint and employ such persons, mistries, architects, engineers, contractors, manager, supervisors, durwans, and other employees for the purpose of carrying out the work of development of the constructions of new building.

11.4. The Developer shall be entitled from time to time to obtain necessary modification and/or Rectification duly sanction from the Kolkata Municipal Corporation or other appropriate Govt. Authorities and or departments for the purpose of completion of the



development work and/or construction of New Building subject to prior approval of the owners in writing.

11.5. The Developer herein shall be entitled to erect and/or construct additional floor the said New Buildings and/or the several Residential Flats /Car Parking Spaces and other spaces of the new building pertaining to the Developer's Allocation for and on account and on behalf of the intending Buyers and/or Transferee or on its account at its sole discretion, subject to prior approval of the owners as well as K.M.C , owners shall be entitled to 50% share of any additional floor.

11.6. The intending purchasers and/or Transferees of the Developer's Allocation in respect of the residential flats/Car Parking Spaces and other spaces of the new buildings shall be entitled to proportionate undivided share and/or interest of the said land.

11.7. The Developer herein shall be at liberty and at its discretion to negotiate with the intending Buyers/Transferees and further to enter into Agreement for Sale and/or transfer of the Developer's Allocation in respect of the residential flats/car parking spaces and other space of the proposed new Buildings and to receive and/or realize the Earnest Moneys, Part Payments and other consideration Moneys and appropriate the same without any objection by or on behalf of the Owners.

ARTICLE XIII: RATES AND TAXES

13.1. The Developer and/or Buyer and/or Transferee of the flats or other spaces in the New Building in respect of Developer's allocation shall bear and pay the proportionate amount of the Municipal Taxes and other rates and taxes whatsoever on the basis on the areas of the flats and other spaces of the said new buildings and after delivering the owners allocation the Owners also will pay proportionate amount of the Municipal Taxes and other rates and taxes whatsoever on the basis on the areas of the flats and other spaces of the said new buildings in respect of Owners' allocation after taking possession of the Owners' allocation from the Developer herein.



ARTICLE -XIV : POSSESSION TO THE LAND OWNERS

14.1. This has been agreed by and between the parties herein that the Developer will give the possession of the Owners' Allocation to the Owners in a ready and tenable condition within 30 months from the date of completion of the demolition of the existing structure as specifically mention in clause 9.7 above.

ARTICLE -XV: TRANSFER

15.1. The Land Owners hereby agree to transfer and convey the Developer's Allocation in the said Building and/or in said land and/or its rights, title and interest respect thereof in favour of the Developer and/or it's transferee(s) and/or Buyers of land/flat or other spaces in respect of the Developer's Allocation in the new buildings, which may be recommended for this purpose by the Developer; at or for the consideration as hereinbefore stated, provided Land Owners shall get their Allocation in time with full satisfaction as per the terms agreed upon.

ARTICLE -XV: STAMP & REGISTRATION FEES

16.1. The Developer and/or transferees and/or buyers of flats and other spaces in respect of the Developer's allocation in the new building shall bear and pay stamp duty and registration charges and other costs and expenses for and on account of the execution and registration of the proposed Deeds of Transfer, Development Agreement and all other documents required to be executed for the said Development work.

ARTICLE -XVII: DOCUMENTATION

17.1. All transfer, deeds as may from time to time required to be signed, executed, and registered by the Owners conveying and/or transferring their rights, title and interest in or in respect of the said land and/or the said premises and all other deeds, documents, and instruments shall be prepared by the Ld. Advocate as may be decided by the Developer.



17.2. All fees, costs, charges and expenses of the proposed transfer, deeds and all the other deeds and documents shall be borne by the Developer and/or the Transferee of flats including the proportionate share of Land and other spaces in the Building in respect of Developer allocation.

17.3. In all transfer deed from time to time should be required to execute and should be registered against the Developer's Allocation. The Developer shall join or caused to be joined as confirming Party.

ARTICLE -XVIII: ARBITRATION

18.1. In case of any dispute of differences between the parties hereto the same shall be adjudicated by the competent court of law having jurisdiction adjudicate the matter.

ARTICLE -XIX: JURISDICTION

19.1. The Courts at Kolkata, Dist. South 24 Parganas have power to take actions and to hear suits and proceedings arising out of these presents between the parties hereto.

ARTICLE -XX: FORCE MAJURE

20.1. The parties hereto 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 MAJURE" and shall be suspended from the obligation during that duration of the "FORCE MAJURE".

20.2. "FORCE MAJURE" shall mean flood, Earthquake, Riot, War, Strom, Tempest, Civil commotion.

ARTICLE -XXI: MISC. CONDITION AS AGREED UPON

21.1. After delivering the Owners Allocation as per terms of this Agreement, the Developer shall put the Owners in undisputed possession of Owners' Allocation together with the rights,



in common to the common facilities and amenities within the time limit as specified in Article XIV.

21.2. The Owners shall be entitled to transfer or otherwise deal with the Owners' Allocation in the Building.

21.3. The Developer is exclusively entitled to its Developer's Allocation in terms of this contract within this, building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim, or interest therein whatsoever of the owners and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

21.4. The Developer shall be entitled to invite intending buyers/parties for purchasing of flats of the building to be constructed by the Developer and receive consideration amount and such other moneys as would be offered by such party or parties for purchase of flats or flat and shall also be entitled to have a Registered Power of Attorney to be executed by the Owners at the cost of the Developer authorizing the Developer to sell the undivided interest in the schedule mentioned plot proportionately to the flat Owners on taking full consideration Money from each Buyer or Buyers and execution proper Deed of Conveyance.

21.5. The Developer shall install and erect in the said building at its own costs, pump, tube-well, submersible pump, motor, water storage, tanks, overhead reservoirs, septic tank, electrifications, temporary electric connection from the authority concerned and until permanent electric connection is obtained, temporary electric connection shall be provided and other facilities as are required to be provided in a residential building having self-contained apartments and for sale of flats therein on "Ownership" at the cost of the Developer.

21.6. The Owners and the Developer have entered into the Agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons.

21.7. Any Notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by



hand and duly acknowledge or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer is delivered by hand or sent by prepaid Regd. Post to the last known address of the Developer.

21.8. The Developer shall frame scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owners hereby agree to abide by all the Rules and Regulations to be formed by any Society/Association/Holding Association and/or any other Organization who will be in charge of such management of the affairs of the building or buildings and/or common parts thereof and the parties hereto hereby give their consent to abide by such Rules and Regulation.

21.9. As and from the date of completion of the Construction of the building the Developer and/or it's transferees shall each and/or either party be liable to pay and bear proportionate charges on account of ground rent and other Taxes payable in respect of their respective spaces.

21.10. The Building is to be constructed by the Developer in accordance with the specification hereunder written.

21.11. The Developer, if needed may borrow money/monies from any financial institution/s, bank, private party, by giving hypothecation/ lien/ mortgage only the constructed part of the proposed new building against Developer's allocation as mentioned in Article VIII, stated hereinbefore, without infringe the right of the Owners' allocation as fully mentioned in the Article VII stated hereinbefore..

ARTICLE - XXII : OWNERS' INDEMNITY

22.1. The Owners do hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances, provided the Developer performs and fulfills all the terms and conditions herein contained and/or on it's part to be observed and performed.



ARTICLE - XXIII: DEVELOPER'S INDEMNITY

23.1. The Developer hereby undertakes to keep the Owners indemnified against all Third Party claims viz. all supplier or Building Materials and actions arising out of the Developer's actions with record to the Development of the said premises and/or in the matter of construction of the said Building and/or for any defect therein.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 5 Cottahs 00 Chittaks 23 Sq.ft. along with two storied building aged about 25 years measuring about 2655.13 sq.ft. super built up area more or less (on the ground floor 1303.76 sq.ft. more or less and on the first floor 1351.37 sq.ft. more or less) lying and situated at Mouza Baishnabghata, Pargana Khaspur, R.S. No. 19, J.L. No. 28, Touzi No. 151, C.S. Dag No. 1078 under C.S. Khatian No. 184 and 400 corresponding to R.S. Khatian No. 711 and 712, L.R. Dag No. 1078 corresponding to L.R. Khatian No. 1101, 1094 and 1088 under P.S. previously Tollygunge then Jadavpur now Patuli, Sub Registry office at Alipore, District 24 Parganas (South). Now the land is being known and called as K.M.C. Premises No. 87, Sreerampore North, P.O. Garia, Police Station previously Tolygunge then Jadavpur now Patuli, Kolkata 700084 and the land is within the limits of Kolkata Municipal Corporation, Ward No. 110, and the land is being butted and bounded as follows:-

- ON THE NORTH : Partly by 10'-10" wide common passage and partly by Plot No. 14 of the Scheme Plan
- ON THE SOUTH : By Plot No. 24 of the Scheme Plan
- ON THE EAST : By C.S. Plot No. 1079
- ON THE WEST : By Plot Nos. 20 and 22 of the Scheme Plan



THE SECOND SCHEDULE ABOVE REFERRED TO

PART-I

(OWNERS' ALLOCATION)

ALL THAT the Owners will get 50% of the entire constructed area (i.e. Total F.A.R.) of the newly constructed building together with proportionate share of land underneath the newly constructed buildings on the landed properties more fully mentioned in the First Schedule.

Constructed area of the owners shall be as follows:

- i) 2nd Floor: One Three BHK facing North East and One Two BHK North West facing
- ii) 1st Floor: One Flat North West Facing.

50% of the approved independent Car Parking space in the ground floor with right to use common areas and the facilities mentioned in the fourth schedule.

The Developer will pay a sum of Rs 5,00,000/- (Rupees Five Lakh) only as per following Schedule:

At the time of Agreement	Rs. 1,50,000/- (Rupees One lakh fifty thousand)
After Completion of Plinth	Rs 1,75,000/- (Rupees One lakh fifty thousand)
After Completion of 1 st Floor Casting	Rs 1,75,000/- (Rupees One lakh fifty thousand)

The Developer shall deduct TDS against the said amount of Rs 500.000 (Rupees Five Lakh) only.

PART-II

(DEVELOPER'S ALLOCATION)

ALL THAT portions the entire property to be constructed at the aforesaid premises save and except the owners' allocation of the constructed area on the different floors of the building together with proportionate share of land underneath the newly constructed building on the property more fully mentioned in the First Schedule.



THE THIRD SCHEDULE ABOVE REFERRED TO
(Common Expenses)

1. All costs of maintenance, operations, repairs, replacement services and white painting rebuilding reconstructing decorating redecorating of all other common areas/parts its fixtures fittings electrical wiring and equipment's in under or upon the building enjoyment or used common by the occupiers of the building.
2. The salaries and other expenses incurred for and payable to any person employed for common purposes including security, electrician, maintenance, plumber, administration of the building, accountant, clerks, gardeners. Sweepers, liftman etc.
3. Insurance premium for insuring the building and every part thereof against earthquake, damages, fire lightening, mob violence, civil commotion, etc. if insured.
4. Expenses for supplies of common utilities electricity water charges etc. payable to any concerned authorities and/or organization and payment of all charges incidental thereto.
5. Sinking Fund and other contributions, if any.
6. Municipal Corporation and other rates and taxes and taxes and levies and all other outgoings save those which would be separately assessed and/or incurred in respect of any unit or portion of lands.
7. All such other expense and outgoings as are deemed by the Developer and/or the Association or Co-operative Society or Private Limited Company to be necessary for or incidental thereto.
8. Electricity expenses for lighting all the common parts outer wall of the building, parking space and for operation of all the common areas.



THE FOURTH SCHEDULE ABOVE REFERRED TO

(Common Parts/Common Areas and Facilities)

1. Drains and sewers from the premises to the K.M.C. Duct.
Land underneath the building and statutory open land within the said premises, passage for egress and ingress.
2. Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
3. Serina areas are to be shown in approval plan including the Drivers, durwans, maintenance staff rest room with electrical wiring switches and points fittings and fixtures, (if any), toilet in the ground floor.
4. Boundary walls of the premises including outside of the walls of the building and main gates.
5. Water pump and motor with installation and room therefore.
6. Water pump overhead tanks and pipes and other common plumbing installations and spaces required thereto.
7. Electrical wiring meters and fittings and fixture for lighting the staircases lobby and other common areas (excluding those as are installed for any particular unit and spaces required therefore.
8. Windows/doors/grills and other fittings of the common area of the premises.
9. Lift/Lift well
10. Such other common parts areas equipment's installations fixtures fittings covered and open space in or about the said premises and/or building as are necessary for passages to or use and occupancy of the units as are easement of necessary.



IN WITNESS WHEREOF the parties hereunto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the above named parties at Kolkata in the presence of WITNESSES:

1.

Supriya Kanjilal,
388 Bose Nagar,
P.O. Madhyamgram,
Kolkata-700129.

Nrupur Dey.
Sekhaghoosh.
Debrish Ghosh.

SIGNATURE OF THE OWNERS

Aniraj Das
Block-H,
1/4 PSP township
KOL-94

S. S. CONSTRUCTION

Suman Bhatta (Bhatta)
Partner

S. S. CONSTRUCTION

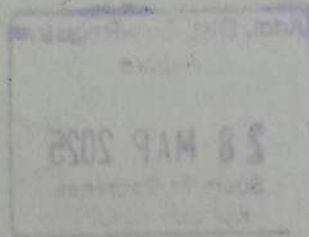
Sajal Bhatta (Bhatta)
Partner

SIGNATURE OF THE DEVELOPER

Drafted by me as per deeds,
documents, testimonials and
instructions given by the parties hereto

Manankar Ray

(MANANKAR RAY)
Advocate (WB/733/2001)
Alipore Police Court
Kolkata 700027.



RECEIVED from the within named Developer the within mentioned sum of Rs.1,50,000/- (Rupees One lakh fifty thousand) only out of Rs. 5,00,000/- (Rupees Five lakhs) only as per memo below :

MEMO OF CONSIDERATION

Date	Cash / Cheque	Bank and Branch	Amount
28.03.2025	Ch. No. 577091	Axis Bank Ltd. Garia	Rs. 37,500.00
28.03.2025	Ch. No. 577092	Axis Bank Ltd. Garia	Rs. 56,250.00
28.03.2025	Ch. No. 577093	Axis Bank Ltd. Garia	Rs. 56,250.00

TOTAL Rs. 1,50,000.00

(Rupees One lakh fifty thousand) only

WITNESSES:

1. Supriya Kanjilal,
388 Basumagar,
P.O. Madhyamgram,
Kolkata-700129.

Nupur Dey.
Rakhabhosh.
Debrish Ghosh.

2. Anjita Das
Block-H
44 Partnership
KOL-94

SIGNATURE OF THE VENDORS

SPECIFICATION

<u>FOUNDATION</u>	:	As per structural design.
<u>STRUCTURE</u>	:	R.C.C. Frame structure.
<u>BRICK-WORK</u>	:	Made of 1 st Class Brick, 200mm. WALL: 1:6 Cement Mortar 75 / 125 mm. WALL: 1:4 Cement Mortar.
<u>FLOOR</u>	:	Entirely finished with Vitrified Tiles '2x2' (Ivory / White) SKIRTING: 4" ceramic tiles.
<u>TOILET & W.C.</u>	:	Two Commode (European) with High Density P.V.C. Cistern, Shower (C.P.). Toilet wall: 7' ft. Height Plain Colour Glazed Tiles 18"x12" Floor : CERAMIC FLOOR TILES 16"x16" (Ivory / White) W.C. DADO: 4' height Plain Coloured Glazed Tiles 18"x12"
<u>KITCHEN</u>	:	a) Cooking Platform: GREEN MARBLE. SLAB. b) Steel Sink. 20"x17" c) Upto 2' above from kitchen Top Level plain coloured Glazed Tiles 18"x12" FLOOR: - Vitrified Tiles '2x2' (Ivory / White).
<u>DOOR</u>	:	Main And Inside: 35 mm thick solid Block Board Core Construction Commercial Flush Doors (hot pressed) bonded with Phenol synthetic Resin. Godrej night latch will be provided to the Main door with one eye pipe and each BED ROOM: one CYLINDRICAL lock (Godrej), 6" Heavy duty Al.tower bolt and door stopper.
<u>WINDOW</u>	:	Alluminium Sliding Window WITH MS GRILL
<u>ELECTRICALS</u>	:	a) Concealed wiring Heavy Duty Copper Wire(Fenolex) fitting fixing Moduler switch of "CRAB TREE/HAVELS" brand. b) Electrical calling Bell Point only. c) In Bed Room: one fan and two light points One Plug Point In living / dining: Two fan points, two light points, one power point, one power point in kitchen, one plug and exhaust point in toilet. Geyzer point in toilet.
<u>SANITARY & PLUMBING</u>	:	Each flat would be provided with One Wash Basin of matching size in suitable place. All cp fittings are parryware/essco/mark/ss Brand INSIDE : Concealed pipe line with Heavy Density P.V.C. soil pipe. OUTSIDE : Heavy Density P.V.C. Soil Pipe.
<u>BASIN / PAN /COMMODE</u>	:	WHITE- HINDWARE / CERA / PARRYWARE.
<u>PAINTING</u>	:	INTERNAL WALL: putty. EXTERNAL WALL: weather coat {Berger/Asian Paints}
<u>DOOR & WINDOW</u>	:	2 (TWO) coats colored synthetic Enamel Paint.



Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO

left hand					
right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name NUPUR DEY

Signature Nupur DeY

Thumb 1st finger Middle Finger Ring Finger Small Finger

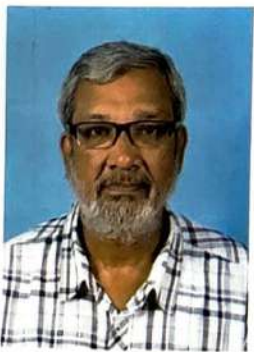


left hand					
right hand					

Name LEKHA GHOSH

Signature Lekha Ghosh

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name DEBASIS GHOSH

Signature Debasis Ghosh

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO

left hand					
right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name ...SWAPAN BHATTA

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name ...SAJAL BHATTA

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



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



192024250464157408

GRN Details

GRN:	192024250464157408	Payment Mode:	SBI Epay
GRN Date:	27/03/2025 18:50:57	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8999045714235	BRN Date:	27/03/2025 18:52:42
Gateway Ref ID:	130557629	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	270320252046415739	Payment Init. Date:	27/03/2025 18:50:57
Payment Status:	Successful	Payment Ref. No:	2000848667/2/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SWAPAN BHATTA
Address: 126, Kanungo Park, Garia, Kolkata - 700084
Mobile: 9831215895
EMAIL: bhatta.swapan@gmail.com
Period From (dd/mm/yyyy): 27/03/2025
Period To (dd/mm/yyyy): 27/03/2025
Payment Ref ID: 2000848667/2/2025
Dept Ref ID/DRN: 2000848667/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000848667/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2000848667/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	5021
			Total	10042

IN WORDS: TEN THOUSAND FORTY TWO ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



270320252046415739

GRIPS Payment Detail

GRIPS Payment ID:	270320252046415739	Payment Init. Date:	27/03/2025 18:50:57
Total Amount:	10042	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8999045714235	BRN Date:	27/03/2025 18:52:42
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr SWAPAN BHATTA
Mobile: 9831215895

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250464157408	Directorate of Registration & Stamp Revenue	10042
Total			10042

IN WORDS: TEN THOUSAND FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID

Major Information of the Deed

Deed No :	I-1605-01524/2025	Date of Registration	14/10/2025
Query No / Year	1605-2000848667/2025	Office where deed is registered	
Query Date	25/03/2025 11:14:42 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Manankar Ray Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831499159, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 28,00,000/-	Rs. 77,32,972/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 5,600/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :









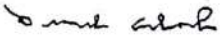
District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SREERAMPORE NORTH, , Premises No: 87, , Ward No: 110 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 23 Sq Ft	20,00,000/-	57,30,106/-	Width of Approach Road: 12 Ft.,
Grand Total :				8.3027Dec	20,00,000 /-	57,30,106 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2655.13 Sq Ft.	8,00,000/-	20,02,866/-	Structure Type: Structure
Gr. Floor, Area of floor : 1303.76 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1351.37 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2655.13 sq ft	8,00,000 /-	20,02,866 /-	












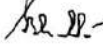


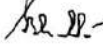


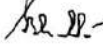
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Nupur Dey Wife of Late Arun Dey Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office	 28/03/2025	 Captured LTI 28/03/2025	 28/03/2025
G-1431, First Floor, C.r.park, Kalkaji, City:- Not Specified, P.O:- Chitta Ranjan Park, P.S:-KALKAJI, District:-South, Delhi, India, PIN:- 110019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: ayxxxxxx3r, Aadhaar No: 45xxxxxxxx2079, Status :Individual, Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt Lekha Ghosh Wife of Shri Debasish Ghosh Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office	 28/03/2025	 Captured LTI 28/03/2025	 28/03/2025
44 Sreerampore North, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: anxxxxxx1e, Aadhaar No: 28xxxxxxxx1847, Status :Individual, Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Shri Debasish Ghosh Son of Late Amalendu Kumar Ghosh Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office	 28/03/2025	 Captured LTI 28/03/2025	 28/03/2025
44 Sreerampore North, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: afxxxxxx9d, Aadhaar No: 84xxxxxxxx4521, Status :Individual, Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	S S Construction 152 Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-1XX4 , PAN No.: aaxxxxxx2p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Swapan Bhatta (Presentant) Son of Late Ramesh Chandra Bhatta Date of Execution - 28/03/2025, , Admitted by: Self, Date of Admission: 28/03/2025, Place of Admission of Execution: Office </td> <td>  <small>Mar 28 2025 12:21PM</small> </td> <td>  Captured <small>LTI 28/03/2025</small> </td> <td>  28/03/2025 </td> </tr> <tr> <td colspan="4"> 126 Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: aexxxxxx7h, Aadhaar No: 21xxxxxxxx2321 Status : Representative, Representative of : S S Construction (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Swapan Bhatta (Presentant) Son of Late Ramesh Chandra Bhatta Date of Execution - 28/03/2025, , Admitted by: Self, Date of Admission: 28/03/2025, Place of Admission of Execution: Office	 <small>Mar 28 2025 12:21PM</small>	 Captured <small>LTI 28/03/2025</small>	 28/03/2025	126 Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: aexxxxxx7h, Aadhaar No: 21xxxxxxxx2321 Status : Representative, Representative of : S S Construction (as Partner)			
Name	Photo	Finger Print	Signature										
Shri Swapan Bhatta (Presentant) Son of Late Ramesh Chandra Bhatta Date of Execution - 28/03/2025, , Admitted by: Self, Date of Admission: 28/03/2025, Place of Admission of Execution: Office	 <small>Mar 28 2025 12:21PM</small>	 Captured <small>LTI 28/03/2025</small>	 28/03/2025										
126 Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: aexxxxxx7h, Aadhaar No: 21xxxxxxxx2321 Status : Representative, Representative of : S S Construction (as Partner)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Sajal Bhatta Son of Late Ramesh Chandra Bhatta Date of Execution - 28/03/2025, , Admitted by: Self, Date of Admission: 28/03/2025, Place of Admission of Execution: Office </td> <td>  <small>Mar 28 2025 12:22PM</small> </td> <td>  Captured <small>LTI 28/03/2025</small> </td> <td>  28/03/2025 </td> </tr> <tr> <td colspan="4"> 152 Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: aexxxxxx4j, Aadhaar No: 55xxxxxxxx4646 Status : Representative, Representative of : S S Construction (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Sajal Bhatta Son of Late Ramesh Chandra Bhatta Date of Execution - 28/03/2025, , Admitted by: Self, Date of Admission: 28/03/2025, Place of Admission of Execution: Office	 <small>Mar 28 2025 12:22PM</small>	 Captured <small>LTI 28/03/2025</small>	 28/03/2025	152 Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: aexxxxxx4j, Aadhaar No: 55xxxxxxxx4646 Status : Representative, Representative of : S S Construction (as Partner)			
Name	Photo	Finger Print	Signature										
Shri Sajal Bhatta Son of Late Ramesh Chandra Bhatta Date of Execution - 28/03/2025, , Admitted by: Self, Date of Admission: 28/03/2025, Place of Admission of Execution: Office	 <small>Mar 28 2025 12:22PM</small>	 Captured <small>LTI 28/03/2025</small>	 28/03/2025										
152 Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: aexxxxxx4j, Aadhaar No: 55xxxxxxxx4646 Status : Representative, Representative of : S S Construction (as Partner)													

Identifier Details :

Name	Photo	Finger Print	Signature
Smt MAHUA DEY Wife of Mr SUVENDU DAS 301, 3RD FLOOR, VTC, HIMAYATHNAGAR, City:- , P.O:- HIMAYATHNAGAR, District:-Bangalore, Karnataka, India, PIN:- 500029	 28/03/2025	 Captured 28/03/2025	 28/03/2025
Identifier Of Smt Nupur Dey, Smt Lekha Ghosh, Shri Debasish Ghosh, Shri Swapan Bhatta, Shri Sajal Bhatta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Nupur Dey	S S Construction-2.76757 Dec
2	Smt Lekha Ghosh	S S Construction-2.76757 Dec
3	Shri Debasish Ghosh	S S Construction-2.76757 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Nupur Dey	S S Construction-885.04333300 Sq Ft
2	Smt Lekha Ghosh	S S Construction-885.04333300 Sq Ft
3	Shri Debasish Ghosh	S S Construction-885.04333300 Sq Ft

Endorsement For Deed Number : I - 160501524 / 2025

On 28-03-2025

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

Presented for registration at 12:03 hrs on 28-03-2025, at the Office of the A.D.S.R. ALIPORE by Shri Swapan Bhatta

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 77,32,972/-

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

Execution is admitted on 28/03/2025 by 1. Smt Nupur Dey, Wife of Late Arun Dey, G-1431, First Floor, C.r.park, Kalkaji, P.O: Chitta Ranjan Park, Thana: KALKAJI, , South, DELHI, India, PIN - 110019, by caste Hindu, by Profession House wife, 2. Smt Lekha Ghosh, Wife of Shri Debasish Ghosh, 44 Sreerampore North, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 3. Shri Debasish Ghosh, Son of Late Amalendu Kumar Ghosh, 44 Sreerampore North, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Smt MAHUA DEY, , , Wife of Mr SUVENDU DAS, 301, 3RD FLOOR, VTC, HIMAYATHNAGAR, P.O: HIMAYATHNAGAR, Bangalore, KARNATAKA, India, PIN - 500029, by caste Hindu, by profession Service

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

Execution is admitted on 28-03-2025 by Shri Swapan Bhatta, Partner, S S Construction (Partnership Firm), 152 Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Smt MAHUA DEY, , , Wife of Mr SUVENDU DAS, 301, 3RD FLOOR, VTC, HIMAYATHNAGAR, P.O: HIMAYATHNAGAR, Bangalore, KARNATAKA, India, PIN - 500029, by caste Hindu, by profession Service

Execution is admitted on 28-03-2025 by Shri Sajal Bhatta, Partner, S S Construction (Partnership Firm), 152 Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Smt MAHUA DEY, , , Wife of Mr SUVENDU DAS, 301, 3RD FLOOR, VTC, HIMAYATHNAGAR, P.O: HIMAYATHNAGAR, Bangalore, KARNATAKA, India, PIN - 500029, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,600.00/- (B = Rs 5,000.00/- ,E = Rs 600.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 5,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/03/2025 6:52PM with Govt. Ref. No: 192024250464157408 on 27-03-2025, Amount Rs: 5,021/-, Bank: SBI EPay (SBlePay), Ref. No. 8999045714235 on 27-03-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23055, Amount: Rs.5,000.00/-, Date of Purchase: 24/03/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/03/2025 6:52PM with Govt. Ref. No: 192024250464157408 on 27-03-2025, Amount Rs: 5,021/-, Bank: SBI EPay (SBlePay), Ref. No. 8999045714235 on 27-03-2025, Head of Account 0030-02-103-003-02



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 14-10-2025

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,600.00/- (B = Rs 5,000.00/- ,E = Rs 600.00/-) and Registration Fees paid by , by Cash Rs 579.00/-



**MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2025, Page from 65489 to 65531

being No 160501524 for the year 2025.



ma

Digitally signed by MANIMALA CHAKRABORTY
Date: 2025.10.16 13:06:29 +05:30
Reason: Digital Signing of Deed.

**(MANIMALA CHAKRABORTY) 16/10/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.**