

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिम बंगाल WEST BENGAL

2/212981/24

Y 277405

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

Additional District Sub-Registrar
Rajarhat New Town, North 24-Pgs.

25 JAN 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE THIS 25th DAY OF January, IN
THE YEAR TWO THOUSAND TWENTY FOUR (2024) A.D.

BETWEEN

[1] SMT. AMITA HAZRA, [having PAN. AFSPH8623P & Aadhaar No. 4915 8878 8222], wife of Late Biswanath Hazra and daughter of Late Jiban Krishna Mondal, residing at 239, S.K.B. Sarani Chasipara, P.S. Dum Dum, Kolkata - 700030, [2] SMT. SUMITRA DAS, [having PAN. APFPD2858B & Aadhaar No. 6692 7119 7541], wife of Late Tapan Das and daughter of Late Jiban Krishna Mondal, residing at Beruna Pakuria, P.O.+ P.S. Barasat, District North 24 Parganas, Pin - 700126, District - North 24 Parganas, [3] SMT. KAJALI DAS, [having PAN. AZDPD1214F & Aadhaar No. 5663 3352 5414], wife of Sri Biswajit Das and daughter of Late Jiban Krishna Mondal, residing at 107, Bipin Ganguly Road, P.S. Dum Dum, Kolkata - 700030, District - North 24 Parganas, all are by faith - Hindu, by Nationality - Indian, by occupation - Housewife, hereinafter shall be called, mentioned and referred to as the "OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/or assigns) of the **ONE PART**.

AND

BHUMI CONSTRUCTION, (having PAN. AINPB4329E) a Proprietorship firm, having its registered office at NK-75, Nishikanan, Teghoria, P.O. Hatiara, Kolkata 700157, District - North 24 Parganas, represented by its Proprietor namely **SRI SANJIB KUMAR BISWAS**, (having PAN. AINPB4329E & Aadhaar No. 322852489982), son of Late Nirendra Nath Biswas, residing at NK-75, Nishikanan, Teghoria, P.O. Hatiara, Kolkata 700157, District - North 24 Parganas, hereinafter called and referred to as the "DEVELOPER" (which terms and expression unless repugnant to the subject or context shall mean and include all its respective heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS the Owners hereto Smt. Amita Hazra, Smt. Sumitra Das, Smt. Kajali Das along with their mother, Smt. Annabala Mondal and two brothers Sri Tapas Mondal and Sri Soumen Mondal and two married sisters Smt. Labanya Dey & Smt. Tanuja Sarkar by way of inheritance became the joint owners of the land measuring an area of 0.5450 Acres along with other lands, lying and situated within the Mouza - Atghara, J.L.No. 10, R.S. No. 183, Touzi No. 10, comprised in Khatian No. 88, 354 & 325 corresponding to L.R. Khatia Nos. 401 & 198 appertaining to R.S.

Dag Nos. 669, 676, 679, 680, 681, 682, 685, 697, 698 under Police Station Rajarhat and under Rajarhat Gopalpur Municipality under Ward No. 06, in the District of North 24 Parganas.

AND WHEREAS during the course of their joint enjoyment, the owners hereto along with their above named co-owners Annabala Mondal, Tapas Mondal, Soumen Mondal, Labanya Dey & Tanuja Sarkar amicably partitioned their aforesaid **Khatian Nos. 88. 354 & 325** corresponding to L.R. Khatian Nos. 401 appertaining to aforesaid **Dag Nos. 685 & 697** in **Mouza Atgharata**, by metes and bounds under a **registered deed of partition** in Bengali Language dated 10.09.2007 and registered in the office of the Additional District Sub Registrar at Bidhannagar Salt Lake City, North 24 Parganas and admitted therein on 16.08.2008 and recorded therein **Book No. I, CD Volume No. 9, Pages 6431 to 6457** being deed No. 9408 for the year 2008.

AND WHEREAS by the said registered **DEED OF PARTITION**, **ALL THAT** piece or parcel of land measuring an area of **4 (Four) Cottahs** be the same a little more or less comprised in aforesaid Dag No. 697 has been allotted as exclusive ownership in favour of the owner no. [1] **Smt. Amitia Hazra** and **ALL THAT** piece or parcel of land measuring an area of **4 (Four) Cottahs** be the same a little more or less comprised in aforesaid Dag No. 697 has been allotted as exclusive ownership in favour of the owner no. [2] **Smt. Sumitra Das** and **ALL THAT** piece or parcel of land measuring an area of **4 (Four) Cottahs** be the same a little more or less, comprised in aforesaid Dag No. 697 has been allotted as exclusive ownership in favour of the Owner No. 3 **Smt. Kajali Das** absolutely and forever, morefully set forth and described in the Schedule **"Cha" "Ja" & "Jha"** respectively of the said registered deed of partition.

AND WHEREAS the landowners recorded their names before the office of B.L. & L.R.O. Rajarhat being L.R. Khatian No. 2165 (in the name of Sumitra Das), L.R. Khatian No. 2166 (in the name of Kajali Das), L.R. Khatian No. 2164 (in the name of Amita Hazra) and also recorded their name in the Office of Bidhannagar Municipal Corporation, being Holding No. AS/393, AS/394 & AS/395 being Assessee Nos. 035183, 035127, 035171 and paid taxes up to date.

AND WHEREAS the owners for their better enjoyment decided to amalgamate their aforesaid three pots and another plot into a single plot of land by a registered Deed of Amalgamation, on 28th day of June, 2017, registered before the office of A.D.S.R. Rajarhat New Town, and recorded in Book No. I, Volume No. 1523-2017, Pages from 165456 to 165474, being No. 152305766 for the year 2017.

AND WHEREAS present land owners absolute owners in respect of land ALL THAT piece and parcel of land measuring more or less 12 (Twelve) Cottah be the same a little more or less lying and situated at MOUZA - ATGHARA, J.L.No.10, Re. Sa. No. 133, Touzi No. 10, comprised in R.S. & L.R. Dag No. 697, under Khatian Nos. 88, 354 & 325 corresponding to L.R. Khatian No. 401 present L.R. Khatian No. 2164, 2165, 2166 within the Jurisdiction of Rajarhat at Present Baguiati Police Station, within the municipal limit of Rajarhat Gopalpur Municipality, Ward No. 06 at present Bidhannagar Municipal Corporation, under Ward No. 12, A.D.S.R. Bidhannagar (Salt Lake City) at present Rajarhat in the District North 24 Parganas (morefully and clearly described in the First Schedule written hereunder and hereinafter referred to as the "Said Property") and they constructing multistoried building thereon after mutating their names in the revenue records and also in the record of local municipal limits of Rajarhat Gopalpur Municipality at present Bidhannagar Municipal Corporation as the lawful owners thereof, but the owners have neither financial capacity nor technical knowledge in respect of construction of multi storied buildings or to exploit the same commercially and for which they were search of a person or persons or firm, who can fulfill the said desirous of the owners by constructing multistoried buildings upon the said property on the basis of the plan to be sanctioned by the concerned authority of Bidhannagar Municipal Corporation.

AND WHEREAS the said land owners by way of Deed of Partition and also amalgamation, as aforesaid acquired absolute right, title and interest in respect of the said property and they have decided to develop the said property by constructing a multistoried residential building thereon through the Developer and accordingly approached the present Developer to construct the said Building in accordance with the building

plan to be sanctioned by Bidhannagar Municipal Corporation under certain terms and conditions as mutually agreed by and between the vendors and the developer herein.

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

ARTICLE - I

LAND : The land shall mean **ALL THAT** piece and parcel of Bagan land measuring more or less **12 (Twelve) Cottahs** be the same a little more or less lying and situated at **MOUZA - ATGHARA**, J.L.No.10, Re. Sa. No. 133, Touzi No. 10, comprised in **R.S. & L.R. Dag No. 697**, under Khatian Nos. 88, 354 & 325 corresponding to L.R. Khatian No. 401 present L.R. **Khatian No. 2164, 2165, 2166** within the Jurisdiction of Rajarhat at Present Baguiati Police Station, within the municipal limit of Rajarhat Gopalpur Municipality, Ward No. 06 at present Bidhannagar Municipal Corporation, under Ward No. 12, A.D.S.R. Bidhannagar (Salt Lake City) at present Rajarhat in the District North 24 Parganas, more specifically described in the **SCHEDULE** hereunder written.

1. **BUILDING** : Building shall mean the proposed construction G+IV storied building thereon for residential purpose and in ground floor for shops / godowns etc. with all necessary fittings and fixtures and common spaces, common basement, common utilities, common covered area, roof under ground and over ground construction installation etc. details specifically described in the **SEPARATE SHEET** annexed herewith to be constructed by the Developer in accordance with the Building Sanctioned Plan to be sanctioned from the appropriate authority concern of the Bidhannagar Municipal Corporation.
2. **OWNER AND DEVELOPER** : Owner and Developer shall include the Owner and the Developer and also include their respective heirs, transferees/ nominees and their respective liabilities that Owner' liability for land, title and Developers' liability for total construction thereon.
3. **COMMON FACILITIES** : Common facilities shall mean the space to be left open for common use of the intending Purchaser/ Occupier and/or Owner' allotted flats and Developers' allotted flats of the Newly constructed Building and shall include stair-

case, landings, open spaces in or around the building, roofs and other common facilities whatsoever required or necessary for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and/or common facilities or any of them as the case may be.

4. **SANCTION PLAN** : Plan of the Building that will be sanctioned by the Competent Authority (Bidhannagar Municipal Corporation) and detailed particulars and parts of the certified copy both architectural and structural drawing of the same to be handed over to the Owners by the Developer on demand of the same is sanctioned.
5. **SALEABLE SPACE** : Saleable spaces shall mean the portions of the building which would be made for independent use and occupation except the Owner' Allocation as made herein and after making due provisions for common facilities and the space required therefore in all cases.

OWNER' ALLOCATION : The Owner herein shall be entitled to get 40% (Forty percent) Sanction area to be sanctioned by Bidhannagar Municipal Corporation including the proportionate undivided share of land and all common spaces and areas of the proposed building,

That after sanction of building plan from the competent Authority of Bidhannagar Municipal Corporation both the parties herein i.e. the owners and Developer shall execute a supplementary Development Agreement for demarcated and specified the 40% Owners' Allocation consisting with several numbers of Flats/Units, Shop and Car Parking.

The Developer shall pay refundable amount to the owners a sum of Rs. 6,50,000/- (Rupees Six Lac and fifty thousand) only and the developer shall pay the same at the time of execution of this agreement in the manner as follows :-

Paid to SMT. AMITA HAZRA a sum of Rs. 3,00,000/-

Paid to SMT. SUMITRA DAS a sum of Rs. 3,00,000/-

Paid to SMT. KAJALI DAS a sum of Rs. 50,000/-. And fully described in the Second Schedule herein under written.

DEVELOPERS' ALLOCATION : Developers' Allocation shall mean the balance / remaining flats and/or any other covered spaces of the said G+IV storied building i.e.

60% construction area save and except the Owner' Allocation after providing for the Owner's Allocation. And fully described in the Third Schedule herein under written.

6. **ENGINEER** : Engineer shall mean and qualified person or persons or firm or firms, appointed by the Builder as Architect of the Building to be constructed on the land of the Owner.

ARTICLE – II

TITLE AND INDEMNITIES INCLUDING CONSTRUCTION OBLIGATIONS :

- I. That the Owner declare and represent that they have good and absolute right, title to the said property and have a marketable title to enter into this Agreement with the developer, and also represent that no agreement for any sale or any development previously made by the Land Owner with any other Purchaser or Developer and no Suit or any legal proceedings is pending or filed against the Schedule property. The Owner also represent that this property is free from all encumbrances, mortgages, liens etc.
- II. That the Land Owners do hereby declare and represent that all the Original documents in respect of the said property are lying with them and at the time of execution of the Development Agreement, the Land Owners will handover all Original documents to the Developer.
- III. That the Owners shall sign and execute all papers relating thereto for the building to be constructed at the said land of the Owners as and when required only after satisfying themselves that execution of such document shall not cause any harm, damage or financial or any other kind of loss to himself and violation of law of the land in vogue.
- IV. That all expenses, liabilities and penalty if any, for construction which are to be constructed in the said premises shall be borne by the developer and the Owners shall not be liable to bear any expenses and constructional liabilities thereto including the costs and expenses relating to sanctioned plan, and other proposed necessary preliminary costs and expenses relating to full or phase wise process of construction.
- V. That the Developer undertakes to construct the Building in accordance with the Building sanctioned plan.

- VI. That the Owners herein shall handover the vacant possession after getting written notice from the Developer.
- VII. That the developer shall act as an independent Contractor in the matter of construction of the building and also undertake to keep the Owner indemnified from and against all Third Party claim or compensation and action arising out of any act or relating to the construction of the proposed building to be constructed on the said land of the said premises of the Owners.

ARTICLE - III : PLAN

- 3.1. Immediately after the execution of this agreement the Developer in consultation with a qualified architect shall prepare a plan for the construction of building and submit the same before the competent authority and for the purpose of submitting the plan the Owner shall extend their co-operation. The Owners shall also execute and register a Development Power of Attorney in favour of the Proprietor of the developer firm to represent the Owner from time to time before the competent authority / authorities. The developer shall obtain all permissions and approvals as required by law and bear all costs, charges and expenses as may be necessary or be required from time to time for the purpose of sanctioning the plan.
- 3.2. The developer shall bear and pay all such charges for the sanction of the building as shall be required by the competent authority.

ARTICLE - IV : DEVELOPER / PROMOTER'S RIGHTS

- 4.1. The Developer / Promoter shall have authority to deal with the Developer's allocated portion in the proposed building in terms of the agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their subject to observance of all terms and conditions contained herein.
 - 4.2. The land Owners hereby grant subject to what have been hereunder provided, exclusive right to the Promoter / Developer to build the proposed new building upon the said premises in accordance with the plan to be sanctioned by Municipal Authority in the name of the land Owners with or without any amendment and / or modification there to made or caused to be made by the parties thereto.
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- 4.3. That the Promoter / Developer shall carry the construction work at its own cost in a most skilful manner and shall remain fully liable for all its acts, deeds and things whatsoever.
- 4.4. That Booking or part consideration from intending purchasers for Developer's allocation will be taken by the Developer and the Agreement for Sale with the intending purchaser/s will be signed by the attorney holder as aforesaid on behalf of the Owners.
- 4.5. That the selling rate of the Developer / Promoter's allocation will be fixed by the Promoter / Developer without any permission or consultation with the Owners. The profit & Loss earned from the project will be entirely received or borne by the Promoter / Developer and no amount will be adjusted from the owner's allocation on account of loss or vice versa on account of profit from Developer / Promoter's allocation. The developer has right to amalgamate the present land with the adjacent plot holders for making such construction and in that case the owner's allocation is mentioned herein is final and binding upon the Owners.
- 4.6. Promoter / Developer is empowered to collect consideration money from the sale of Promoter's allocation from the intending purchaser and issue money receipt in his own name and more over take advance of consideration money from the intending purchasers for Developer's allocation only.
- 4.7. That on completion of the proposed multi storied building when the flat/s are ready for giving possession the Developer will put the landlord in it's allocation. The possession letter will be signed by the Developer / Promoter and the attorney holder of the Owner also will sign if needed. The Deed of Conveyance will be signed by the Developer / Promoter and the attorney holder as aforesaid on behalf and as representatives of the Owner / vendor.
- 4.8. All construction cost will be borne by the Promoter / Developer and no liability on account of construction cost will be charged from owner's allocation.

ARTICLE - V : CONSIDERATION

- 5.1. The Promoter has agreed to build the said proposed building at its own cost and expenses and Owners shall not be required to contribute any sums towards the construction of the said building or otherwise.
- 5.2. In consideration of the Owners having agreed to grant exclusive right for developing the said premises in addition to the owner's allocation as herein provided, as mentioned above.
- 5.3. Apart from the aforesaid consideration which has already been made by the Developer / Promoter to the Owner as indicated in first clause of this article, hereinabove written, the Promoter has agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of developing of the said premises and / or this development agreement and such consideration for all practical purposes will be deemed to be apparent consideration which are as follows :-
- a) Space allocation to the Owner;
 - b) Cost charges and expenses incurred for construction erection and completion of the said new building at the said premises.
 - c) Costs, charges and expenses on account of causing the plan or map prepared for the purpose of obtaining sanction by the Bidhannagar Municipal Corporation.
 - d) Costs, charges and expenses incurred for installation of Engine if any and also sewerage drainage and other connections.
 - e) Fees payable to architect and the Engineers as also fees payable to the Municipal Authority for the purpose of obtaining necessary permission of sanction of sewerage drainage and water connection.
 - f) Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said premises.
 - g) Cost of supervision of construction of the owner's allocation of the said premises.

ARTICLE - VI : DEALING OF SPACE IN THE BUILDING

- 6.1. The developer shall on completion of the building put the land Owner first in undisputed possession of the owner's allocation TOGETHER WITH all rights of the common facilities and amenities.
- 6.2. The Owners shall be entitled to transfer or otherwise deal with owner's allocation in the building.
- 6.3. The developer shall be exclusively entitled to deal the developer's allocation in the building with exclusive right to transfer the same subject to the provisions hereof and the Owner shall not put in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.
- 6.4. In so far as necessary all dealing by the developer in respect of the building including agreement for sale or any kind of transfer receiving advance money concerning developer's allocation shall be in the same of the owner's for which purpose the Owner undertakes to execute a Registered Development Power of Attorney in favour of the aforesaid developer. It being understood that such dealing shall not in any manner bind or create any financial liability upon the land Owners.
- 6.5. The land Owners upon receiving possession of owner's allocation shall execute the Deed of Conveyance or Conveyances in favour of the Developer or in favour of the Developer's nominee or nominees in such part or parts as shall be required by the Developer. The Owners if requires, have agreed to join and execute all such conveyance and conveyances which shall be required from time to time in respect of Developer's Allocation in favour of the nominees / agents of the Developer without claiming anything and the owner's allocation has referred herein above is the full and final consideration in respect of the Development Agreement.

ARTICLE - VII : POWER AND PROCEDURE

- 7.1. The Owners shall execute and register a Development Power of Attorney and / or give necessary authority in writing in favour of the partners of the developer firm including Power of preparing and executing and signing the agreement for sale and for registration of Deed of Conveyance for Developer's allocation.

ARTICLE - VIII : TIME

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- 8.1. That the Developer shall complete the owner's allocation within 24 (Twenty Four) months from the date of registered this Development Agreement. If the developer fails to complete the construction a further period of 6 (Six) months shall be extended.

ARTICLE - IX : NEW BUILDING

- 9.1. The Promoter shall at its own costs construct, and complete the new building at the said premises in accordance with the sanction plan with good and standard material as may be specific by the Architect from time to time.
- 9.2. The Promoter shall install, erect in the building at Promoter's own cost expenses pump, over head reservoir, electrification, permanent electric connection from the concerned authority and until permanent electric connection is obtain temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein on Ownership basis.
- 9.3. All costs, charges and expenses including Architect's fees shall be discharged and paid by the promoter and the Owner shall bear no responsibility in this context.
- 9.4. The Owners shall pay and clear up all the arrears on account of Municipal taxes and other taxes and outgoing of the said premises upto the date of this agreement. It is further agreed by and between the parties that the Owner shall not pay any taxes as Municipal taxes and other taxes in respect of the said property from the date of execution of these presents. All such taxes outgoing and electricity charges in respect of the said properties would be borne by the promoter from the date of execution of these presents upto the date of handing over Owner's allocation. From the date of completion of Owner's allocation, the Owner and the promoter shall be borne in proportionate share all municipal and other taxes respectively.

ARTICLE - X : OWNER'S RIGHT & REPRESENTATIONS

- 10.1. The Owner shall deliver, vacant khas possession of the said premises to the developer on the date of execution of this agreement along with all necessary documents required by the developer for sanctioning of the building plan and for completion of the proposed multi storied building and the developer shall

issue a letter confirming such delivery of possession by the Owner to the developer.

- 10.2. The said premises is free from all encumbrances and the Owner have a good and lawful marketable title in respect of the said premises including above.
- 10.3. That the Owners shall hand over all the necessary original documents to the Developer for obtaining the sanction plan for the completion of the proposed building.

ARTICLE - XI : COMMON FACILITIES

- 11.1. The Promoter shall pay and bear all property taxes and other dues and outgoing in respect of the said premises according due as and from the date of execution this agreement.
- 11.2. After delivery of possession of Owner's Allocation to the Owner, the Owner and the developer shall punctually and regularly pay taxes etc. for their respective allocations proportionately. The said rates and taxes to the concern authority or otherwise as may be mutually agreed upon between the Owner and the developer and both the parties shall keep each other indemnifies against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owner or the developer in this behalf.
- 11.3. As and from date of service of notice of possession the Owner shall also be responsible to pay and bear and shall pay to the developer the service charges for the common facilities in the new building payable in respect of the owner's allocation such charges are to include proportionate share of premium for the insurance of the building water, fire and damaging charges and taxes light sanction and maintenance occasional repair and renewal charges, for all connection and management of common facilities, renovation, replacement, repair and maintenance chargeable expenses for the building and for all common wiring pipes electrical and mechanical equipments, pumps motors and other electrical and mechanical installation, appliances, stairways and other facilities whatsoever as may be mutually agreed from time to time.

- 11.4. Any transfer of any part of the owner's allocation in the new building shall be subject to the other provision thereof and the Owner shall there after be responsible in respect of the space transferred to pay the said rates and service charges for the common facilities.
- 11.5. The Owner shall not do any act, deed or things where by the developer may be prevented from the construction and completion of the said building.

ARTICLE - XII : OWNER'S OBLIGATION

- 12.1. The owner's allocation in the building shall be subject at the same restrictions and use as applicable to the developers allocated in the building intended for common and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and / or the occupation of the building indemnified from and against the consequence of any breach.
- 12.2. The Owners shall permit the developer and its servants and agents with or without workman and other at all reasonable time to enter into and upon their owners' allocation and every part thereof the purpose of maintenance or remaining any part of the building and / or for the purpose of repairing maintaining cleaning lighting and keep in order the purpose of building down maintaining repairing and testing drainage and pipes electric wires and for the purpose of repairing maintaining cleaning lighting and keep in order the purpose of pulling down maintaining repairing and testing drainage and pipes electric wires and of for the similar purpose.

ARTICLE - XIII : COMMON RESTRICTIONS

- 13.1. The Owners hereby agree and covenant with the developer not to cause any interference or hindrance in the construction of the propose building for the benefits of all occupiers of the building which shall include as following :-
- 13.2. Neither party shall use or permit to be used the respective allocation in the said building or any portion thereof for carrying on any obnoxious, unlawful or illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

- 13.3. Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural alternation thereon without the previous consent of other in this behalf.
- 13.4. Neither party shall transfer or permit to transfer of their respective allocation or any portion unless such party shall have observed and performed all to the condition on their respective part to be observed and / or performed the proposed transferred shall have given written undertaking to the terms and conditions hereof and of these presents and further that such transferred shall pay all and whatsoever shall be payable in relation to the area in their possession.
- 13.5. Both the parties shall abide by all 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 be responsible for any deviations, violations and / or breach of any of the said laws by laws and regulations.
- 13.6. The respective allocation shall keep the interior walls, sewerages, drains, pipes and other fittings and fixtures and appurtenances building at the said premises by the Developer.
- 13.7. The Owners hereby agree and covenant with the developer not do any act, deed or things whereby the developer may be prevented from selling assigning and / or disposing of any of the developer's allocated portion of the building at the said premises.

ARTICLE - XIV: DEVELOPER'S OBLIGATION

- 14.1. The developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions of the rules applicable to construction of the said building.
- 14.2. The developer hereby agrees and covenants with the Owner not to do any act, deed thing whereby the Owner is prevented from enjoying, selling assigning and / or disposing of any owner's allocation in the building at the said premises.
- 14.3. The developer hereby agrees not to part with possession of the developer's allocation or any portion thereof unless possession of the owner's allocation

are ready provided however it will not prevent the developer from entering into any agreement for sale or transfer or deal with the developer's allocation and also to take part of full consideration money from intending buyers of developer's allocation and it is made clear that the Owners shall remain bound to execute a registered Power of Attorney empowering of the developer firm to execute all such agreement for sale or transfer for and on behalf of the Owner concerning developer's allocation of the building of the said premises. Be it noted that after delivery of possession of the owner's allocation to the Owner, the developer will deliver possession to the intending flat/s and / or shop/s Owner.

ARTICLE - XV : OWNER'S INDEMNITY

- 15.1. The Owners hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbance provided the developer perform and fulfill the terms and conditions herein contained and / or its part to be observed and performed.

ARTICLE - XVI : DEVELOPER'S INDEMNITY

- 16.1. The developer hereby undertake to keep the Owner indemnified against all third party claim and action arising out of the any sorts of act or occupation commission of the developer in relation to the construction of the said building.
- 16.2. The developer hereby undertake to keep the Owner indemnified against all actions, suits, costs proceedings and claims that may arise out of the developer's allocation with regard to the development of the said premises and / or for any defect therein.

ARTICLE - XVII : MISCELLANEOUS

- 17.1. Immediately upon the developer obtaining vacant possessions of the premises for the development shall fix its hoardings and banners only for selling of the proposed flats and / shops of the said proposed building and be entitled to start construction if law of the land so permit otherwise shall construct on obtaining sanction of the building plan from the competent authority.

- 17.2. It is understood that from time to time facilities the construction of the said building by the developer various act, deeds, matters and things not hereby specified may be required to be done by the developer for which the developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner related to which specific provisions may not have been mentioned herein. The Owner hereby undertake to do all such as acts, deeds, matters and things and when required and the Owner shall execute any such additional power of attorney or authorization as may be required by the developer for any such purposes and the Owner also undertake to sign and execute all such additional application and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the owner's and / or against the spirit of these presents.
- 17.3. The Owners shall not be liable or any income tax, wealth tax or any other taxes for construction of the proposed building and the developer shall be liable to make payment of the same and keep the Owner indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.
- 17.4. Any notice required to be given by the developer to the Owner and / or by the Owner to the developer shall without prejudice to any other mode of service available be deemed to have been served on the Owner and / or developer if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the developer and / or Owner by the Owner and / or developer if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the developer and / or Owner.
- 17.5. The developer and the Owner shall mutually frame scheme for the management and the administration of the said building and / or common parts thereof after the completion of the said building.

ARTICLE – XVIII : LEGAL ACTION

- 18.1. That if any dispute and differences shall arise between the parties hereto regarding the construction or interruption of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the

two arbitrators to be appointed each by the developer and the Owner herein and the decision of the said arbitrators will be final and binding upon the parties provided that if any conflict decision will arise by the decision of the Arbitrators, any third Arbitrator or Umpire will be appointed under Arbitration and Conciliation Act., 1996.

ARTICLE - XIX : FORCE MAJEURE

- 19.1. The parties shall not be considered to be liable for any obligations hereunder to the extend that performance of relating obligations prevented by the existence of the force majeure and shall be suspended for the obligation during the duration of the force majeure.
- 19.1. **FORCE MAJEURE** shall mean flood, earthquake, riot, war, storm, tempest civil common strike and / or any other act. of commission beyond the control of the parties hereto.

ARTICLE - XX : JURISDICTION

- 20.1. District Judges' court at North 24 Parganas, Barasat shall have jurisdiction to entertain and try all actions suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE REFERRED ABOVE

(Description of Amalgamated land)

ALL THAT piece and parcel of Bagan land measuring more or less 12 (Twelve) Cottahs out of 13 Cottahs 14 Ch. 30 Sft. be the same a little more or less lying and situated at **MOUZA - ATGHARA**, J.L.No.10, Re. Sa. No. 133, Touzi No. 10, comprised in **R.S. & L.R. Dag No. 697**, under Khatian Nos. 88, 354 & 325 corresponding to L.R. Khatian No. 401 present **L.R. Khatian No. 2164, 2165, 2166** within the Jurisdiction of Rajarhat at Present Baguiati Police Station, within the municipal limit of Rajarhat Gopalpur Municipality, Ward No. 06 at present Bidhannagar Municipal Corporation, under Ward No. 12, being Holding Nos. AS/393, AS/394 & AS/395, being Assessee Nos. 035183,035127,035171, A.D.S.R. Rajarhat in the District North 24 Parganas, (Road name Atghara Purba Para) which is total land butted and bounded as follows :-

ON THE NORTH : By land of Basir Mallick;
ON THE SOUTH : By Land of Mintu Gaine & Othrs;
ON THE EAST : By 22' Wide Corporation Road;
ON THE WEST : By Land of Romjan Ali Mandal;

THE SECOND SCHEDULE REFERRED ABOVE

(Owners' allocation)

OWNERS' ALLOCATION : The Owners herein shall be entitled to get 40% (Forty percent) Sanction area to be sanctioned by **Bidhannagar Municipal Corporation** including the proportionate undivided share of land and all common spaces and areas of the proposed building,

That after sanction of building plan from the competent Authority of Bidhannagar Municipal Corporation both the parties herein i.e. the owners and Developer shall execute a supplementary Development Agreement for demarcated and specified the 40% Owners' Allocation consisting with several numbers of Flats/Units, Shop and Car Parking.

The Developer shall pay refundable amount to the owners a sum of Rs. 6,50,000/- (Rupees Six Lac and fifty thousand) only and the developer shall pay the same at the time of execution of this agreement in the manner as follows :-

Paid to SMT. AMITA HAZRA a sum of Rs. 3,00,000/-

Paid to SMT. SUMITRA DAS a sum of Rs. 3,00,000/-

Paid to SMT. KAJALI DAS a sum of Rs. 50,000/-

THE THIRD SCHEDULE REFERRED ABOVE

(Developer's allocation)

DEVELOPER'S ALLOCATION shall mean the balance / remaining flats and/or any other covered spaces of the said multi storied building i.e. 60% (Sixty Percent) construction area save and except the Owners' Allocation after providing for the Owners' Allocation including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the developer together with the absolute right on the part of the developer to enter into

agreement for sale with intending purchaser / purchasers teamsters by and mode of transfer of property act and / or lease, let out or in any manner may with the same subject to fulfillment and observe of all the terms and conditions hereof.

**THE FOURTH SCHEDULE REFERRED ABOVE
(SPECIFICATION OF WORK)**

Foundation Works	:	Building designated with R.C.C. Frame Structure, while rest on individual column
Nature of Construction	:	R.C.C. Column structure.
Wall	:	8"/5"/3" Thick main wall, 3" thick wall for partition all floors of the building
Doors and windows	:	All wooden frame. All door shutter will be flash door. An eyepiece will be provided in the main door.
Windows	:	All windows will be with grill along with Alumunium sliding shutter panel with 4m.m thick glass fitting.
Flooring	:	All floor of the flat will be finish with floor Tiles with 0'-4" skirting and walls of the toilets would have 6'-0" high dado (Glazed tiles)
Sanitary & plumbing	:	Toilet would be provided with two commode with P.V.C low down cistern, One shower, One Geyser point, 2 nos. Bib cocks, All fittings will be brass made and standard quality. All plumbing lines will be unposed on the surface of the wall
Kitchen	:	Tiles flooring, glazed tiles on the wall upto 3' on slab side, Cooking slab/beach will be fitted with Black Stone. The kitchen will be provided with steel sink and 2 nos. of bib-cocks and fittings of electrical points for Exhaust and kitchen chimney system + 15 Amp plug point.
Electrical Wiring	:	Concealed electrical wiring up to the main door will be concealed, individual meter space provided in the common space meter along with common meter space for common service, The main door in each flat shall be fitted with calling bell point. The following electrical points will be provided: Dining Room : 1 (One) Tube 1 (one) bulb 1 (One) fan, 1 (one)) TV, 1 (one) freeze and 1 (One) three pin socket Bed Rooms : 1 (One) tube, 1 (One) bulb point, 1 (one) fan point, 1 (one) three pin plug point [5 amp.] [in one bed room] one 3 point socket extra], 1 (one) A.C. point, 1 (one) T.V point. Kitchen : 1 (one) Light Point, 1 (one) bulb, 2 (two) three pin

		socket point. Toilet : 1 (one) Light point, 1 (one) bulb point, 1 (one) exhaust fan and wall hanging fan point, socket point additionally, light point will be provided in each room along with drawing, dining, kitchen, and bath room by the developer
Inside and outside finishing	:	All rooms (inside) will finish with Putty (White) and available exterior colour paint or primer in out side wall of building
Water Supply arrangement	:	The main source of water will be from deep-tube-well. Suitable size over head tank will be constructed on the roof. A pump also be fitted to lift the water from ground to over head tank. A good network of pipe lines will distributed to all the flats throughout day and night. Lift machine, lift room and lift will be provided ..
Roof	:	The roof of the building will be finished with tiles.
Lift	:	Two Lift will be provided in two block..
Extra Work	:	Any work other than specified above would be regarded as extra work for which separate payment is required to be, paid
ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION		(a) The extra work may be done subject to architect's prior approval and money will be deposited in advanced. (b) The decision of developer will be final. (c) Any additional charges for the extra work of the specification in this development agreement the landowner will pay the extra cost to the developer .

IN WITNESS WHEREOF both the parties hereunto put their respective hands on this the day, month and year first above written.

SIGN, SEAL AND DELIVER
IN THE PRESENCE OF

1.

Amit Kumar
Togharia, Kat-157

Amita Hazra

Kajali Das

Sumitra Das

Signature of the Land Owners

2.

Abhishek Roy
UG, Charcheri Be'than
para,
pin-743378

BHUMI CONSTRUCTION

Sanjib Kumar Biswas
Proprietor

Signature of the Developer

Drafted By

Krishna Das Adv

Krishna Das
Advocate

Dist. Judge's Court Barrack
North 24 Parganas
Enrolment No. AVB-1027/98

MEMO OF CONSIDERATION

RECEIVED with thanks Rs. 6,50,000/- (Rupees Six Lakh Fifty thousand) only from the developer as per memo below :-

MEMO

Owner's Name	Ch. No.	Bank	Amount
Amita Hazra	073664	IDBI	3,00,000.00
Sumitra Das	073665	DO	3,00,000.00
Kajali Das	073666	DO	50,000.00
			6,50,000.00

WITNESSES

1. Amit Karm

2. Abhinav-Raj

Amita Hazra

Kajali Das

Sumitra Das

Signature of the Land Owners

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



192023240359371868

GRN Details

GRN:	192023240359371868	Payment Mode:	SBI Epay
GRN Date:	24/01/2024 22:24:41	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5865154781328	BRN Date:	24/01/2024 22:25:31
Gateway Ref ID:	IGAQTOXQM3	Method:	State Bank of India NB
GRIPS Payment ID:	240120242035937185	Payment Init. Date:	24/01/2024 22:24:41
Payment Status:	Successful	Payment Ref. No:	2000212981/2/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr SANJIB KUMAR BISWAS
Address:	TEGHORIA NISHIKANAN
Mobile:	9830075139
Period From (dd/mm/yyyy):	24/01/2024
Period To (dd/mm/yyyy):	24/01/2024
Payment Ref ID:	2000212981/2/2024
Dept Ref ID/DRN:	2000212981/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000212981/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	39021
2	2000212981/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	6521
Total				45542

IN WORDS: FORTY FIVE THOUSAND FIVE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

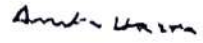
Deed No :	I-1523-01346/2024	Date of Registration	25/01/2024
Query No / Year	1523-2000212981/2024	Office where deed is registered	
Query Date	24/01/2024 8:35:55 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Amit Das Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9874410940, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,50,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 2,49,48,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 6,521/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Purbapara(Atghara), Mouza: Atghara, JI No: 10, Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-697 (RS :-)	LR-2164	Bastu	Bagan	4 Katha	1/-	83,16,000/-	Width of Approach Road: 22 Ft.,
L2	LR-697 (RS :-)	LR-2165	Bastu	Bagan	4 Katha	1/-	83,16,000/-	Width of Approach Road: 22 Ft.,
L3	LR-697 (RS :-)	LR-2166	Bastu	Bagan	4 Katha	1/-	83,16,000/-	Width of Approach Road: 22 Ft.,
		TOTAL :			19.8Dec	3 /-	249,48,000 /-	
		Grand Total :			19.8Dec	3 /-	249,48,000 /-	

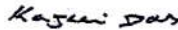
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Amita Hazra Wife of Late Biswanath Hazra Executed by: Self, Date of Execution: 25/01/2024 , Admitted by: Self, Date of Admission: 25/01/2024 ,Place : Office		 Captured	
		25/01/2024	LTI 25/01/2024	25/01/2024

239, S.K.B. Sarani Chassipara, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: afxxxxxx3p, Aadhaar No: 49xxxxxxxx8222, Status :Individual, Executed by: Self, Date of Execution: 25/01/2024 , Admitted by: Self, Date of Admission: 25/01/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Smt Sumitra Das Wife of Late Tapan Das Executed by: Self, Date of Execution: 25/01/2024 , Admitted by: Self, Date of Admission: 25/01/2024 ,Place : Office		 Captured	
	25/01/2024	LTI 25/01/2024	25/01/2024	

Beruna Pakuria, Barasat, City:- , P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: apxxxxxx8b, Aadhaar No: 66xxxxxxxx7541, Status :Individual, Executed by: Self, Date of Execution: 25/01/2024 , Admitted by: Self, Date of Admission: 25/01/2024 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Smt Kajali Das Wife of Shri Biswajit Das Executed by: Self, Date of Execution: 25/01/2024 , Admitted by: Self, Date of Admission: 25/01/2024 ,Place : Office		 Captured	
	25/01/2024	LTI 25/01/2024	25/01/2024	

107, Bipin Ganguly Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: azxxxxxx4f, Aadhaar No: 56xxxxxxxx5414, Status :Individual, Executed by: Self, Date of Execution: 25/01/2024 , Admitted by: Self, Date of Admission: 25/01/2024 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BHUMI CONSTRUCTION NK-75,Nishikanan, Teghoria, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: Alxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Shri Sanjib Kumar Biswas (Presentant) Son of Late Nirendra Nath Biswas Date of Execution - 25/01/2024, , Admitted by: Self, Date of Admission: 25/01/2024, Place of Admission of Execution: Office	 Jan 25 2024 6:12PM	 Captured LTI 25/01/2024	 25/01/2024
NK-75, NISHIKANAN, TEGHORIA, City:- , P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxxx9e, Aadhaar No: 32xxxxxxx9982 Status : Representative, Representative of : BHUMI CONSTRUCTION (as SOLE PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Smt AMIT KUMAR DAS Son of Shri DILIP DAS -43/1, ARJUNPUR, City:- , P.O:- D B BAGUIATI, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 70059	 25/01/2024	 Captured 25/01/2024	 25/01/2024
Identifier Of Smt Amita Hazra, Smt Sumitra Das, Smt Kajali Das, Shri Sanjib Kumar Biswas			

Transfer of property for L1

No	From	To. with area (Name-Area)
	Smt Amita Hazra	BHUMI CONSTRUCTION-2.2 Dec
	Smt Sumitra Das	BHUMI CONSTRUCTION-2.2 Dec
	Smt Kajali Das	BHUMI CONSTRUCTION-2.2 Dec

Transfer of property for L2

No	From	To. with area (Name-Area)
	Smt Amita Hazra	BHUMI CONSTRUCTION-2.2 Dec
	Smt Sumitra Das	BHUMI CONSTRUCTION-2.2 Dec
	Smt Kajali Das	BHUMI CONSTRUCTION-2.2 Dec

Transfer of property for L3

No	From	To. with area (Name-Area)
	Smt Amita Hazra	BHUMI CONSTRUCTION-2.2 Dec
	Smt Sumitra Das	BHUMI CONSTRUCTION-2.2 Dec
	Smt Kajali Das	BHUMI CONSTRUCTION-2.2 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Turbapara(Atghara), Mouza: Atghara, JI No: 10, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 697, LR Khatian No:- 2164	Owner:অমিতা হাজরা, Gurdian:মুন্ড বিশ্বনাথ, Address:নিজ , Classification:বাগান, Area:0.06000000 Acre,	Smt Amita Hazra
L2	LR Plot No:- 697, LR Khatian No:- 2165	Owner:সুমিত্রা দাস, Gurdian:তপন , Address:বেবুখান পুকুরিয়া, বারাদাত , Classification:বাগান, Area:0.07000000 Acre,	Smt Sumitra Das
L3	LR Plot No:- 697, LR Khatian No:- 2166	Owner:কাজলী দাস, Gurdian:বিরজিত , Address:বিপিন গাঙ্গুলী রোড দমদম জংশন , Classification:বাগান, Area:0.06000000 Acre,	Smt Kajali Das

Endorsement For Deed Number : I - 152301346 / 2024

25-01-2024

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 (u) of Indian Stamp Act 1899.

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

Presented for registration at 16:33 hrs on 25-01-2024, at the Office of the A.D.S.R. RAJARHAT by Shri Sanjib Kumar Biswas .

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 2,49,48,000/-

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

Execution is admitted on 25/01/2024 by 1. Smt Amita Hazra, Wife of Late Biswanath Hazra, 239, S.K.B. Sarani Chassipara, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife, 2. Smt Sumitra Das, Wife of Late Tapan Das, Beruna Pakuria, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession House wife, 3. Smt Kajali Das, Wife of Shri Biswajit Das, 107, Bipin Ganguly Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife

Indetified by Mr AMIT KUMAR DAS, , Son of Shri DILIP DAS, AE-43/1, ARJUNPUR, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

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

Execution is admitted on 25-01-2024 by Shri Sanjib Kumar Biswas, SOLE PROPRIETOR, BHUMI CONSTRUCTION (Sole Proprietorship), NK-75,Nishikanan, Teghoria, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr AMIT KUMAR DAS, , Son of Shri DILIP DAS, AE-43/1, ARJUNPUR, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,521.00/- (B = Rs 6,500.00/- ,E = Rs 21.00/- and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 6,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2024 10:25PM with Govt. Ref. No: 192023240359371868 on 24-01-2024, Amount Rs: 6,521/-, Bank: SBI EPay (SBIEPay), Ref. No. 5865154781328 on 24-01-2024, Head of Account 0030-03-104-001-16

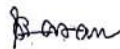
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs ,000.00/-, by online = Rs 39,021/-

Description of Stamp

. Stamp: Type: Impressed, Serial no 44654, Amount: Rs.1,000.00/-, Date of Purchase: 24/01/2024, Vendor name: M tosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2024 10:25PM with Govt. Ref. No: 192023240359371868 on 24-01-2024, Amount Rs: 39,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 5865154781328 on 24-01-2024, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.
tered in Book - I
me number 1523-2024, Page from 62539 to 62572
ing No 152301346 for the year 2024.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2024.02.08 13:52:48 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 08/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.