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certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

DEVELOPMENT AGREEMENT

14.03.24

14/03/2024
R-2-694914/24

THIS DEVELOPMENT AGREEMENT is made on this 14th day of March Two Thousand Twenty Four (2024), **B E T W E E N** (1) SRI SANTANU DE, PAN-AQXPD3328F, Aadhaar No.- 5890-0314-9290, Son of Late Sankar Lal De, by nationality - Indian, by faith- Hindu, by occupation- Service, residing at 31, Tanupukur Road, P.O.- Dhakuria, P.S.- Garfa, Kolkata - 700031 & (2) SRI ANNAY DE, PAN-GSWPD7398G, Aadhaar No.- 3528-9930-9910, Son of Atanu De, by nationality - Indian, by faith- Hindu, by occupation- Student, residing

at P-12, Babubagan Lane, P.O.- Dhakuria, P.S.- Lake, Kolkata - 700031, hereinafter jointly called and referred to as the **LAND OWNERS/FIRST PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators legal representatives and assigns) of the **ONE PART**.

AND

CANDID PROJECT, PAN-AASFC7363G, a partnership firm, having its office at 18, Santi pally, P.O. Jadavpur, Kolkata-700032, represented by its partners. **(1) SRI ASHIS DEY, PAN-AGOPD8923B, Aadhaar No.- 5415-3714-3868**, son of Sri Kali Das Dey, by faith-Hindu, by occupation- Business, residing at 18, Santi Pally, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032 and **(2) SRI TAPAN DAS, PAN-ADSPD6881F, Aadhaar No.- 2279-0887-7701**, son of Late Indra Kumar Das, by faith-Hindu, by occupation- Business, residing at 48, Raja Subodh Chandra Mallick road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032, hereinafter jointly called and referred to as the **CONTRACTOR /DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context, be deemed to mean and include their respective heirs, executors, administrators, legal representatives) the party of the **OTHER PART**.

WHEREAS by a Deed of Partition in Bengali language and character bearing dated 30/04/1957, one Sri Nirmal Kumar Mitra since deceased son of Late Kanai Lal Mitra, received & became the sole and absolute owner and peaceful possessor of **ALL THAT** the Piece & Parcel of Bastu Land measuring about 5 Decimals (2178 Sq. Ft.) comprised in Dag No.-351, under Khatian No.- 507 in Mouza- Dhakuria, J.L. No.- 18, R.S. No.- 5, Pargana- Khaspur, Touzi No.- 230, & 233, having Municipal Premises No. 31, Tanupukur Road, within the ambit of Municipal ward no. 92, under The Then Calcutta Municipal Corporation now known as The

Kolkata Municipal Corporation, P.O.- Dhakuria, P.S.- Previously Tollygunge thereafter Jadavpur now Garfa, District South 24 Parganas, Kolkata -700031, West Bengal, TOGETHER WITH structures standing thereon with all easement and ancillary rights of every description attached there with more fully & particularly described in the "Schedule-KA" of the said Deed of Partition as the Party of the First Part thereon and the said document was registered at the office of the Sub-Register Alipore Sadar 24 parganas now South 24 Parganas at Alipore and recorded in Book No-I, Volume No.-71, Pages 15 to 19, Being No. 3676 for the year 1957.

AND WHEREAS the said Sri Nirmal Kumar Mitra since deceased applied before the Kolkata Municipal Corporation for mutating his name in respect of the said 5 satak (2178 Sq. Ft.) of Land along with structures standing on ALL THAT the Piece & Parcel of Bastu Land measuring about 5 Decimals (2178 Sq. Ft.) comprised in Dag No.-351, under Khatian No.- 507 in Mouza- Dhakuria, J.L. No.- 18, R.S. No.- 5, Pargana- Khaspur, Touzi No.- 230, & 233, being known as Kolkata Municipal Corporation Premises No. 31, Tanupukur Road, P.O. Dhakuria, P.S.- Previously Tollygunge thereafter Jadavpur there after Kasba now Garfa, Kolkata - 700031, within the ambit of Municipal ward no. 92, under The Then Calcutta Municipal Corporation now known as The Kolkata Municipal Corporation, District South 24 Parganas, west Bengal and accordingly mutated his name as the recorded owner of the said land and structure standing thereon with Assessee No.- 21-092-25-0044-7 & the said Land was numbered as Previously CMC now KMC premises No.- No. 31, Tanupukur Road, P.O.- Dhakuria, P.S.- Garfa, Kolkata - 700031, District South 24 Parganas, West Bengal.

AND WHEREAS by virtue of the said Deed of Partition the said Sri Nirmal Kumar Mitra since deceased became the sole and absolute owner of **ALL THAT** the Piece & Parcel of Bastu Land measuring about 5 Decimals (2178 Sq. Ft.) comprised in Dag No.-351, under Khatian No.- 507 in Mouza- Dhakuria, J.L. No.- 18, R.S. No.- 5, Pargana- Khaspur, Touzi No.- 230, & 233, being known as Kolkata Municipal Corporation Premises No. 31, Tanupukur Road, P.O.- Dhakuria, P.S.- Previously Tollygunge thereafter Jadavpur there after Kasba now Garfa, Kolkata -700031, within the ambit of Municipal ward no. 92, under The Then Calcutta Municipal Corporation now known as The Kolkata Municipal Corporation, District South 24 Parganas, West Bengal, together with structure standing thereon for sake of brevity herein after referred to and called as the "**SAID PLOT OF LAND**", AND said Sri Nirmal Kumar Mitra during his life time was enjoying the peaceful physical possession over the **SAID PLOT OF LAND** and was enjoying & occupying the **SAID PLOT OF LAND** free from all encumbrances with his Family members without any interruption from any person or persons free from all encumbrances.

AND WHEREAS the said Sri Nirmal Kumar Mitra while seized and possessed of the said land died intestate on 15th day of April 1996, leaving behind his only Daughter namely **SMT MEERA DE @ MEERA DEY** the Owner herein as his only legal heir and successors and no other person or persons as his legal heirs and successors, it is worthwhile to mention herein that his wife Smt. Pushpa Rani Mitra predeceased him on 01/07/1981.

AND WHEREAS by way of inheritance and according to Hindu succession Act 1956 the said **SMT MEERA DE @ MEERA DEY** while ceased and possessed and well sufficiently entitled to having all right title, interest at all material times was in peaceful Physical possession of the said land measuring 5 satak (2178 Sq. Ft.) of

Land along with structures standing thereon in the **SAID PLOT OF LAND** and became the sole and absolute owner of the **SAID PLOT OF LAND** and have been enjoying the same solely and absolutely without any interruption or hindrances from others.

AND WHEREAS by way of inheritance the aforesaid **SMT MEERA DE @ MEERA DEY** became the absolute Owner of the Said Land of 5 Decimals (2178 Sq. Ft.) of Land along with structures standing thereon comprised in Dag No.-351, under Khatian No.- 507 in Mouza- Dhakuria, J.L. No.- 18, R.S. No.- 5, Touzi No.- 230, & 233, being known as Kolkata Municipal Corporation Premises No. 31, Tanupukur Road, P.O.- Dhakuria, P.S.- Previously Tollygunge thereafter Jadavpur there after Kasba now Garfa, Kolkata -700031, within the ambit of Municipal ward no. 92, under The Then Calcutta Municipal Corporation now The Kolkata Municipal Corporation, District South 24 Parganas west Bengal and mutated her name with Assessee No.-21-092-25-0044-7, in the records of the Kolkata Municipal Corporation as the Recorded owner of the Said Plot Of Land but at the time of Physical measurement of the Said Plot of Land the actual area comes to 2 Kathas 14 Chattaks 0.58 Sq. Ft. more or less along with two storied old structures measuring about 2000 Sq. Ft. more or less each Floor having an area of 1000 Sq. Ft. more or less standing thereon comprised in Dag No.-351, under Khatian No.- 507 in Mouza- Dhakuria, J.L. No.- 18, R.S. No.- 5, Pargana- Khaspur, Touzi No.- 230, & 233, being known as Kolkata Municipal Corporation Premises No. 31, Tanupukur Road, P.O.- Dhakuria, P.S.- Previously Tollygunge thereafter Jadavpur there after Kasba now Garfa, Kolkata -700031, within the ambit of Municipal ward no. 92, The Then Calcutta Municipal Corporation now known as The Kolkata Municipal Corporation, District South 24 Parganas for sake of brevity

herein after referred to & called as the **SAID PROPERTY** more fully & Particularly described in the **SCHEDULE-A** herein below written.

AND WHEREAS by deed of Gift dt. 14/03/2024, the said **SMT MEERA DE @ MEERA DEY**, gifted & transferred his entire portion of Land measuring an area of 2 Kathas 14 Chattaks 0.58 Sq. Ft. more or less along with two storied old structures measuring about 2000 Sq. Ft. more or less each Floor having an area of 1000 Sq. Ft. more or less standing thereon, comprised in Dag No.-351, under Khatian No.- 507 in Mouza- Dhakuria, J.L. No.- 18, R.S. No.- 5, Touzi No.- 230, & 233, being known as Kolkata Municipal Corporation Premises No. 31, Tanupukur Road, P.O.- Dhakuria, P.S.- Previously Tollygunge thereafter Jadavpur there after Kasba now Garfa, Kolkata -700031, within the Municipal limits of the Calcutta Municipal Corporation, Ward No. 92, in the District of South 24 Parganas, in favour of her one son namely **SRI SANTANU DE** & onc grandson **SRI ANNAY DE** the **OWNERS** herein and the said deed is registered at the office of the District Sub Register-III, South 24 Parganas at Alipore and was recorded in Book No. I, Being No. 4572 , for the year 2024.

AND WHEREAS by way of Gift deed the said **SRI SANTANU DE** & **SRI ANNAY DE** the **OWNERS** herein became the absolute joint Owners of all that piece and parcel of land measuring 2 Kathas 14 Chattaks 0.58 Sq. Ft. more or less along with two storied old structures measuring about 2000 Sq. Ft. more or less each Floor having an area of 1000 Sq. Ft. more or less standing thereon, comprised in Dag No.-351, under Khatian No.- 507 in Mouza- Dhakuria, J.L. No.- 18, R.S. No.- 5, Touzi No.- 230, & 233, being known as Kolkata Municipal Corporation Premises No. 31, Tanupukur Road, P.O.- Dhakuria, P.S.- Previously Tollygunge thereafter Jadavpur there after Kasba now Garfa, Kolkata -700031, within the Municipal

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Smt Meera De

Developer/Contractor herein, of the other part herein have approached the Owner herein to develop the **SAID PROPERTY** (more fully described in the **SCHEDULE-A**) hereunder written) by constructing a G+IV storied building on the **SAID PROPERTY** measuring a land of 2 Kathas 14 Chattaks 0.58 Sq. Ft. more or less comprised in Dag No.-351, under Khatian No.- 507 in Mouza- Dhakuria, J.L. No.- 18, R.S. No.- 5, Pargana- Khaspur, Touzi No.- 230, & 233, being known as Kolkata Municipal Corporation Premises No. 31, Tanupukur Road, P.O.- Dhakuria, P.S.- Previously Tollygunge thereafter Jadavpur there after Kasba now Garfa, Kolkata - 700031, within the ambit of Municipal ward no. 92, under The Kolkata Municipal Corporation, District South 24 Parganas, West Bengal.

AND WHEREAS the **OWNERS**, the Party of the **FIRST PART** herein being satisfied on the representation of the **DEVELOPER/CONTRACTOR**, the Party of the **OTHER PART** herein and have agreed to the proposal offered by the **DEVELOPER/CONTRACTOR** and ultimately decided to engage or appoint the developer herein to complete the construction of the proposed building on the **SAID PROPERTY** (more fully & particularly described in the **SCHEDULE-A** hereunder written).

AND WHEREAS both the **OWNERS**, the Party of the **FIRST PART** herein and the **DEVELOPER/CONTRACTOR**, the Party of the **OTHER PART** herein have mutually agreed to enter into this agreement/covenant with each other on the following terms and conditions.

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




1. This Agreement shall commence with effect from 14th day of March 2024, i.e. from the date of execution of this instant agreement and / or shall be

deemed to have commenced on, and shall remain in force until completion of the proposed building and transfer of Developer's allocation.

2. That the **OWNERS** hereby declare that they are the Joint Owners of the **SAID PROPERTY** and lawfully entitled to the same and no dispute or any suits, actions or legal proceedings is pending in respect of the **SAID PROPERTY** or any part or portion thereof and she have absolute right, title, interest, authority and possession of the **SAID PROPERTY** to enter into this agreement with the **DEVELOPER** herein.
3. That in pursuance of this agreement the **OWNERS** hereby allows the **DEVELOPER/CONTRACTOR** to develop and construct a G+IV storied building with Lift facility consisting of several self-contained flats, Car parking space as per the building plan to be sanctioned by the Kolkata Municipal Corporation after demolishing the existing structure standing thereon and to sell their allocated portions to the prospective Purchasers.
4. That the **DEVELOPER/CONTRACTOR** shall complete and finish the construction of the building at or for the costs to be borne by the **DEVELOPER/CONTRACTOR** themselves and/or sum of money to be received or obtained from time to time from the intending buyer or purchaser or purchasers of the dwelling flats and space of the Developer/Contractor's allocation & Developer/Contractor herein shall be at liberty with exclusive right and authority to negotiates and enter into Agreement for sale and transfer the flats and Car Parking space of the Developers' allocation of the said premises.
5. That the **DEVELOPER/CONTRACTOR** shall on their own cost and expenses without creating any financial or other liability on the Owner, should construct and complete the building and various units and/or apartments

therein in accordance with the building plan or any amendment thereto or modifications thereof made or caused to be made by Developer/Contractor and/or engineer. It is categorically mentioned herein that such amendment and/or modifications can be made subject to the approval and regularization by Kolkata Municipal Corporation and the owner cannot be held liable and responsible for such amendment and/or modifications, as the case may be of the sanctioned Building Plan.

6. That the **DEVELOPER/CONTRACTOR** shall erect or raise the new multistoried building on the said land after demolishing the existing structure standing thereon in conformity with the plans to be sanctioned by the Kolkata Municipal Corporation and also as per specification, drawings and elevations and shall complete all the constructions with such materials supplied by the Developer/Contractor and with such specifications as are mentioned in the **SCHEDULE-F** hereunder and as may be recommended by the architect.
7. The **OWNERS** hereby declare that the **SAID PROPERTY** is free from all and any manner of lispens, charges, liens, claims, encumbrances, attachments, trusts, acquisitions, requisitions or mortgages whatsoever and the **OWNERS** hereby agree to indemnify and keep the **DEVELOPER** indemnified from and against any and all actions, charges, liens, claims, encumbrances and mortgages in respect of the **SAID PROPERTY**.
8. That the **OWNERS** declare that they have not entered into any agreement for Sale/ Lease/ Development or otherwise for transfer or development of the said plot of land or any part thereof with any third party, prior to execution of this Agreement.

9. The **OWNERS** grants exclusive right to the **CONTRACTOR/DEVELOPER** to develop the **SAID PROPERTY** in such manner as the **CONTRACTOR/DEVELOPER** deems fit in accordance with the provisions herein contained and in compliance with the Laws of the Land.
10. After completion of the proposed building, the **DEVELOPER** shall undertake and bound to deliver the followings constructed areas of the G+ IV storied building to be constructed upon the said plot of land of **SCHEDULE- "A"**, in all respect as in habitable condition in terms of the agreement within the stipulated period of time as mentioned herein under to the **OWNERS** benefits under this Agreement are as follows:- -
- a) Entire First Floor Flat/Flats. 
 - b) Two number of Garage in Ground Floor each having an area of 110 Sq. Ft. 
 - c) A non-refundable amount of Rs. 32,00,000/- by cash/D.D. to be paid in the Following Way-
 - i) At the time of signing of this Agreement Rs. 2,00,000/- 
 - ii) At the Time of Possession of Owner's Allocation Rs.30,00,000/-.

All the allocation above written herein after referred to & described herein as **OWNER'S ALLOCATION**.

11. That the remaining areas of the G + IV storied building to be constructed on the **SAID PROPERTY** as per sanctioned building plan should be treated as Developer's allocation and the **DEVELOPER** shall be entitled of their portion of the building and have right to enter into agreement for sale, lease, transfer on the said portion with the intending purchaser/ purchasers at their own discretion without disturbing the Owner's allocation.

12. That the flat and space of the Developer's Allocation shall be sold to the prospective buyers to be nominated by the **DEVELOPER/CONTRACTOR** herein save and expect the spaces allotted to the **OWNERS** under this agreement at such consideration and on such terms and condition as the **DEVELOPER/CONTRACTOR** shall think fit & proper. In nomination of such prospective buyers and fixing the prices of any flat and spaces of the Developer/Contractor's allocation the **OWNERS** shall not be entitled to make any objection and also the **OWNERS** shall not be entitled to receive from the prospective buyer or buyers any money by way of consideration money or price thereof or any part thereof.
13. That the **LAND OWNERS** shifting charges for their residential accommodation for one Shifting shall be borne by the **DEVELOPER** herein together with the cost of remaining in an alternative residential accommodation @ Rs. 10,000/- per month during the period of construction commence on from the date of delivery of possession of the **SCHEDULE-"A"** premises in favour of the **DEVELOPER** after the Building Plan is sanctioned by K.M.C. and it will be ceased immediate after the delivery of their allotted portion of the building in aforesaid manner.
14. That All applications for proposed building plan/revised plan and other papers and documents as may be required by the **DEVELOPER/ CONTRACTOR** for the purpose of obtaining necessary sanction/ modification and alteration from the appropriate authorities, shall be prepared and submitted by the **DEVELOPER/CONTRACTOR** on behalf of the **OWNERS** at the Developer/Contractor's cost and expenses and the **DEVELOPER/CONTRACTOR** shall pay and bear all fees including Architects fees charges and expenses required to be paid or deposited for

proposed construction of the said proposed building on the **SAID PROPERTY.**

15. That the **OWNERS** will execute and register a Development Power of Attorney in favour of the **CONTRACTOR/DEVELOPER** for enabling the Developer for submitting the building Plan, Drainage/water plan for obtaining the same from Kolkata Municipal Corporation and for receiving the earnest money, booking money, sale consideration money at a time or part payment thereof from the intending purchaser or purchasers in respect of the flats, Spaces & Car Parking allotted to the **DEVELOPER/ CONTRACTOR** and to be constructed thereon and to execute Deed of Conveyance or any deed of transfer in respect of Developer/Contractor's allocation along with other rights and power.
16. That the **OWNERS** shall in concurrences with the **DEVELOPER/ CONTRACTOR** execute and cause to be registered the necessary deed of conveyance or conveyances in favour of their nominee or nominees when the **OWNERS** shall be called upon by the **DEVELOPER/CONTRACTOR.**
17. The **OWNERS** hereby grant subject to what has been hereinafter provided the exclusive right to the **DEVELOPER/CONTRACTOR** to build or to construct, erect and complete the said G+IV storied building as per Sanctioned building plan and to commercially exploit the same by entering into agreement for sale of the areas allotted as Developer's Allocation except the arrears as allotted to the **OWNERS.**
18. That all workmen, engineers, technicians, architects shall be appointed for the purpose of construction and/or construction erections of the proposed building complex at the sole directions of the **DEVELOPER/ CONTRACTOR.**

19. That any damages arising from accident or accidents or carelessness of the workmen or engineers or technical hands of other shall be the liability of the **DEVELOPER/CONTRACTOR** and be borne and effectually made good by the **DEVELOPER/CONTRACTOR** at their own costs, charges and expenses and the **OWNERS** shall not be liable and responsible with regards thereto. That **DEVELOPER** shall keep the **OWNERS** indemnified in all respect.
20. The **DEVELOPER/CONTRACTOR** shall be entitled to enter into and sign all agreements and document as may be required for disposing of/handing over/giving possession in favour of the person/persons of the flats and car parking space in the proposed building for residential as well as commercial purpose only in the Developer/Contractor's allocation, on such terms and conditions and for such consideration as the **DEVELOPER/CONTRACTOR** shall think fit and proper.
21. The **OWNERS** hereby agreed and grant exclusive right to the **DEVELOPER/CONTRACTOR** that after receiving the entire consideration money from the prospective purchasers for the Developer/Contractor's allocation, the **DEVELOPER/CONTRACTOR** will execute the Deed of Conveyance in respect of the said Developer/Contractor's allocation at the cost of the purchasers in favour of the said prospective purchasers.
22. That the **OWNERS** hereby fully consent with the **DEVELOPER/CONTRACTOR** shall have full right to advertise, fix hoarding or sign board of any kind relating to the publicity for the sale of the flats and car parking space of the said building complex to be constructed on the said premises from the date of execution of these presents.
23. It is understood that from time to time to facilitate the uninterrupted construction of the building by the **CONTRACTOR/ DEVELOPER**, various

acts, deeds, matters and things not herein specified may be required to be done by the **CONTRACTOR/DEVELOPER** for which the **CONTRACTOR/DEVELOPER** may require the authority of the **OWNERS** and various applications and other documents may be required to be signed or made by the **OWNERS** relating to which specific provisions may not have been mentioned herein, the **OWNERS** hereby undertakes to do all such acts, deeds, matters and things do not in any way infringe the rights of the **OWNERS** and or against the spirit of these presents.

24. The **OWNERS** shall not claim or demand unreasonable additional areas or money in any manner whatsoever save and except their own allocated portion which is mentioned in the schedule hereunder on the newly proposed building at the said premises.
25. The **DEVELOPER** shall be duty bound to complete the Owner's Allocated portion in all respect including domestic water and sewerage connections, electricity with Meter connections and point etc. and meter point with co-ordination with **OWNERS** as well as common areas and facilities and make the same fully habitable for user as per law within the said period of time as mentioned in this Agreement & give written notices to the **OWNERS** to take Delivery their allocation with a copy of Completion Certificate of the Building collected by the said **DEVELOPER/ CONTRACTOR** from the KMC before transferring Developer's allocation to any intending buyers or purchasers and 30 days there after the **DEVELOPER** have the right to hand over the possession of the Developer's Allocation to any prospective buyers of their Developer's Allocation.
26. That both the **CONTRACTOR/DEVELOPER** and the **OWNERS** shall do all acts, deeds and things as may be required in law for giving effect in

implementation of this agreement and shall not do any act, deed or things which may amount to violation or contravention of any of the terms and conditions herein contained.

27. The **OWNERS** hereby agree to sign and execute such plan and the relevant documents as may be required from time to time to enable the **CONTRACTOR/DEVELOPER** for obtaining the relevant Sanctioned plan and also to obtain all other relevant permissions and approvals as may be necessary or be required from time to time and in an event the constituent Attorney of the **OWNERS**, shall be entitled and it is hereby authorized to sign such plan Applications and/or other relevant documents for submission of the same being submitted to the K.M.C. Authority
28. The **DEVELOPER/CONTRACTOR** shall forthwith start construction and shall complete the building with fixture and fittings as per specification within 24 months from the date of receiving of the sanction plan of the proposed building, provided however that the **OWNERS** may extend the period of completion by another 6 (Six) months from the date of expiry of the said 24 months in most compelling circumstances. Provided further that the parties hereto shall not be consideration liable for any obligation during the period in which force majeure exists if both are affected by such force Majeure such as earth quakes, riots, natural calamities, flood, devastating fire, etc time in this respect shall be essences of the contract.
29. This Agreement shall be in force for a period of 24 (Twenty Four) months from the date of sanction plan of the proposed building & extend period of 6 (Six) months from the date of expiry of the said 24 months in most compelling circumstances but time may be extended during the duration of

the "FORCE MAJEURE" or with the written negotiation between both the parties. Time in this respect shall be the essences of the contract.

30. The **OWNERS** shall deliver or hand over all original copies of all documents relating to the **SAID PROPERTY** which are in possession and control of the **OWNERS** at the time of execution of these presents to the **DEVELOPER/CONTRACTOR** regarding the **SAID PROPERTY** as and when required by the **DEVELOPER/CONTRACTOR & DEVELOPER/CONTRACTOR** give a valid receipt for the same. After completion of the Project, the **DEVELOPER** shall handover all the original documents to the owner/Association of the Flats owners.
31. The terms, conditions and stipulations of this presents shall also be applicable and shall remain in force upon the legal heirs and/or successor-in-interest of both the parties hereto.
32. That the **OWNERS** or any of their duly authorized representatives shall take inspection of their allotted flats, Spaces & garages during the course of construction of the proposed building.
33. That as soon as the said proposed building shall be completed with proper sanction and completion certificate collected from K.M.C. the **DEVELOPER/CONTRACTOR** shall give written notice to the **OWNERS** to take possession of their Allocation mentioned in the **SCHEDULE 'B'** hereunder written. Then after 60 days from the date of receipt of such notice at all times thereafter the **OWNERS** shall be exclusively responsible for payment of all K.M.C. Taxes on their Allocation in the said Building.
34. On and from the date of service of notice of taking possession to the **OWNERS** of their Allocation, the **OWNERS** shall also be responsible to pay and bear and shall forthwith pay on demand to the Association of the flat

Owner to be formed by the flat Owner the proportionate service charges for the common facilities in the newly constructed building payable in respect of the Owner's Allocation and such charges are to include proportionate share of water Tax, fire insurances and maintenance charges, lights, sanitary and occasional repair of the portions to be used in common and its renovation, replacement, repair and maintenance charges and expenses for the building to be used in common and of all common wiring pipes, electricity and mechanical installations and equipments, pumps motors and other electrical and mechanical installations and equipments, stairways, corridors, halls, passages, ways and other facilities as mentioned in **SCHEDULE 'D'** hereunder written.

35. That if the **DEVELOPER/CONTRACTOR** violates the terms and conditions mentioned herein, the **OWNERS** shall have full right to initiate appropriate legal proceedings in any court of law against the file suit against the **DEVELOPER/CONTRACTOR** for the damages and compensation. Similarly, in the event of the **OWNERS** committing breach on any of the terms and conditions herein contained, the **DEVELOPER/CONTRACTOR** shall be entitled to initiate appropriate legal proceedings file suit in any court of law against the **OWNERS** for damages and compensation.
36. The **DEVELOPER/CONTRACTOR** shall be at absolute liberty to engage various professionals like advisor, advocate/advocates, architect, R.C.C. consultants and/or contractors whatsoever of their choice who shall take steps on behalf of the **DEVELOPER/CONTRACTOR** from time to time in compliance with the laws of the land but such arrangement shall not affect the **OWNERS** in any manner.

37. Each and every flat and space occupier of the proposed building including the **OWNERS** shall enjoy proportionate share of Land underneath as well as all common facilities and right at a maintenance charge to be decided by the Association of the flat and car parking space purchaser.
38. The **LAND OWNERS** shall not do any act/deed or things whereby the **DEVELOPER/CONTRACTOR** may be prevented from construction and completion of the said building in time.
39. The **OWNERS** and the **DEVELOPER/CONTRACTOR** have entered into this agreement purely as contract and nothing contained herein shall be deemed to construct as partnership between the **DEVELOPER/ CONTRACTOR** and **OWNERS**.
40. That if the **OWNERS** wants to construct anything beyond the work schedule, it will be treated as "extra work" and shall be charged extra. However, it has also been settled that the **OWNERS** will intimate the type and volume of extra work to be done dully approved by the **DEVELOPER** and the **OWNERS** shall inform the **DEVELOPER** well in advance to facilitate the progress of work.
41. Any notice required to be given by the **CONTRACTOR/DEVELOPER** shall without prejudice to any other mode of service be deemed to have been served on the **OWNERS** or if delivered by hand (acknowledgement is required) or sent by prepaid registered post to the **OWNERS** and shall likewise be deemed to have been served on the **CONTRACTOR/ DEVELOPER** if delivered by hand or sent by prepaid registered post to the office of the **CONTRACTOR/DEVELOPER**.
42. The **CONTRACTOR/DEVELOPER** and the **OWNERS** shall mutually frame scheme for the management and administration of the said building or

- buildings and or common parts thereof. The **OWNERS** hereby agrees to abide by all the rules and regulations to be framed by any Society/Association and or any other organization that 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 their consent to abide by such Rules and Regulations.
43. The parties hereto shall not be considered to be liable for any obligations here above to the extent that the performance of the relative obligations prevented by the existence of the 'force majeure' and shall be suspended from the obligation during the period of this 'force majeure'. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, court cases or court Order, or any other acts or commission beyond the control of the parties hereto effected thereby and also non-availability of essential materials like cement, steel etc.
44. Allocation settled herein will be final and binding upon both the **OWNERS** and the **DEVELOPER** and there will be no escalation of Allocation under any circumstances whatsoever.
45. The learned court/courts having territorial jurisdiction over the said property shall have the jurisdiction to entertain and determine all actions, suits and proceedings, arising out of these presents between the parties hereto.

SCHEDULE-'A'

FIRST SCHEDULE ABOVE REFERRED TO :

SAID PROPERTY

ALL THAT piece or parcel of "Bastu" Land measuring about 2 Kathas 14 Chattaks 0.58 Sq. Ft. more or less along with two storied old structures measuring about

2000 Sq. Ft. more or less each Floor having an area of 1000 Sq. Ft. more or less standing there on comprised in Dag No.-351, under Khatian No.- 507 in Mouza-Dhakuria, J.L. No.- 18, R.S. No.- 5, Pargana- Khaspur, Touzi No.- 230, & 233, being known as Kolkata Municipal Corporation Premises No. 31, Tanupukur Road, P.O.- Dhakuria, P.S.- Previously Tollygunge thereafter Jadavpur there after Kasba now Garfa, Kolkata -700031, within the ambit of Municipal Ward No. 92, under Calcutta Municipal Corporation now known by the name of Kolkata Municipal Corporation, Assessee No.-21-092-25-0044-7, District South 24 Parganas, West Bengal, Sub Registration office Alipore, which is butted and bonded in the manner following:-

- ↖
- ON THE NORTH** : Premises No.- 30C, Tanupukur Road.
- ON THE SOUTH** : Premises No.- 32, Tanupukur Road.
- ON THE EAST** : Premises No.- 1, R. N. Das Road..
- ON THE WEST** : 28 ft. Tanupukur Road.
- ↗

SCHEDULE-'B'

SECOND SCHEDULE ABOVE REFERRED TO :

OWNER'S ALLOCATION

AFTER completion of the proposed building, the Developer shall undertake and bound to deliver the followings constructed areas of the G+ IV storied building to be constructed upon the said plot of land of **SCHEDULE- "A"**, in all respect as in habitable and marketable condition in terms of the agreement within the stipulated period of time as mentioned the herein under to the Owner as the Owner's benefits under this Agreement are as follows:-

- ↖
- a) Entire First Floor Flat/Flats.
- b) Two number of Garage in Ground Floor each having an area of

110 Sq. Ft.

- c) A non-refundable amount of Rs. 32,00,000/- by cash/D.D. to be paid in the Following Way-
- i) At the time of execution of this Agreement Rs. 2,00,000/-.
 - ii) At the Time of delivery of Possession of Owner's Allocation Rs. 30,00,000/-.

All the allocation above written herein after referred to & described herein as **OWNER'S ALLOCATION**. All the allocation above written herein after referred to & described herein as **OWNER'S ALLOCATION**.

SCHEDULE-'C'

THIRD SCHEDULE ABOVE REFERRED TO :
DEVELOPER/CONTRACTORS ALLOCATION

SHALL mean the remaining portion of the proposed G+IV storied New building to be constructed as per the sanctioned plan sanctioned by the authority excluding the Owner' allocation and the Developer/Contractor shall be the absolute Owner of their portion of the building and have the right to enter into agreement for sale, lease, transfer on the said portion with the intending purchaser/purchasers at its own discretion through the Power of attorney without disturbing the Owner' allocation.

SCHEDULE-'D'

FOURTH SCHEDULE ABOVE REFERRED TO:

COMMON AREAS AND PARTS

1. Entrance, common path, stair – case, landings, lobbies, stair – head room, Lift maintenance room, lift, Lift landings, lobby and open space at Ground Floor.

2. Water pump, Water Tank water Pipes And other common Plumbing Installation.
3. Pump Room and Meter Room & Lift.
4. Electric Wiring, Meter, Excluding those are installed for any particular units.
5. General common elements of all appurtenances and facilities and other items which are not part of this unit.
6. Exterior conducts utilities lying under ground storage tank.
7. sewerage lines boundary wall, main gate for entrance and exit.
8. Underground and overhead Reservoirs, septic tank, pipe lines and all other installations in the premises for common use or common purpose.

All other facilities or elements or any improvement outside the unit but upon such building which is necessary for convenience to be existence management, operation, maintenance and safety of the building or normally in common use.

Conducts, utilities lines, telephone and electric system contained in the said building.

9. The foundations, columns, beams, supports, exterior walls of the compelled beyond the said unit side or interior load bearing walls within the building or concrete floor slab except the roof slab and all concrete ceiling and all stair cases in the said building.

SCHEDULE-'E'

THE FIFTH SCHEDULE ABOVE REFERRED TO:

Costs, expenses and outgoings and obligations for which all co-Owner of the flats are to contribute proportionately.-

1. The expenses for maintaining, repairing, decorating act of the main structure and in particular the matter fit and drains, water pipes, electric wires in and under or upon the building and enjoyed or used by the Owner in common with the other occupiers, other vendors and the main stair case, entrance passage lending association room of the building and the boundary walls and the building compound etc.
2. Salary of darwan, caretaker, sweeper & lift man if any.
3. Maintenance & repair Cost of Lift.
4. The cost of cleaning, lighting, the passage and the staircase, and other common parts of the building.
5. The cost of decoration, the exterior of the building except Owner.
6. The cost of working and maintenance of water pump, Electrical installations and over lights service charges.
7. Municipal Taxes and other taxes/levies till separate mutation are done by the respective flat Owner.
8. Such other expenses as are necessary or incidental expenses for the maintenance and upkeepment of the building as may be determined by the flat Owner' Association.

SCHEDULE-'F'

THE SIXTH SCHEDULE ABOVE REFERRED TO:

SPECIFICATION

1. The Building is designed on R.C column foundation.
2. Reinforced cement concrete framed super structure with R.C.C columns, beams and slabs.
3. All Exterior walls will be 200 mm thick and partition walls will be of 75 mm thick with 1.6 cement sand mortar.

4. Floor: All Floors are finished with Vitrified Tiles (2x2) orient type for each floor & Roof floor with broken tiles.
5. Wall: Inside wall of the building will be finished with Plaster of Paris and outer wall of the building will be finished with Weather coat Paints.
6. Door: Main door of the flat will be of Gamma wood and all other doors of the flat will be made of Flush doors. All the Door Frames are of Malyan-asian Sal wood & primer coating will be provided on the Door. Bathrooms doors are of PVC door.
7. Window: All the windows will be of aluminum sliding Window with inbuilt 10 mm Square Bar grill with smoke glass & primer coating will be provided.
8. Bath room's wall tiles up to 6½ ft & ½ ft skirting floor or tiles floors in height and inside fittings are of PVC Ashirbad heat resistance Pipe. Outside pipe lines are of Supreme. Water Lines are of CPVC types from overhead Tank.
9. Electricity Point :-
 - a) All Bed rooms : 2 (two) light points, 1(one) night lamp point, 1 ceiling fan point, 1(one) plug point, & 1(One) AC Point for only One Bed room.
 - b) Kitchen : 1(one) light point, 1(one) aquaguard point, 1(one) 15 Amp. Point. 1(one) Chimney point and chimney hole.
 - c) Bathroom : 1(one) 15 Amp. plug Point for Geyser, 1(one) light point, 1(one) exhaust fan point, .
W.C : 1(one) Light Pint, 1(one) exhaust fan point,
 - d) Drawing room : 2(two) light points, 1(one) ceiling fan point, 1(one) 15 Amp. Points,

- c) Balcony : 1(one) light point, & 1(one) plug point.
10. Toilet: White Commode, White wash Basin, Angular cock fittings.
 11. Kitchen: Table Top would be of Black stone slab and wall tiles will be fitted upto 2ft. height from table top.
 12. Electricals: All Electrical wiring will be concealed of Wire.
 13. All Switches are of Branded Company.
 14. SANITARY & PLUMBING: All water line including concealed line inside the Toilet & Kitchen will be done with CPVC pipes and C.P. fittings. The Sanitary Line including rain water pipe will be of SUPREME make PVC hit resistance Pipe with fittings.
 15. Painting Work :
All the M.S. Grills and wooden door frames shall be painted.
The external surfaces will be finished with weather coat cement based paints as per Developer 's choicc only.
 16. Lift :Suitable lift would be installed for 4 passengers in the building.Lift - Capacity, Brand gate opening .
 17. Boundary Wall.
 18. Roof treatment.
 19. **EXTRA WORK-** all the work described herein should be treated as extra work & charged separately:
 - a) **COST OF METER,**
 - b) **BOX GRILL,**
 - c) **COLLAPSIBLE GATE,**
 - d) **ANY OTHER WORK NOT SPECIFIED HEREIN.**

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

WITNESS:-

1. *Puyali De*
P-12 Babubagan lane
Dhakuria
Kolkata -31

1 *Santanu De*

2. *Aruny De*

SIGNATURE OF OWNERS/VENDORS

2. *Pallabi Roy*
Jodanpur
Kol-32

CANDID PROJECT

Tanuj De *John De*
Partner Partner

**SIGNATURE OF CONTRACTOR/
DEVELOPER**

Drafted & Prepared in my Office as
Per parties instruction & information.

Sukanta Majumdar

Advocate,
Alipore Judges Court, Kol-27.
Enrollment No.- WB/765/1999.

MEMO OF CONSIDERATION

Received the sum of Rs. 2,00,000/- (Rupees Two Lakhs) only from the above named **DEVELOPER** as the Part non-refundable consideration money of **OWNER**' **ALLOCATION** in the following manner:-

By Cash

Rs. 2,00,000/-

TOTAL

Rs. 2,00,000/-

(RUPEES TWO LAKHS ONLY)

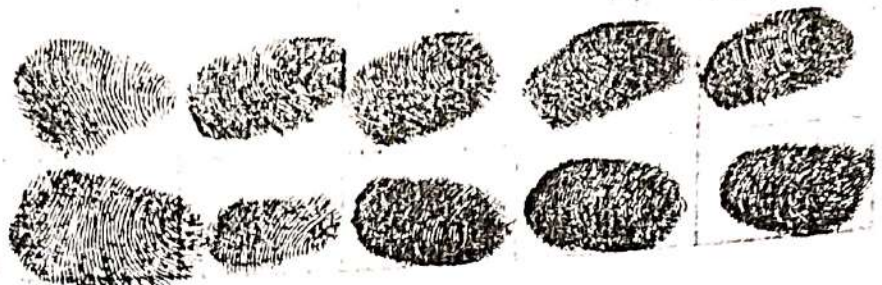
Signed Sealed & Delivered by
the Parties in presence of ;

1. Priyali De.

2. Pallabi Roy

Anand D.
Santanu De

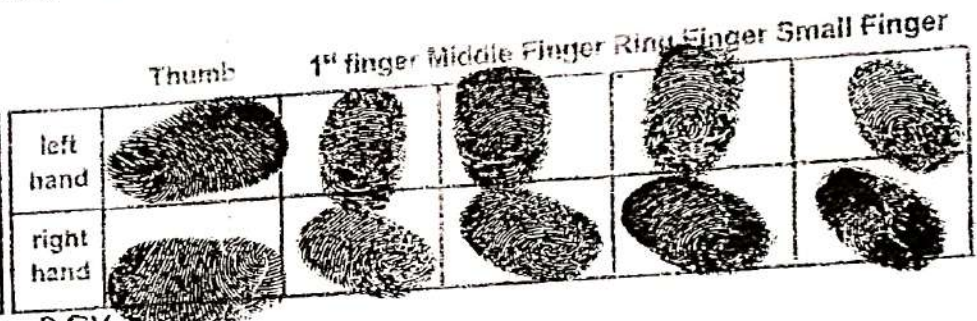
SIGNATURE OF THE OWNERS
/ VENDORS



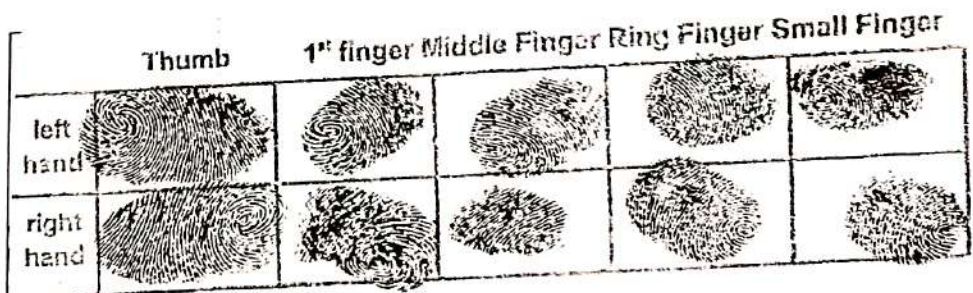
Name SANTANU DE
Santanu De



Name ANNAY DE
Signature *Annay De*



Name ASHIS DEY
Signature *Ashis De*



Name TAPAS DAS
Signature *Tapas Das*



BAR COUNCIL OF WEST BENGAL
 (STATUTORY BODY UNDER THE ADVOCATES ACT 1961)
 2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA-700 001
 PHONE : 2248 8958/7233
IDENTITY CARD



S. Majumdar

Name.....

SUKANTA MAJUMDAR Advocate

Father's/Husband's Name.....

SUKUMAR MAJUMDAR

JYOTIPRIYA MALLICK
 CHAIRMAN EX-COMMITTEE

Sanatan Mukhopadhyay
 SANATAN MUKHOPADHYAY
 CHAIRMAN

Card No..... C- 0342

Address Recorded on the Roll B/ 10A, BAPUJI NAGAR

P.O.- REGENT ESTATE, KOLKATA- 700 092

Present Address..... - DC -

Enrolment No..... WB/ 765 / 1999

Date of Enrolment..... 09.04.1999. Date of Birth..... 02.01.1970.

Date 14/1/07 Secretary/Assistant Secretary

Major Information of the Dood

Deed No :	I-1603-04573/2024	Date of Registration	14/03/2024
Query No / Year	1603-2000694914/2024	Office where deed is registered	
Query Date	12/03/2024 4:16:27 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sukanta Majumdar Aliporo Judgos Court, Thana : Aliporo, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830125655, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[430B] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 84,67,620/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 2,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :



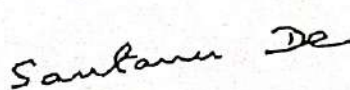



District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Tanu Pukur Road, , Premises No: 31, , Ward No: 092 Pin Code : 700031

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	2 Katha 14 Chatak 0.58 Sq Ft	1,80,000/-	71,17,620/-	Width of Approach Road: 28 Ft.,
Grand Total :				4.7451Dec	1,80,000 /-	71,17,620 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	20,000/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	20,000 /-	13,50,000 /-	



Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SANTANU DE Son of Late SANKAR LAL DE Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office	 14/03/2024	 LTI Captured 14/03/2024	 14/03/2024
31, TANUPOKUR ROAD, City:- Kolkata, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: AQxxxxxx8F, Aadhaar No: 58xxxxxxxx9290, Status :Individual, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office				
2	Mr ANNAY DE Son of Mr ATANU DE Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office	 14/03/2024	 LTI Captured 14/03/2024	 14/03/2024
P-12, BABUBAGAN LANE, City:- Kolkata, P.O:- DHAKURIA, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India , PAN No.:: GSxxxxxx8G, Aadhaar No: 35xxxxxxxx9910, Status :Individual, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CANDID PROJECT 18, SANTI PALLY, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :



Sl No	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>Mr ASHIS DEY (Presentant) Son of Mr KALI DAS DEY Date of Execution - 14/03/2024, , Admitted by: Self, Date of Admission: 14/03/2024, Place of Admission of Execution: Office</p>   <p>Mar 14 2024 3:03PM LTI 14/03/2024</p> <p>Signature: <i>ASHIS DEY</i></p> <p>14/03/2024</p>

18, SANTI PALLY, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3B, Aadhaar No: 54xxxxxxxx3868 Status : Representative, Representative of : CANDID PROJECT (as PARTNER)

2	Name Photo Finger Print Signature
2	<p>Mr TAPAN DAS Son of Late INDRA KUMAR DAS Date of Execution - 14/03/2024, , Admitted by: Self, Date of Admission: 14/03/2024, Place of Admission of Execution: Office</p>   <p>Mar 14 2024 3:05PM LTI 14/03/2024</p> <p>Signature: <i>TAPAN DAS</i></p> <p>14/03/2024</p>

48, RAJA S C MALLICK ROAD, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx1F, Aadhaar No: 22xxxxxxxx7701 Status : Representative, Representative of : CANDID PROJECT (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr SUKANTA MAJUMDAR Son of Late S MAJUMDER ALIPORE, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>   <p>14/03/2024 14/03/2024</p> <p>Signature: <i>SUKANTA MAJUMDAR</i></p> <p>14/03/2024</p>			

Identifier Of Mr SANTANU DE, Mr ANNAY DE, Mr ASHIS DEY, Mr TAPAN DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SANTANU DE	CANDID PROJECT-2.37254 Dec
2	Mr ANNAY DE	CANDID PROJECT-2.37254 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SANTANU DE	CANDID PROJECT-1000.00000000 Sq Ft
2	Mr ANNAY DE	CANDID PROJECT-1000.00000000 Sq Ft

Endorsement For Deed Number : I - 160304573 / 2024

On 14-03-2024

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:55 hrs on 14-03-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ASHIS DEY ..

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 84,67,620/-

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

Execution is admitted on 14/03/2024 by 1. Mr SANTANU DE, Son of Late SANKAR LAL DE, 31, TANUPUKUR ROAD, P.O: DHAKURIA, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Service, 2. Mr ANNAY DE, Son of Mr ATANU DE, P-12, BABUBAGAN LANE, P.O: DHAKURIA, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Student

Indetified by Mr SUKANTA MAJUMDAR, , , Son of Late S MAJUMDER, ALIPORE, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-03-2024 by Mr ASHIS DEY, PARTNER, CANDID PROJECT (Partnership Firm), 18, SANTI PAI LY, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr SUKANTA MAJUMDAR, , , Son of Late S MAJUMDER, ALIPORE, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 14-03-2024 by Mr TAPAN DAS, PARTNER, CANDID PROJECT (Partnership Firm), 18, SANTI PALLY, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr SUKANTA MAJUMDAR, , , Son of Late S MAJUMDER, ALIPORE, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,053.00/- (B = Rs 2,000.00/- , E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 2,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/03/2024 7:43PM with Govt. Ref. No: 192023240422826518 on 13-03-2024, Amount Rs: 2,021/-, Bank:
SBI EPay (SBlePay), Ref. No. 9200827356435 on 13-03-2024, 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 Stamp Rs 100.00/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23161, Amount: Rs.100.00/-, Date of Purchase: 21/02/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2024 7:43PM with Govt. Ref. No: 192023240422826518 on 13-03-2024, Amount Rs: 9,921/-, Bank: SBI EPay (SBlePay), Ref. No. 9200827356435 on 13-03-2024, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 1603-2024, Page from 141803 to 141840
being No 160304573 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.04.04 15:35:45 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 04/04/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.