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S.N - 260/2023
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Certified that the document is admitted to registration. The signature sheet / shesha and the endorsement sheet / shesha attached to this document are the part of this document.

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District Sub Registrar - I
North 24 Parganas, Barasat

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Sompa Kishore
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DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT made this 9th day of March, 2023 (Two Thousand Twenty Three) of Christian Era.

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ফেল্ডার নাম -

সাকিনা -

স্ট্যাম্প - 5021

ভেডায় -

বারাসাত কোর্ট, উত্তর ২৪ পরগণা

ভেডায় - শ্রী হনুমান চন্দ্র সাহু

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তারিখ -

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ফেল্ডারী অফিস - বারাসাত

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Krishna Enterprises

Old Lesson R2

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KRISHNA ENTERPRISE

Rajkumar

Partner

VED

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KRISHNA ENTERPRISE

Houmita Shil

Partner



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Sankar Kirtania
@ Shankar Kirttaniya

Soma Kirti Sah
@ Soma Sah.

BETWEEN

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1) SHRI SANKAR KIRTANIA @ SHANKAR KIRTTANIYA (having PAN - AFTPK2353J), Son of Sushilendu Kirtania, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at P/18, Motijheel Avenue, P.O. - Motijheel, P.S. - Dum Dum, District - North 24 Parganas, Pin - 700074, **2) SMT. SOMA KIRTANIA SAHA @ SOMA SAHA** (having PAN - CTCPS7747H), Wife of Sankar Kirtania, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Welcome Apartment, 2nd Floor, Flat No. - 3A, 436 Old, 359 P.K. Guha Road, P.O. - Italgacha, P.S. - Dum Dum, District - North 24 Parganas, Pin - 700028, hereinafter jointly called and referred to as the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

KRISHNA ENTERPRISE (having PAN - ABAFK1036D), a Partnership Firm, having its registered office at 65, Old Jessore Road, P.O. - Ganganagar, P.S. - Airport, District - North 24 Parganas, Pin - 700132, West Bengal.

represented by its Partners namely **1) SMT. TAPASHI GHOSH** (having PAN - AHGPG1447G), Wife of Shri Biswajit Ghosh, residing at 65, Old Jessore Road, P.O. - Ganganagar, P.S. - Airport, District - North 24 Parganas, Kolkata - 700132, West

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KRISHNA ENTERPRISE

Pinki Paul
Partner

KRISHNA ENTERPRISE

Partner

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Md. Ashadun Rah




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Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian, **2) SHRI RAJ HALDER (having PAN - BLLPH5177G)**, Son of Shri Santosh Halder, residing at Methopara, Doharia, P.O. - Ganganagar, P.S. - Madhyamgram, District - North 24 Parganas, Pin - 700132, West Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian, **3) SMT. MOUMITA SHIL (having PAN - FIMPS6333D)**, Wife of Shri Dipankar Paul, residing at Methopara, Sukanta Sarani, P.O. - Ganganagar, P.S. - Madhyamgram, District - North 24 Parganas, Pin - 700132, West Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian, **4) SMT. PINKI SAHA PAUL (having PAN - ECJPP2977J)**, Wife of Shri Pranay Paul, residing at Methopara, Sukanta Sarani, P.O. - Ganganagar, P.S. - Madhyamgram, District - North 24 Parganas, Pin - 700132, West Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian, hereinafter collectively referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

WHEREAS the Owner No. 1 herein purchased all that piece and parcel of land measuring an area of 07 cottahs 11 Chittaks 07 Square feet be the same little more or less along with a pucca one storied building, having an area 400 sq.ft. more or less and another tiles shedded structure having an area 200 sq.ft. more or less comprised in R.S. & L.R. Dag No. 371 under R.S. Khatian No. 187



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corresponding to L.R. Khatian Nos. 6721, 6722, 6723, 6724, 6725, 6726, 6727, 6728, 6729, 6730 & 6731 in Mouza - Doharia, J.L. No. 45, Re.Su. No. 132, Touzi No. 146, Police Station - Previously Barasat at present Madhyamgram, Additional District Sub Registry Office - Barasat, District - North 24 Parganas, by virtue of a Sale Deed, duly registered before the D.S.R.-III, North 24 Parganas, Barasat and recorded in Book No. I, Vol No. 1525-2022 pages from 296541 TO 296594, Being No. 152511293 for the year 2022 and absolutely seized and possessed.

WHEREAS the Owner No. 2 herein purchased all that piece and parcel of land measuring an area of 02 cottahs be the same little more or less along with a pucca one storied building, having an area 400 sq.ft. more or less and another tiles sheded structure having an area 200 sq.ft. more or less comprised in R.S. & L.R. Dag No. 371 under R.S. Khatian No. 187 corresponding to L.R. Khatian Nos. 6721, 6722, 6723, 6724, 6725, 6726, 6727, 6728, 6729, 6730 & 6731 in Mouza - Doharia, J.L. No. 45, Re.Su. No. 132, Touzi No. 146, Police Station - Previously Barasat at present Madhyamgram, Additional District Sub Registry Office - Barasat, District - North 24 Parganas, by virtue of a Sale Deed, duly registered before the D.S.R.-III, North 24 Parganas, Barasat and recorded in Book No. I, Vol No. 1525-2022, pages from 360184 to 360238, Being No. 152513899 for the year 2022 and absolutely seized and possessed.

AND WHEREAS thereafter the first party, being the Owners herein mutated their name with the Office of the B.L. & L.R.O. under the West Bengal Land Reforms Act, being L.R.



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Khatian Nos. 7525 & 7502 respectively upon R.S. & L.R. Dag No. 371 in Mouza - Doharia and have been paying rates and taxes regularly before the concerned authority from time to time.

AND WHEREAS by virtue of aforesaid description the First Party herein became the sole and absolute joint Owners of all that piece and parcel of land measuring an area of 09 Cottahs 11 Chittaks 07 Square feet be the same little more or less along with a pucca one storied building, having an area 400 sq.ft. more or less and another tiles shedded structure having an area 200 sq.ft. more or less comprised in R.S. & L.R. Dag No. 371 under R.S. Khatian No. 187 corresponding to L.R. Khatian Nos. 7525 & 7502 in Mouza - Doharia, J.L. No. 45, Re.Su. No. 132, Touzi No. 146, Police Station - Previously Barasat at present Madhyamgram, Additional District Sub Registry Office - Barasat, District - North 24 Parganas, within the local limit of Madhyamgram Municipality, under Ward No. 24, Jessore Road, Kolkata - 700132 and since then they have been absolutely seized and possessed of or otherwise well and sufficiently entitled to the same by paying rents and taxes regularly before the concerned authority from time to time.



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AND WHEREAS the owners have decided to constructing of a multi storied building over a piece and parcel of land admeasuring area of 09 cottahs 11 Chittaks 07 Square feet be the same little more or less morefully described in the Schedule hereunder written and as he has no adequate fund and resources to do so, he approached the developer requesting them to Develop the property as per the plan that may be sanctioned by the Madhyamgram Municipality.

AND WHEREAS on such request of the owners, the Developer agreed to Develop the property under certain terms and conditions as envisaged later in this agreement.

AND WHEREAS it has been agreed by and between the parties to this agreement that the Developer shall Develop the property at its own cost described in the Schedule - A below in the manner provided hereunder as agreed by and between the parties hereto.

AND WHEREAS the Owners herein handed over all the relevant documents in original as admissible to the Developer in respect of the said property.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the Parties herein as follows :

ARTICLE - I : DEFINATIONS :

In these presents unless there is something in the context repugnant to or inconsistent with :-



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1.1 **OWNERS** : shall mean **1) SHRI SANKAR KIRTANIA @ SHANKAR KIRTTANIYA**, Son of Sushilendu Kirtania, residing at P/18, Motijheel Avenue, P.O. - Motijheel, P.S. - Dum Dum, District - North 24 Parganas, Pin - 700074, **2) SMT. SOMA KIRTANIA SAHA @ SOMA SAHA**, Wife of Sankar Kirtania, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Welcome Apartment, 2nd Floor, Flat No. - 3A, 436 Old, 359 P.K. Guha Road, P.O. - Italgacha, P.S. - Dum Dum, District - North 24 Parganas, Pin - 700028, and include their respective heirs, successors, executors, administrators, representatives and assigns.

1.2 **DEVELOPER** : shall mean **KRISHNA ENTERPRISE**, a Partnership Firm, having its registered office at 65, Old Jessore Road, P.O. - Ganganagar, P.S. - Airport, District - North 24 Parganas, Pin - 700132, West Bengal and including its successors-in-Office, executors, administrators, legal representatives and assigns.

1.3 **COMMON FACILITIES** : shall mean and include corridors, lift and machine room, stairways, landings, water reservoirs, water tanks, pump room, passages, ways, parking spaces, drainage, sewerage, septic chambers, outer walls, foundations and the main walls, columns, beams, roofs and the open side spaces, rain water pipes and other spaces and facilities whatsoever which may be mutually agreed upon between the parties required for the



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establishments, location enjoyment, provisions, maintenance, management of the multi storied building.

1.4 **SALEABLE SPACE** : shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and amenities and the space required therefore.

1.5 **OWNER'S ALLOCATION**: shall mean the Owners jointly will get **42% (Forty Two Percent)** of the covered area in the proposed multi storied building togetherwith undivided impartiable proportionate share of land and all other common utilities, amenities and facilities as the Owners Allocation after completion of this project. Total covered area will be decided after the sanctioning of the Building Plan.

Be it mentioned here that owner's allotted part or covered area will be distributed from the ~~basement~~ to Top Floor of the said proposed multi storied building and owners allotted portion will be selected and decided by the Developer.

1.6 **DEVELOPER'S ALLOCATION** : shall mean that after deduction of Owner's Allocation the remaining constructed area in the multi storied building togetherwith proportionate share in the common facilities and amenities as also common spaces will be the property of the Developer for consideration of causing construction over the said land at its own costs, expenses and charges as per plan sanctioned by the Madhyamgram Municipality.



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1.7 **BUILDING PLAN** : would mean such plan for the construction of the building to be sanctioned by the Madhyamgram Municipality or any other sanction plan for construction of the proposed building. Cost of sanctioned plan, soil test etc. whatsoever is required for construction is to be exclusively borne by the Developer herein.

1.8 **TRANSFER** : with its grammatical variations shall include transfer by possession and by any other means adopted for effecting that it understood as a transfer of space in a multi-storied building to the Purchaser/s thereof although the same may not amount to a transfer in Law.

1.9 **TRANSFeree** : shall mean a person or persons, firm, Limited Company, Association of persons to whom any space in the building to be transferred by virtue of these presents.

ARTICLE - II COMMENCEMENT

2.0 This agreement shall be deemed to have commenced on and from the date of delivery of possession but in the meantime the Owners will pay the Municipal taxes, govt. rents up-to-date and also amalgamated their property at their own costs and expenses.

ARTICLE - III OWNER'S RIGHTS & PRESENTATION

3.0 The Owners are now absolutely seized and possessed of or otherwise sufficiently entitled to the said property and shall retain symbolical possession until the property is fully developed.



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3.1 The said property is free from all encumbrances and the Owners have good marketable title in respect of the said property.

ARTICLE - IV : DEVELOPER'S RIGHTS

5.0 The Owners hereby grants subject to what has been hereunder provided, exclusive right to the Developer to build upon the said property in accordance with the plan to be sanctioned by the Madhyamgram Municipality at the entire costs of the Developer.

5.1 All applications, Plans and other Papers and Documents as may be required by the Developer for the purposes of obtaining necessary sanction from the Appropriate Authority shall be prepared and submitted by the Developer on behalf of the land owner at its own cost and expenses and the Developer shall pay and bear all fees including Architect's Fees, charges and expenses required to be paid or deposited for exploitation of the said premises Provided However that the Developer shall be exclusively entitled to all refunds or any of all payments and/or deposits made by the Developer from the respective person or concern.

5.2 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the land owners of the said property or any part thereof, to the Developer or as creating any right, title or interest in respect thereof of the Developer, unless so mentioned other than an exclusive license to the Developer to exploit the same commercially in the terms hereof and the right to



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Dr. [Name]
District Health Officer - A
Bangalore District, Karnataka

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deal with the Developer's allocation in the new building complex in the manner hereinafter stated. The Developer herein shall have full right to enter into any Agreement for sale, transfer, lease, rent or in any type deal with any person or persons for selling the Developer's Allocation.

5.3 The Developer shall have authority to deal with the property in terms of the Agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money (In that case the land Owner shall have no liabilities) or taking any advance against its allocation or acquired any right under these agreement.

ARTICLE-V

(CONSIDERATION)

6.1 In consideration of the Land owner having agreed to permit the Developer to exploit the said premises commercially as also in consideration of the said premises provided by the Land Owner for that purpose and to construct, erect and build a new building amalgamating in accordance with the plan or plans to be sanctioned by the authority concerned.

6.2 The Developer hereby undertake to construct and complete the new building on the said property within a period of **30 (Thirty)** months from the date of up-to-date with suitable documentation of the property or obtaining the sanction of the building plan from the



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authority concerned and it may be extended for another six months on the ground of force majeure.

6.3 It is expressly agreed by and between the parties hereto that the land owners shall have proportionate user right on the roof of the building along with the roof of the staircase and roof of the machine rooms.

ARTICLE-VII (PROCEDURE)

7.1 The Land owners shall grant to the Developer and/or its nominee/nominees or firm/firms a Development Power of Attorney as required for the purpose of obtaining necessary permission and sanction from different authorities in connection with the construction of the proposed building and also for pursuing and following up the matter with competent authority and for entering into agreement for sale as well as Deed of Sale/s or any kind of Conveyances for selling of developer's allocation.

7.2 The Land owner have handover the peacefully vacate possession in entirely the said property for construction of proposed multi storied building in terms of the agreement after getting sanction/approval of the plan from the Municipal Authority.

7.3 Immediately after the execution of this Agreement the First Party shall place in the hands of the Developer the Original Title Deeds and other relevant documents pertaining to the said property with regard to their absolute right in the property to effectuate the smooth construction work of the proposed building.



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7.4 After the completion of the project the Owners shall execute Deed(s) of conveyance alongwith undivided proportionate share of land under the Developer's allocation in favour of the Developer or such person (s) nominated by the Developer in such part or part (s) as may be required by the Developers. The cost involved in doing so shall be borne by the Developer or its nominee/(s)/transferees.

ARTICLE - VIII (SPACE ALLOCATION)

8.1 Subject as aforesaid common portions of the proposed building and the open spaces, the staircase leading to the building along with the roof of the building, roof of the staircase, roof of the overhead water reservoir and vacant portions of the said premises shall belong to the Developers and the Land owner proportionately.

8.2 The Developer shall exclusively entitled to developer's allocation in the proposed building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the land owners and the land owners shall not in any way interference with of disturb the quiet and peaceful possession of the Developer's allocation.

8.3 In so far as necessary all dealings by the Developer in respect of the proposed building shall be in the name of the land owners for which purpose the land owners undertake to give the developer and/or its nominee or nominees, the power of attorney in a form and manner reasonably required by Developer it being understood, however, that such dealing shall not in any manner fasten or create any financial liability upon the Land Owners nor there shall be any



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clause inconsistent with or against the terms mentioned in this agreement.

ARTICLE - IX (BUILDING)

9.1 The Developer shall at its own costs, and expenses construct erect and complete the proposed Multi Storied building/s on the said property in accordance with the sanctioned plan with good and standard materials as may be specified by the Architects from time to time with standard Specifications.

9.2 The Developer shall be authorized in the name of the Land Owners in so far as is necessary to apply for and obtain the temporary and permanent connection of water, electricity power, drainage, and sewerage to the proposed building and other inputs the facilities required for the construction for enjoyment of the building for which purpose the land owners shall execute in favor of the Developer and its nominee/nominees or firm a power of attorney and other authorities as shall be required by the Developer.

9.3 The Developer shall construct and complete the proposed building and/or apartments there in accordance with the sanctioned building plan without creating any financial or other liabilities on the land owners and amendment thereto or the modification there of made or cause to be made by the Developer.

9.4 All cost, charges and expenses including Architect's fees shall be discharged by the Developers and the Land Owners shall bear no responsibilities in this context.



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9.5 After the completion of the said multi-storied building, the developer shall collect the completion certificate from the authority concern at its own cost and shall deliver to the owners a photocopy of the Certificate.

ARTICLE-X (COMMON FACILITIES)

10.1 Both parties shall abide by all laws, bye laws, rules and regulations of the government, local bodies and Govt. association as the case may be.

10.2 The parties there to shall not do or cause or permit to conduct any act or thing which may render void or voidable any insurance of the proposed building or any part thereof.

10.3 No goods or other item shall be kept by the Land Owners or Developer or its nominees for display or other-wise in or around corridors or other place of common use in the proposed building and no hindrance shall be caused in any manners in the free movement in the places of common use in the proposed buildings and in case any such hindrance is caused, the Developer shall be entitled to remove the same at the risk and cost of all the occupiers including the Land Owners.

10.4 Neither party shall throw or accumulate any dirt, rubbish, or water or refuse or permit the same to be thrown on or accumulated in and around proposed building or in the compounds or any other portion or portions of the proposed building.



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ARTICLE -XI

(LAND OWNERS OBLIGATIONS)

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11.1 The Land Owners hereby agrees and convent with the Developer not to cause any interference or hindrances in the construction of the proposed building on the said property by the developer.

11.2 The Land Owners hereby further agrees and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing any of the Developer's allotted portion in the proposed building after the completion of the proposed building but the Developers shall be bound to delivered owner's allotted portion firstly.

11.3 The Land Owners hereby agrees and convent with the Developer not to Sale, let out, lease, mortgage and/or charged the said property under project, thereof without the consent in writing of the developer during the period of construction.

11.4 The Land Owners or their legal heirs as the case may be, shall execute, register, proper deed of conveyance or conveyances in favour of the intending purchaser/s from the Developers' allocations and shall join as a party for proportionate share of land in the deed of conveyance to be registered in favour of the nominated person/s of the Developer herein, through the Ld. Advocate of the/Developer.



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11.5 The Land Owners herein shall be bound to execute and register Development power of attorney in favour of the Developer for selling the Developer's allocation in the proposed building & doing all necessary works which Power of Attorney cannot be revoked without the payment of due compensation.

ARTICLE-XII

(DEVELOPERS' OBLIGATIONS)

12.1 The developer hereby agreed and covenant with the land Owners to complete the construction of the proposed building within **30 (Thirty)** months from the date of up-to-date with suitable documentation of the property or obtaining the sanction of the building plan from the authority concerned on the said premises, and on obtaining peaceful vacant possession on the said premises from the land owners for Construction and from the date of possession, the Developers will bear all the relevant rents and taxes, relating thereto.

12.2 The Developer hereby agreed and covenants with the Land Owners not to violate or contravene any of the provision or rules applicable for the construction of the proposed building.



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ARTICLE-XIII

(OWNER'S INDEMNITY)

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13.1 The Land Owners hereby undertakes that the Developers shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbances provided the Developers performs and fulfill their terms and conditions herein contained and/ or it's a part to be observed and performed.

13.2 That excepting the First Party no one else has any right, title, interest, claim or demand whatsoever or however at and in respect of the said premises/property or any portion thereof and the First Party/Owner hereby indemnify the Developer from any loss or damage suffered by them owing to any claim whatsoever arising as regards the ownership of the First Schedule Property by any other person.

ARTICLE-XIV

(DEVELOPERS INDEMNITY)

14.1 The Developer hereby undertake to keep the Land Owner indemnified against all third party claims and actions arising out of any sort of act or commission of the Developers in relation to the construction of the proposed buildings. The Developer herein agreed to bear all costs arising out of compensation for any injury



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to the Developer's workman, Men, masons, and others during construction of the proposed building.

14.2 The Developer hereby undertake to keep the Land Owners indemnify against all action, suits, costs, proceeding and claim that, may arise out of the Developer action with regard to the Development of the said premises and/or in the matter of construction of the proposed building and /or for any defect therein.

ARTICLE-XV

(MISCELLANEOUS)

15.1 The Land Owners and the Developer have entered into this agreement purely as a contract and nothing contended herein shall be deemed to construe as partnership between the Developer and the Land Owner or as so joint Venture between the parties thereto any manner nor shall the parties hereto constituted as an association of persons.

15.2 It is understood that from time to time to facilitate the construction of the proposed building by the Developer, various Deed, matter and things not herein specify may be required to be done, by the Developer and for which the Developer may need the authority from land Owner and various application and other documents may be required to be signed or made by the Land Owner relating to which specify provision may not have been maintained herein the land owner hereby undertake to do all such acts, deed, matters and things may be reasonably required to be



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done in the matter and the landowner shall execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose of Construction of the proposed building and the Land Owners also undertakes to sign and execute all such additional application and other documents as the case may be, provided that all such acts, deeds, matter and things do not in any way infringe on the rights, of the Land Owner and the Developer and/or so against the spirit of this agreement.

15.3 Any notice required to be given by the Developer shall without prejudice to any other, mode of service available, be deemed to have been served on the Land Owner if delivered by hand and duly acknowledge or sent by prepaid registered post with acknowledge due and shall likewise be deemed to have been served on the Developers if delivered by hand or sent by prepaid registered post to the address of the Developer.

15.4 The First Party hereby agreed and undertake to abide by all the rules and regulations of such Management Society / Association / Holding Organization as the same will be formed and hereby give her consent to abide by the same,

15.5 The First Party shall not object to the construction work being carried out at all hours during the day and the night.

15.6 The First Party shall also sign all relevant documents of the WBSEDCL/CESC to be supplied by the Second Party for bringing new electric connection to the intending purchasers as well as for the common meter to be used for the pump and other common




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purposes at the cost of the Developers. But all cost and expenses of personal meter borne by the owners and intending purchaser/s.

15.7. As per exiting norms of the WBSEDCL an Electrical Transformer would be installed in the said project and the cost of the said installation would be borne by the developers firstly, then the cost will be distributed to developers, Owners and the intending purchaser/s proportionately.

ARTICLE-XVI

(FORCE MAJEURE)

16.1 The Parties hereto shall not be considered to be liable for any obligation there under to the extent the performance of the relating obligation prevented by the existent of the force majeure and shall be suspended from the obligation during of the force majeure.

16.2 Force majeure shall mean Flood, Earthquake, riot war storm tempest, Civil commotion, strike, lock out, legal impediments, litigation and/or any other act or commission beyond the Control of the parties thereto.

ARTICLE-XVII

(JOINT OBLIGATION)

17.1 The Developer shall develop and construct the multi storied building/s on the said premises as per rules and regulation of the local bodies and/or other authority after utilizing the available F.A.R. (Floor Area Ratio) as per present rules.



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17.2 The Land Owners will lend their names and signature/s in all paper plan, documents and deeds those may comes on the way of the development, for successful implementation of the project.

17.3 That in case of any disputes or disturbance should be arise within the stipulated period for the construction as stated hereinabove from the concern of Owner or any third party and in this respect all the disputes or disturbance and damages to be compensated by such of the parties will be born from theirs concerned of the rate of 18% interest P.A. on such amount to be paid to the Developers as invested amount by the Developer to be paid which will be calculated as per market value and if the Developer fails to provided the Owners Allocation to the Owners as stated above within the period, so the Developer bound to pay compensation amount in the same rate of interest.

17.4. That the said proposed project name will be "KRISHNA APARTMENT" and during the construction period the Developer may use the Building name in a Banner or Broshior for the intended Purchaser/s.

17.5. That one person has been living in the property for a long time, the cost of eviction or removal of that person shall be borne by owners and developer as per aforesaid ratio, i.e. 42% : 68% respectively.



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ARTICLE-XVIII

(ARBITRATION)

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18.1 In case of any dispute difference or question arising between the parties there to with regard to this agreement the same shall be referred to a double Arbitrator preferably, at the choice of both party under the provision of Arbitration and Conciliation Act, 1996 as amended upto date and the decision of the Arbitrator shall be final and binding on the parties.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bagan land measuring about 09 Cottahs 11 Chittaks 07 Square feet be the same little more or less along with a pucca one storied building, having an area 400 sq.ft: more or less and another tiles sheded structure having an area 200 sq.ft. more or less comprised in R.S. & L.R. Dag No. 371 under R.S. Khatian No. 187 corresponding to L.R. Khatian Nos. 7525 (recorded as Owner No. 1) & 7502 (recorded as Owner No. 2) in Mouza - Doharia, J.L. No. 45, Re.Su. No. 132, Touzi No. 146, Police Station - Previously Barasat at present Madhyamgram, Additional District Sub Registry Office - Barasat, District - North 24 Parganas, within the local limit of Madhyamgram Municipality, under Ward No. 24, Jessore Road, (Road Zone - Airport - Madhyagram Crossing On Road) C Kolkata - 700132. The rent of the land is payable to the land lord Government of West Bengal in accordance with the West Bengal Land Holding Revenue Act, 1972 togetherwith all sorts of easement right ingress and egress from the



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- 4) Common conceals electrical wiring, Common meter, fittings and fixtures for lighting the common areas, with facility common Electric Meters space in the Building in the Ground Floor.
- 5) Lift facilities.
- 6) Drains and sewerage pipe lines from the Building to the Drains.
- 7) Main entrance from Road to the main Building and boundary wall, Gate etc.

SCHEDULE 'D' ABOVE REFERRED TO

(Common maintenance & expenses borne by all Owners and Occupants through an Association)

- 1) Proportionate expenses of maintenance, repairing, re-decorating etc. of the said Building and lighting of common area and the main entrance, passage of the building to be enjoyed by all the parties or to be used by party in common as aforesaid.
- 2) Proportionate share of the subsequent decorating of the exterior side of the building after the first.
- 3) Proportionate cost of the salaries of clerks, Chowkidars, Sweepers, pump operator etc..
- 4) Proportionate costs of working and maintenance of Submersible pump & motor, deep tube well, underground tank, overhead water tank, main water lines, septic tank, soak pit, rain



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Magistrate North 24 Parganas
District Court Magistrate - I
North 24 Parganas, West Bengal

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water pipes, drains, light in common area, water and other service charge for the appertain part as aforesaid.

- 5) Proportionate maintenance charge of Lift.
- 6) Proportionate Municipal Tax, Government Tax, and other expenses.
- 7) Proportionate amount of Insurance of the building against risk of fire etc..
- 8) Proportionate other expenses those are necessary of incidental of the maintenance and up keep the said building on the First Schedule property.
- 9) To reform Flat Owners' Association with other Co-Flat Owners and perform all Work and maintenance as per common user of the building.

SCHEDULE 'E' ABOVE REFERRED TO

SPECIFICATION FOR CONSTRUCTION SHALL BE AS FOLLOWS

:-

STRUCTURE : R.C.C Frame Structure as per specification given by the consultant and structural engineer.

BUILDING : Reinforced Cement Concrete frame building with Ground Floor to Top Floor.



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@ Gokar Khatwa

BRICK AND CEMENT WORK : Standard bricks and cement the walls will be made of 8" to 10" thick and the inner partition walls be made 3" to 5" thick walls with brick work. All the exposes surface of the concrete and inside brick work will be finished with Putty and outside finished with weather coated.

FLOORING : Internal floors shall be of anti skid Vitrified Tiles having skirting of 4" height and external common spaces inside the buildings like stairs, landings will be finished with Marble.

KITCHEN : The top of the slab will be finished with Black Stone, glazed tiles for the wall upto 3' from the cooking platform having stainless steel sink.

TOILET/W.C : The Toilet and the water closet will be finished with Ceramic glazed tiles upto a height of 6' from the floor and complete with standard fittings.

DOORS : All doors will be made by hot pressed phenol bonded flush and in all the main door fixing with the eye-boll and Standard quality Lock and calling Bell point.

WINDOWS : Glass Panel with Aluminum Channel window fitted with Steel Grill;

BALCONY :- Balcony shall be made by steel grill.

ELECTRICAL WIRING : All electrical wiring will be concealed with ISI quality wire of materials and Transformers provide by W.B.S.E.B. for the said multi storied Building, if required and all



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the Electrical Switch provided by reputed Company and in all rooms one piece MCB.

- i) All Bed rooms will be provided with 2 Nos. Light points, 1 No. Fan point, 1 No. A.C. point and 1 No. Stamp Plug point.
- ii) All Living-cum-dining rooms will be provided with 2 Nos. Light points, 1 No. Fan point, 1 No. 5 AMP. Plug point, 1 No. T.V. point, and 1 No. 15 AMP. Plug point.
- iii) All Kitchen room will be provided with 1 No. Light point, 1 No. Exhaust Fan point, 1 No. Chimney point and 1 No. 15AMP. Plug point.
- iv) All Toilet/W.C will be provided with 1 No. Light point and 1 No. 15 AMP. Plug point for Geyser.
- v) All Balcony will be provided with 1 No. Light point.
- vi) Common Light points at stair, roof and garden/ground as per direction of Architect.

PIPE LINES : All external and internal water and sanitary pipe lines shall be laid and fixed as per drawings. All the rain water line shall be standard black PVC pipes. All external and internal water supply line shall be laid using standard quality PVC Pipes and fittings.

WATER SUPPLY : Water would be supplied from the over head tank and should be lifted from the Submersible pump connected with motor pump.



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@ Sabin Kipari

SANITARY : Toilet will have one white colour commode, one coloured wash basin, shower, mirror soap case, Towel Rod and one water Tap.

ROOF AND TERRACE : The roof of the building will be finished with roof tiles and the terrace will be finished with proper dam proofing & cementing roof treatment will be done .

LIFT : One no. five passengers lift in per unit of the said project.

EXTRA WORK : Any extra work other than the standard Schedule shall be charged extra as decided by the Developer or its appointed engineer.



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09 MAR 2023 09 MAR 2023

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@ Sankar Kishor

IN WITNESSES WHEREOF the parties have hereunto set their respective signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of:-

1) *Sankar Paul*
Methapara, Gangaganagar
Kot- 132

Sankar Kishor
@ *Sankar Kishor*

2) Md. Ashedur Rahman
of Barasat Court.

Soma Vithi Sah
@ *Soma Sah*

SIGNATURE OF THE LAND

KRISHNA ENTERPRISE OWNERS KRISHNA ENTERPRISE
Tapash Ghosh *Rahbar*
Partner Partner

Prepared by:-

Sanjoy Samanta
SANJOY SAMANTA
Advocate
District Judge's Court
North 24 Pgs., Barasat
Enrollment No.- F/265/277/2020

KRISHNA ENTERPRISE KRISHNA ENTERPRISE
Mounita Shil *Pinki Paul*
Partner Partner

SIGNATURE OF DEVELOPER

Printed by
Biswajit Sarkar
Biswajit Sarkar
Barasat Court



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Registrar U/S 7(2)
District Sub Registrar - I
North 24 Parganas, Barasat

09 MAR 2023 09 MAR 2023 09 MAR 2023



UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Santan Khatun @ Santan Kristhanya

Santan Khatun @ Santan Kristhanya

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

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Soma Saha @ Soma Saha

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

(3) Name : *Tapasvi Ghosh*

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

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Tapasvi Ghosh

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



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Registrar U/S 7(2)
District Sub Registrar - I
North 24 Parganas, Barasat

09 MAR 2023 MAR 2023 09 MAR 2023



UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : Rajhalder

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

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Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : Moumita Shil

LITTLE	RING	MIDDLE	FORE	THUMB
				
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Moumita Shil

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

(3) Name : Pinki Paul

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

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Pinki Paul

Signature of the Presentant



Registrar U/S 7(a)
District Sub Registrar - I
North 24 Parganas, Bahadur

09 MAR 2023 09 MAR 2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt TAPASHI GHOSH 65, Old Jessore Road, City:- Not Specified, P.O:- GANGANAGAR, P.S:-Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700132	Represent ative of Developer [KRISHNA ENTERPR ISE]			<i>Tapashi Ghosh</i> 09/03/2023
4	Shri RAJ HALDER Methopara, Doharia, City:- Not Specified, P.O:- GANGANAGAR, P.S:-Madhyamgram, District:-North 24- Parganas, West Bengal, India, PIN:- 700132	Represent ative of Developer [KRISHNA ENTERPR ISE]			<i>Raj Halder</i> 09/03/2023
5	Smt MOUMITA SHIL Methopara, Sukanta Sarani, City:- Not Specified, P.O:- GANGANAGAR, P.S:- Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700132	Represent ative of Developer [KRISHNA ENTERPR ISE]			<i>Moumita Shil</i> 09/03/2023



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15012000625227/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri SANKAR KIRTANIA Alias Shri SHANKAR KIRTTANIYA P/18, Motijheel Avenue, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700074	Land Lord			Sankar Kirtania @ Shankar Kirtania 09/03/2023
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Smt SOMA KIRTANIA SAHA Alias SOMA SAHA Welcome Apartment, 2nd Floor, 436 Old, 359 P.K. Guha Road, Flat No: 3A, City:- Not Specified, P.O:- ITALGACHA, P.S:-Dum Dum, District:-North 24, Parganas, West Bengal, India, PIN:- 700028	Land Lord			Soma Kirtania Saha @ Soma Saha 09/03/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Smt PINKI SAHA PAUL Methopara, Sukanta Sarani, City:- Not Specified, P.O:- GANGANAGAR, P.S:- Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700132	Represent ative of Developer [KRISHNA ENTERPR ISE]			<i>Pinki Paul</i> 09/03/2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Md ASHADUR RAHAMAN Son of Late MD MOTIYAR RAHAMAN BARASAT COURT, City:- Not Specified, P.O:- BARASAT, P.S:-Barasat, District:-North 24- Parganas, West Bengal, India, PIN:- 700124	Shri SANKAR KIRTANIA, Smt SOMA KIRTANIA SAHA, Smt TAPASHI GHOSH, Shri RAJ HALDER, Smt MOUMITA SHIL, Smt PINKI SAHA PAUL			<i>Md. Ashadur Rahman</i> 09/03/2023

(Rajendra Prasad
Upadhyay)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
NORTH 24-PARGANAS
North 24-Parganas, West
Bengal



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



192022230325549761

GRN Details

GRN:	192022230325549761	Payment Mode:	Online Payment
GRN Date:	09/03/2023 15:31:13	Bank/Gateway:	State Bank of India
BRN :	CKW3584990	BRN Date:	09/03/2023 15:32:11
GRIPS Payment ID:	090320232032554974	Payment Init. Date:	09/03/2023 15:31:13
Payment Status:	Successful	Payment Ref. No:	2000625227/1/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	KRISHNA ENTERPRISE
Address:	65, Old Jessore Road, PO-Ganganagar, Pin-700132
Mobile:	9339319504
Contact No:	8910339956
Depositor Status:	Buyer/Claimants
Query No:	2000625227
Applicant's Name:	Mr Sanjoy Samanta
Identification No:	2000625227/1/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	09/03/2023
Period To (dd/mm/yyyy):	09/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000625227/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	35020
2	2000625227/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				35041

IN WORDS: THIRTY FIVE THOUSAND FORTY ONE ONLY.



Major Information of the Deed

Deed No :	I-1501-01770/2023	Date of Registration	10/03/2023
Query No / Year	1501-2000625227/2023	Office where deed is registered	
Query Date	09/03/2023 3:07:51 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sanjoy Samanta Madhyamgram, Thana : Madhyamgram, District : North 24-Parganas, WEST BENGAL, PIN - 700129, Mobile No. : 8910339956, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 2,65,06,503/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,020/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Jessore Rd, Road Zone : (Airport -- Madhyamgram Crossing On Road) , Mouza: Doharia, JI No: 45, Pin Code : 700132

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-371	RS-187	Bastu	Bagan	9 Katha 11 Chatak 7 Sq Ft		2,61,82,503/-	Property is on Road Adjacent to Metal Road,
Grand Total :					16.0004Dec	0 /-	261,82,503 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 4 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 4 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		600 sq ft	0 /-	3,24,000 /-	

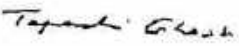
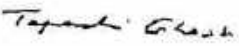
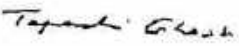
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri SANKAR KIRTANIA, (Alias: Shri SHANKAR KIRTTANIYA) (Presentant) Son of Sushilendu Kirtania P/18, Motijheel Avenue, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx3J, Aadhaar No: 31xxxxxxxx3369, Status :Individual, Executed by: Self, Date of Execution: 09/03/2023 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/03/2023 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Pvt. Residence
2	Smt SOMA KIRTANIA SAHA, (Alias: SOMA SAHA) Wife of SANKAR KIRTANIA Welcome Apartment, 2nd Floor, 436 Old, 359 P.K. Guha Road, Flat No: 3A, City:- Not Specified, P.O:- ITALGACHA, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CTxxxxxx7H, Aadhaar No: 65xxxxxxxx1599, Status :Individual, Executed by: Self, Date of Execution: 09/03/2023 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/03/2023 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Pvt. Residence

Developer Details :

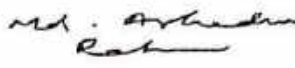
SI No	Name,Address,Photo,Finger print and Signature
1	KRISHNA ENTERPRISE 65, Old Jessore Road, City:- Not Specified, P.O:- GANGANAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700132 , PAN No.: ABxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Smt TAPASHI GHOSH Wife of Shri BISWAJIT GHOSH Date of Execution - 09/03/2023, , Admitted by: Self, Date of Admission: 10/03/2023, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td></td><td>Mar 10 2023 12:28PM</td><td>LTI 10/03/2023</td><td>10/03/2023</td></tr></table>	Name	Photo	Finger Print	Signature	Smt TAPASHI GHOSH Wife of Shri BISWAJIT GHOSH Date of Execution - 09/03/2023, , Admitted by: Self, Date of Admission: 10/03/2023, Place of Admission of Execution: Office					Mar 10 2023 12:28PM	LTI 10/03/2023	10/03/2023	65, Old Jessore Road, City:- Not Specified, P.O:- GANGANAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700132, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx7G, Aadhaar No: 98xxxxxxxx6629 Status : Representative, Representative of : KRISHNA ENTERPRISE (as PARTNER)		
Name	Photo	Finger Print	Signature													
Smt TAPASHI GHOSH Wife of Shri BISWAJIT GHOSH Date of Execution - 09/03/2023, , Admitted by: Self, Date of Admission: 10/03/2023, Place of Admission of Execution: Office																
	Mar 10 2023 12:28PM	LTI 10/03/2023	10/03/2023													
2	Shri RAJ HALDER Son of Shri SANTOSH HALDER Methopara, Doharia, City:- Not Specified, P.O:- GANGANAGAR, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700132, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BLxxxxxx7G, Aadhaar No: 32xxxxxxxx7241 Status : Representative, Representative of : KRISHNA ENTERPRISE (as PARTNER)															

3	Smt MOUMITA SHIL Wife of Shri DIPANKAR PAUL Methopara, Sukanta Sarani, City:- Not Specified, P.O:- GANGANAGAR, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700132, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Flxxxxxx3D, Aadhaar No: 59xxxxxxxx4350 Status : Representative, Representative of : KRISHNA ENTERPRISE (as PARTNER)
4	Smt PINKI SAHA PAUL Wife of Shri DIPANKAR PAUL Methopara, Sukanta Sarani, City:- Not Specified, P.O:- GANGANAGAR, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700132, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ECxxxxxx7J, Aadhaar No: 23xxxxxxxx8293 Status : Representative, Representative of : KRISHNA ENTERPRISE (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Md ASHADUR RAHAMAN Son of Late MD MOTIYAR RAHAMAN BARASAT COURT, City:- Not Specified, P.O:- BARASAT, P.S:-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700124			
	10/03/2023	10/03/2023	10/03/2023
Identifier Of Shri SANKAR KIRTANIA, Smt SOMA KIRTANIA SAHA, Smt TAPASHI GHOSH, Shri RAJ HALDER, Smt MOUMITA SHIL, Smt PINKI SAHA PAUL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SANKAR KIRTANIA	KRISHNA ENTERPRISE-7 Katha 11 Chatak 7 Sq Ft
2	Smt SOMA KIRTANIA SAHA	KRISHNA ENTERPRISE-2 Katha

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SANKAR KIRTANIA	KRISHNA ENTERPRISE-200.00000000 Sq Ft
2	Smt SOMA KIRTANIA SAHA	KRISHNA ENTERPRISE-200.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Shri SANKAR KIRTANIA	KRISHNA ENTERPRISE-100.00000000 Sq Ft
2	Smt SOMA KIRTANIA SAHA	KRISHNA ENTERPRISE-100.00000000 Sq Ft



On 09-03-2023

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

Presented for registration at 22 40 hrs on 09-03-2023, at the Private residence by Shri SANKAR KIRTANIA Alias Shri SHANKAR KIRTTANIYA, one of the Executants.

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 2,65,06,503/-

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

Execution is admitted on 09/03/2023 by 1. Shri SANKAR KIRTANIA, Alias Shri SHANKAR KIRTTANIYA, Son of Sushilendu Kirtania, P/18, Motijheel Avenue, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business, 2. Smt SOMA KIRTANIA SAHA, Alias SOMA SAHA, Wife of SANKAR KIRTANIA, Welcome Apartment, 2nd Floor, 436 Old, 359 P.K. Guha Road, Flat No: 3A, P.O: ITALGACHA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business

Indetified by Md ASHADUR RAHAMAN, , Son of Late MD MOTIYAR RAHAMAN, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 09-03-2023 by Shri RAJ HALDER, PARTNER, KRISHNA ENTERPRISE (Partnership Firm), 65, Old Jessore Road, City:- Not Specified, P.O:- GANGANAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700132

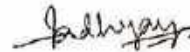
Indetified by Md ASHADUR RAHAMAN, , Son of Late MD MOTIYAR RAHAMAN, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

Execution is admitted on 09-03-2023 by Smt MOUMITA SHIL, PARTNER, KRISHNA ENTERPRISE (Partnership Firm), 65, Old Jessore Road, City:- Not Specified, P.O:- GANGANAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700132

Indetified by Md ASHADUR RAHAMAN, , Son of Late MD MOTIYAR RAHAMAN, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

Execution is admitted on 09-03-2023 by Smt PINKI SAHA PAUL, PARTNER, KRISHNA ENTERPRISE (Partnership Firm), 65, Old Jessore Road, City:- Not Specified, P.O:- GANGANAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700132

Indetified by Md ASHADUR RAHAMAN, , Son of Late MD MOTIYAR RAHAMAN, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk



Rajendra Prasad Upadhyay

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

North 24-Parganas, West Bengal

On 10-03-2023

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

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

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

Execution is admitted on 10-03-2023 by Smt TAPASHI GHOSH, PARTNER, KRISHNA ENTERPRISE (Partnership Firm), 65, Old Jessore Road, City:- Not Specified, P.O:- GANGANAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700132

Indetified by Md ASHADUR RAHAMAN, , Son of Late MD MOTIYAR RAHAMAN, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (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 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/03/2023 3:32PM with Govt. Ref. No: 192022230325549761 on 09-03-2023, Amount Rs: 21/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKW3584990 on 09-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

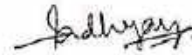
Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2134, Amount: Rs.5,000.00/-, Date of Purchase: 09/03/2023, Vendor name: HARAN CHANDRA SADHU

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/03/2023 3:32PM with Govt. Ref. No: 192022230325549761 on 09-03-2023, Amount Rs: 35,020/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKW3584990 on 09-03-2023, Head of Account 0030-02-103-003-02



Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2023, Page from 44769 to 44814
being No 150101770 for the year 2023.



Rajendra Prasad Upadhyay

Digitally signed by Rajendra Prasad
Upadhyay
Date: 2023.03.14 16:43:51 +05:30
Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 2023/03/14 04:43:51 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)