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

Additional District Sub-Registrar,
Garia South 24 Parganas

8 FEB 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the ...18th... day of
Feb. 2021,

BETWEEN

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1188 000 10.02.2021
1188 তার ৫০০৮/-
খরিদদার Surakha Construction
সং Balia, Garia, Kot- 700084
শঙ্কর কুমার সরকার
স্ট্যাম্প ডেপুটার
সোনারপুর এ্যা.ডি.এস.আর অফিস
০৮ ১৪ পল্লবন



1188 000 10.02.2021



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Additional District Sub-Registrar,
Garia South 24 Parganas

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Samar Das
Advocate
High Court, Calcutta

(1) **SRI BIPLAB MONDAL** (PAN : **GAKPM4315J**, AADHAAR NO. **436028964781**), (2) **SRI BIKASH MONDAL** (PAN : **GAWPM3803D**, AADHAAR NO. **663914644532**), both sons of Sri Paresh Mondal, both by Nationality – Indian, both by faith – Hindu, both by occupation – Business, both residing at Garagachha, Post Office – Garia, Police Station – Sonarpur presently Narendrapur, District – South 24 Parganas, Kolkata – 700084, hereinafter called and referred to as the **“OWNERS/ FIRST PARTY”** (which terms or expressions shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and assigns) of the **ONE PART.**

AND

SURAKHA CONSTRUCTION (PAN : **ACGFS2283P**), a partnership firm having its office at Surakha Apartment, Ground Floor, 492, Madhya Balia, Balia Main Road, Post Office – Garia, Police Station – Sonarpur, Kolkata – 700084, represented by its Partners namely (1) **SRI SURATH SARDAR** (PAN : **AQQPS5976F**), son Sri Mahim Sardar, (2) **SRI SAMIR SARDAR** (PAN : **DOBPS7793A**), son of Sri Surath Sardar, both by faith – Hindu, both by occupation – Business, both presently residing at “Rekha Neer”, 37, Nafar Chandra Naskar Road, Post Office – Garia, Police Station – Sonarpur presently Narendrapur, Kolkata – 700084, hereinafter called and referred to as the **“DEVELOPER/ SECOND PARTY”** (which terms or expressions shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its/their heirs, executors administrators, legal representatives, successor-in-interest in office and assigns) of the **OTHER PART.**

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WHEREAS one Parsesh Mondal, son of Late Jogendranath Mondal of Garagachha was the recorded raiyat of **8 decimals shali land in L.R. Dag No. 269 appertaining to L.R. Khatian No. 106 corresponding to R.S. Dag No. 245 under R.S. Khatian No. 125** of Mouza - Garagachha, J.L. No. 45, Police Station - Sonarpur presently Narendrapur, District - South 24 Parganas, Kolkata - 700084 inter alia other plots of land of Mouza - Garagachha.

AND WHEREAS by and under a Deed of Gift registered at the office of the D.S.R.-IV, Alipore, South 24 Parganas and recorded in its Book No. I, CD Volume No. 20, Pages 3380 to 3389, Being No. 06070 for the year 2012 said Paresh Mondal gifted the aforesaid **8 decimals shali land** in favour of his two sons, **Biplab Mondal and Bikash Mondal, the owners herein.**

AND WHEREAS Biplab Mondal and Bikash Mondal, the owners/ first party herein accepting the aforesaid Gift Deed have been in possession and enjoyment of the aforesaid property till now without any hindrance and encumbrance. And they got mutated their names in respect of the said property in the department of B.L.&L.R.O., Sonarpur, South 24 Parganas and the said property is recorded in L.R.R.O.R. as **8 decimals shali land in L.R. Dag No. 269 appertaining to L.R. Khatian Nos. 589 & 590** corresponding to R.S. Dag No. 245 under R.S. Khatian No. 125 of Mouza - Garagachha, J.L. No. 45, Police Station - Sonarpur presently Narendrapur, Dist. - South 24 Parganas, Kolkata - 700084.

AND WHAREAS during possession and enjoyment of the said property the said Biplab Mondal and Bikash Mondal, the owners herein jointly got mutated their names in respect of the said property in the assessment record of the Rajpru - Sonarpur Municipality and since then the said property identified as **Holding No. 648, Locality/ Street : Garagachha**, Ward No. 01 of the Rajpur - Sonarpur Municipality.

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AND WHEREAS the Owners are very much desirous to construct an apartment ownership building upon the aforesaid **8 decimals shali land** at **Holding No. 648, Locality/ Street : Garagachha**, Ward No. 01 of the Rajpur - Sonarpur Municipality comprised in **L.R. Dag No. 269** appertaining to **L.R. Khatian Nos. 589 & 590** corresponding to **R.S. Dag No. 245** under R.S. Khatian No. 125 of Mouza - Garagachha, J.L. No. 45, Police Station - Sonarpur presently Narendrapur, Dist. - South 24 Parganas, Kolkata - 700084 availing maximum FAR as per existing building rules of the Rajpur - Sonarpur Municipality on their land specifically mentioned in the First Schedule hereunder written but due to financial difficulties and lack of technical knowledge the owners herein is unable to construct building upon the said plot of land and so they have decided to enter into an agreement with the developer, and for that the Owners/ First Party expressed their willingness to enter into an agreement with the developer in respect of construction of building upon the said premises/ plot of land. The Developer/ Second Party herein having had the information with regard to the willingness of the said Owners/ First Party proposed to construct apartment ownership building upon the aforesaid premises in accordance with the building plan to be sanctioned by the appropriate authority at the cost and/ or expenses of the developer, and the owners accepted the proposal of the said Developer with the terms and conditions specifically mentioned hereunder.

NOW THIS AGREEMENT WITNESSETH and the parties hereto have agreed to and abide by the terms and conditions noted herein below :-

ARTICLE - I
(DEFINITION)

- 1.1 **Owners and Developer** shall include their respective transferees/ nominees.

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- 1.2 **Premises** shall mean ALL THAT piece and parcel of land estimated by an area measuring more or less **8 decimals shali land** situated at **Holding No. 648, Locality/ Street : Garagachha**, Ward No. 01 of the Rajpur - Sonarpur Municipality in **L.R. Dag No. 269** appertaining to **L.R. Khatian Nos. 589 & 590** corresponding to **R.S. Dag No. 245** under R.S. Khatian No. 125 of Mouza - Garagachha, J.L. No. 45, Police Station - Sonarpur presently Narendrapur, Dist. - South 24 Parganas, Kolkata - 700084 more fully described in the First Schedule hereunder written.
- 1.3 **Owners** shall mean the party of the ONE PART. .
- 1.4 **Developer** shall mean the party of the OTHER PART.
- 1.5 **Proposed building** shall mean and include commercial and/ or residential building to be constructed on the said plot of land in accordance with the plan to be sanctioned by the appropriate authority and with necessary additional structures as will be required and shall include the car parking and other spaces/ commercial spaces .
- 1.6 **Common facilities** and amenities shall mean and include the facilities specifically mentioned in Article - X.
- 1.7 **Saleable Space** mean the space in the proposed building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- 1.8 **Owner's allocation** shall mean **45% constructed area** of the proposed building together with undivided proportionate share of land along with proportionate share in common parts/ portions, facilities and amenities.

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- 1.9 **Developer's allocation** shall mean **remaining 55% constructed area** along with proportionate share in land, common parts/ portions facilities and amenities excluding the owners' allocation of the proposed building to be constructed upon the aforesaid plot of land specifically mentioned in Article - IV hereunder written.
- 1.10 **Architect** shall mean any qualified person having requisite qualification or persons or firm or firms to be appointed or nominated by the Developer as Architect of the building for designing and planning of the proposed building at the said premises.
- 1.11 **Building plan** shall mean such plan or plans for construction of the new building to be sanctioned by the appropriate authority and shall include any revision thereto and/ or modified thereof duly sanctioned by the appropriate authority.
- 1.12 Transfer with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in Multi- Storied buildings to the purchasers/ owners thereof and will include the meaning of the said terms as defined in Income Tax Act, 1961.
- 1.13 Transferee shall mean a person or persons, firm or association of persons to whom any space in the Building to be transferred.
- 1.14 Words importing singular shall include plural and vice versa.
- 1.15 Words importing masculine gender shall include feminine and neuter genders. Likewise, words importing feminine gender shall include masculine and neuter genders.
- 1.16 F.A.R. shall mean sanction area by the Municipal Authority.



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ARTICLE -II
(TITLE AND INDEMNITIES)

- 2.1 The owners hereby declare that the owners have good marketable title to the said premises and the owners have good right and title to enter into this Agreement with the Developer and the owners hereby undertake to indemnify and keep the Developer indemnified against any and all third party claims, actions and demands whatsoever.
- 2.2 The owners are in constructive physical possession of the plot of land which is free from all and any manner of lispendense, charges, liens, attachments, claims, encumbrances or mortgages whatsoever or howsoever and is in the exclusive possession of the owners and the owners hereby undertake to indemnify and keep indemnified the Developer from and against any and all actions, charges, liens, claims, encumbrances and mortgages or any third party possessory right in the said premises.
- 2.3 The Owners hereby also undertakes that the Developer shall be entitled to construct and complete the building in the more or less **8 Decimals** vacant shali land and enjoy the Developer's allocation therein without any interruption or interference from the owners or any person or persons lawfully claiming through or under the Owners and the Owners undertake to indemnify and keep the Developer indemnified against all losses and damages and costs, charges and expenses incurred as a result of any breach of this undertaking.
- 2.4 That the Developer undertakes to construct the building in accordance with the sanctioned building plan and undertakes to pay any or all damages, penalties and/ or compounding fees payable to the authority or authorities concerned relating to any deviation in construction and against all losses and damages of the owners.

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- 2.5 That the Developer shall act as an independent contractor to construct the building and undertakes to keep the Owners indemnified from and against all third party claims, compensation and action arising out of any act or omission of the Developer or any accident in or relating to the construction of the building.

ARTICLE - III
(CONSIDERATION)

- 3.1 That the owners will be entitled to own and possess absolutely 45% constructed area of the total building along with proportionate share in common parts/ portions, facilities and amenities specifically mentioned in ARTICLE - IV hereunder written as Owners' allocation.
- 3.2 That in consideration of the construction cost and other expenses for construction of the proposed building thereof the Developer shall be the absolute owner of the entire building consisting of flats, shops/ Commercial spaces and car parking spaces excluding the Owners' allocation which is specifically mentioned under clause 4.1 of Article IV hereunder written.
- 3.3 Apart from this the developer has paid a sum of **Rs. 10,00,000/- (Rupees Ten Lac) Only** at the time of execution of this agreement as security deposit which is refundable without interest thereon at the time of handing over possession of owners' allocation.

ARTICLE - IV
(OWNER'S ALLOCATION)

- 4.1 That the owners shall be entitled to own and possess absolutely 45% constructed area/ F.A.R. of the total building on spiral basis which shall be specified in a supplementary agreement to be executed by and between the parties hereto after sanction of building plan.

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- 4.2 If any shortage or excess area found at the time of allocating owners' allocation that area should be adjusted @ market value per sq. ft. built up area at the time of handing over possession to the owners.
- 4.3 That the Owners will be entitled to transfer or dispose of the Owners' allocation in the proposed building with the exclusive right to enter into agreement for sale and transfer the same without any disturbance right, claim, demand, interest whatsoever or howsoever of the Developer or any person or persons lawfully claiming through the Developer who shall not in any way interfere with or disturb the quiet and peaceful possession, enjoyment and transfer in any manner of the Owners' allocation, after handing over Owners' allocation to the Owners by way of possession letter.

ARTICLE - V
(DEVELOPER'S ALLOCATION)

- 5.1 That the Developer shall be entitled to be the owners of the remaining 55% constructed area of the proposed building alongwith adjustable area of owners' allocation if any together with undivided proportionate share in land, common parts/portions, facilities and amenities excluding the owner's allocated portions as mentioned in Clause 4.1 of Article IV hereinabove.
- 5.2 That the Developer shall have the absolute right to sell, gift, transfer, alienate, let, mortgage, create lease and license or peaceful business and/ or enjoyment of its/ their portions/ allocation to any person according to its/their choice.

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ARTICLE - VI
(OWNER'S LIABILITY AND RESPONSIBILITY)

- 6.1 The owners herein shall handover original copies of Deed of Sale, Tax receipt, Assessment certificate and other papers and relevant documents relating to title of the said premises. Expense for sanctioning building plan and revision plan/ competition plan of the proposed building shall be borne by the Developer.
- 6.2 That the owners undertake not to transfer, mortgage, charge or lease or enter into agreement in any way or encumber the said plot of land or any part or portion thereof which is the subject matter of this Agreement in any manner whatsoever during the subsistence of this Agreement but the developer shall have the right and liberty to transfer, mortgage and/ or create charge or lease in respect of the Developer's allocation before any nationalized bank or private bank and/ or financial institution but in such cases the Owners will not be financially liable or responsible at all.
- 6.3 That the land Owners/ first party grants an exclusive right and possession subject to covenant hereunder contained to the developer to build/ construct apartment ownership building on the said premises containing several self contained flats, shops/ commercial spaces, car parking spaces in accordance with building plan to be sanctioned by the Rajpur - Sonarpur Municipality, and the Developer shall be entitled to be the owner of Developer's allocation and both the parties shall be entitled to hold, possess, sell and dispose of their respective allotments together with undivided proportionate share in land with common parts/ portions, facilities, amenities and benefits in lawful manner in accordance to their allocated portions in the proposed building. Provided that both the parties shall not litigate in respect of necessary modification or revision in the said building plan for the sake of construction and/or instruction of the said Municipal Authority.

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- 6.4 That the Land Owners/ First Party will execute all necessary papers and documents relating to approval of the building plan which will be prepared by the Architect of the developer and cost and expenses of preparing building plan, development charge and other expenses relating to the construction of the proposed building shall be borne by the Developer. The Developer will engage an architect of their choice and the Owners, if required, will sign the plans as well as whatsoever other necessary papers and documents relating to the sanction of building plan in accordance with law, and the owners will execute, authorize and grant authorization letter in favour of the developer for construction of the said building and smooth running of development work with regard to the completion of the proposed building and having electricity and/or for new connection of electric for the proposed building to be constructed by the developer.
- 6.5 That during the continuance of the agreement the owners shall not in any way cause impediment or obstruction whatsoever in the construction or development of the said property to be carried on by the Developer.
- 6.6 That the original title deed/ relevant papers in respect of the said premises shall be kept in custody of the developer who shall allow the Owners and/ or Advocate of the owners or the financial institution for inspection the said documents as and when required and also allow the Owners to take copies and/ or extracts therefrom. The developer shall give receipt of all original documents to the owners at the time of receiving such documents.
- 6.7 That the owners shall pay proportionate maintenance charge to the developer or the association, as the case may be, from the date of taking possession from the developer.
- 6.8 That the owners hereby have agreed to grant a register General Power of Attorney for Development in favour of the Developer to enable the



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Developer to enter into agreement for sale, receive advance and execute sale deed in favour of the purchaser or purchasers on behalf of the owners only for the Developer's allocated portions, and the entire risk and liability in doing so will devolve upon the Developer. In case of Death of the owner/owners, his/ their heirs, successors, executors, legal representatives shall execute and register equivalent power of attorney in favour of the Developer for construction of the said building and to do necessary acts for completion of the proposed building and to alienate and/ or absolute enjoyment of the Developer's allocated portions, and expenses in respect thereof shall be borne by the Developer.

- 6.9 Immediate after execution of this agreement, the developer shall be entitled to deal with the said plot of land on the terms and conditions herein contained and also in accordance with the Powers and Authorities conferred on the Developer by the Owners. In accordance with the General Power of Attorney for the purpose of development and construction of the Buildings contemplated in these presents with Power to enter into Agreement for Sale, lease or let out the various portions of the Developer's allocation with any intending Purchaser/ purchasers and to receive earnest money and/ or any part payment and entire sale proceeds in respect thereof.
- 6.10 That the owners will be liable to execute Deed of Amalgamation as well as Boundary Declaration and register the same at the cost of the Developer in respect of the said plot of land, if required.
- 6.11 That in the event of any dispute in connection with the title of the said property, the owners shall be liable to pay back the adjustable money and other necessary expenses for processing the development project to the developer as and when the developer shall be left no other alternative to cancel these presents.



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- 6.12 That after possession so long as such flats of the owners' allocation in the said building shall not be separately assessed for the purpose of Municipal Taxes, maintenance charges, consumption of electricity and Charges for supply of water shall be proportionately paid by the Owners. Such proportionate charge and maintenance shall be determined by the developer on the basis of area of such flat in the said building. In the event of arrangement of any new transformer including installation of the mother meter in connection with supply of electricity to the said building owners shall be liable to pay the required money proportionately.
- 6.13 That the owners shall be liable to do necessary mutation and conversion from the concern authority at their own cost.

ARTICLE - VII

(DEVELOPER'S LIABILITY AND RESPONSIBILITY)

- 7.1 That the Developer shall take all such steps for sanctioning the building plan in the name of the owners on the basis of Power of Attorney and the owners shall put their signature as and when it shall be required. The Developer shall have to pay sanction fees, development charge and other charges, if any, for sanctioning the building plan.
- 7.2 That the Developer shall construct the building at its/ their cost and expenses in accordance with sanctioned building plan as per specification of the Rajpur - Sonarpur Municipality annexed thereto. The Developer shall be solely liable for any deviation of the building plan and shall pay all damages, penalties and compounding fees for making such deviation, if any, and the owners shall not be liable in any manner whatsoever.



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- 7.3 That the Developer shall have the right to have electric meter/ connection either in its own name or in the name of the owners at the said premises at the cost and expenses of the Developer.
- 7.4 That the Developer is liable to complete the proposed building and handover owners' allocation within **24 (Twenty Four) months** from the date of supplementary agreement for specification of owners' allocation after sanction of building plan unless prevented by acts of God and/ or unforeseen circumstances or natural calamities delay is caused due to the circumstances beyond control of the Developer and in that event the Developer shall be allowed for a period of 6 (six) months in addition to the said **24 months** for completion of the said building.
- 7.5 That the Developer shall pay and bear all Municipal rates and taxes, land revenue, charges for use of electricity of the said plot of land from the date of handing over vacant possession of the said premises to the Developer by the Owners till the date of delivery of possession of owners' allocation in the proposed building by the developer and after delivery of possession of owners' allocation responsibility of paying rates and taxes, land revenue, electricity, maintenance and other charges will be borne by the owners according to ratio.
- 7.6 That all dealings by the developer in respect of the construction of the building shall be either in the name of the Owners or in the name of the developer/ attorney but such dealing shall not create or foster in any manner any financial, civil and/or criminal liability to the owners.
- 7.7 That in case of death of any partner of the developer the other partners in the said firm shall be liable to complete the construction of the building and to handover the owners' allocation. On the other hand, death of the owners/ owner his heirs, executors, successors will be liable to do act, deeds and things necessary for completion of the proposed building upon the said plot of land and to sell developer's allocation in accordance with law.



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- 7.8 That the Developer/ any purchaser shall be entitled to enter into agreement with any Bank/ Financial Institution for the purpose of obtaining loan in respect of developer's allocation only and in respect of obtaining loan and repayment the same or advance money being received from becoming purchasers entire risk and liability will devolve upon the Developer.
- 7.9 That the developer is liable to hand over a copy of sanction plan, completion plan and completion certificate issued by the Municipal Authority to the owners in due course as and when it will be had from the Municipal Authority.
- 7.10 That the developer shall have every right to construct boundary wall around the said property.

ARTICLE - VIII
(RESTRICTIONS)

- 8.1 That the Developer shall use 1st Class/ standard quality of materials for the construction of entire building. The owners shall have the authority to inspect the construction of building in accordance with the sanctioned plan by appointing expert civil engineer of their choice at their discretion at any working day and if the Developer deviates from the sanctioned plan, all liabilities for deviation shall devolve upon the Developer. It is clearly noted that after completion of the owners' portion and upon delivery of possession of the owners' allocated portion, the owners shall not be entitled to any disputes in respect of workmanship of the construction of the building.
- 8.2 That the Developer, during construction, shall abide by all laws, bye - laws, rules and regulations of the Government, Local bodies and/or other authorities and shall attain to answer before the appropriate authority and be responsible for any deviation or violation and/or breach of any of the said laws, bye - laws, rules and regulations.



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- 8.3 That the owners shall abide by any laws, bye - laws, rules, regulations of associations/ society that may be formed by the initiations of the Developer in the proposed building in due course.
- 8.4 That the owners shall not -
- i) interfere with or hinder or obstruct in any manner whatsoever in the construction of the said building or any part thereof by the Developer.
 - ii) do anything whereby the Developer is prejudicially affected.
 - iii) throw any rubbish or store any article or combustible goods in the common area.
 - iv) carry on any obnoxious, noisy, offensive, illegal or immoral activity in the flats.
 - v) cause any nuisance or annoyance to the co-purchasers and / or occupants of the other portions of the said building and/ or flats.
 - vi) decorate or paint or otherwise alter the exterior wall of the said flat or common parts of the said building in any manner without consent of the developer or association to be formed in due course.
 - vii) obstruct in any manner the Developer's Construction in making further construction or transferring any right in or on the land, building or parking space, shops, commercial space etc. with due permission of the Municipal Authority without affecting owners' allocation of 45% therein.
 - viii) claim any partition or sub-division of the said land or the common parts area.



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- ix) obstruct or raise any objection in the case of the proportionate undivided share in the land is reduced by reason of the Developer making further construction on the said plot of land and not to obstruct or raise any objection of any nature whatsoever to such construction or any portion thereof with due permission/ approval of the Municipal Authority without affecting owners' allocation therein.

8.5 That the Developer shall not -

- i) use or permit to use of its/ their respective allocations in the building or any portion thereof for carrying on any obnoxious, illegal and unlawful trade or activity nor use or allow the same to be used for any purpose which may create a nuisance or hazards to the owners/ occupier of the building.
- ii) do or permit to be done any act, or things which may cause void or voidable insurance of the building or any part thereof if any insurance is cause to be done.
- iii) throw or permit to be thrown accumulation or dirt to any Owners' parts/ portions.

ARTICLE - IX
(MISCELLANEOUS)

- 9.1 The owners and the Developer have entered into this agreement purely on principal to principal basis and nothing stated herein shall be deemed to be construed as a partnership between the Developer and the Owners. Each party shall keep the other party indemnified from and against the same and the Agreement shall be binding upon the heirs, successors, executors, administrators, legal representatives and assigns of the parties hereto.

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- 9.2 Upon completion of the building or at any stage of construction of the building at the request of the Developer the owners or their assigns will execute sale deed, deed of conveyance, deeds of assignment for the Developer's allocated portion in respect of flats, shops, car parking spaces with undivided proportionate share in land if required. Alternatively, the Developer shall be entitled to execute and register the Deed of Sale on behalf of the owners and sign paper and documents relating to the construction of building by virtue of the Power of Attorney granted in favour of the Developer.
- 9.3 The Developer shall be entitled to frame a scheme for the management and administration of the said building and/ or common parts thereof. The developer after completing the flats in all respect shall issue written notice to the owners inviting the owners to take possession. If the owners willfully fails or neglects to take possession of his allocation in the new building, it will be treated and or regarded that possession of the owners' allocation have been duly handed over to the owners.
- 9.4 Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand against receipt thereof or sent registered post with ack./due at the address given herein above and shall likewise be deemed to have been served on the Developer if delivered by hand against receipt thereof or sent by prepaid registered post with Ack./Due to the office of the Developer at the address given hereinabove.



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- 9.5 Be it mentioned here that during the construction of the building and till the Developer's share of allocation is fully disposed of, the Developer shall always remain as the Owner of the entire structural area in the proposed building as would be constructed by the Developer by its/ their costs and expenses and after handing over vacant possession of Owners' allocation, the ownership of the owners will automatically changed to the extent that the owners will be the owners of structural area of his allocation together with undivided proportionate share of land attributable to the said structural area and in consideration of which the Owners or their duly authorized attorney, shall sell, convey and transfer the remaining undivided proportionate share of land attributable to the structural area of the Developer's allocation either to the Developer or to its nominee or nominees being the intending purchaser or purchasers of flats, shops, car parking space and other spaces without taking any other or further consideration save and except the Owners' allocation either from the developer or from its nominee or nominees.
- 9.6 That a supplementary agreement may be executed, if required, for avoiding any minor difference/dispute between the owners and the developer with regard to allocation of space and right and interest of the either party as mentioned in these presents.
- 9.7 That preparation of relevant papers, documents, agreements, conveyances of the said property shall be done by the advocate of the Developer.



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ARTICLE - X
(COMMON PARTS PORTIONS/FACILITIES)

- 10.1 The common areas shall include Path, Passage, driveways, supply systems including meter room, stair, stair case landing, pump room if any, lift if any, service area, septic tank, over head water tank, underground water reservoir if any, top roof, boundary wall, main gate etc. Each unit/ flat owners or their nominee shall pay proportionate common expenses and maintenance charges as specified in Article - XI for his/ their allocation to the flat owners' association or to the Developer, as the case may be, punctually. The Developer or its/ their nominee or nominees shall be liable to pay proportionately common expenses and maintenance charges for the Developer's allocation to the owner's association punctually.

ARTICLE - XI
(i.e. the common expenses and maintenance of the Building)

- 11.1 The expenses, maintenance, repairing, re-decorating and renewing the main structure and in particular the drainage system, sewerage system, rain water discharges arrangements, electricity supply system to all common areas together with use of pump for water mentioned in the ARTICLE - X hereinbefore.
- 11.2 The expenses of repairing, maintaining, white washing and colour washing the main structure, outer wall and common areas.
- 11.3 The cost of cleaning and lighting the entrance of the building, the passage and spaces around the building, lobby, staircase and other common areas.

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- 11.4 Salaries of all persons and other expenses for maintaining the said building.
- 11.5 Municipal taxes, water taxes, revenues, insurance premium if any, and other taxes and outgoings whatsoever as may be applicable and/ or payable on account of the said premises.
- 11.6 Such other expenses as may be necessary for incidental to the maintenance of the premises and the common areas and amenities.

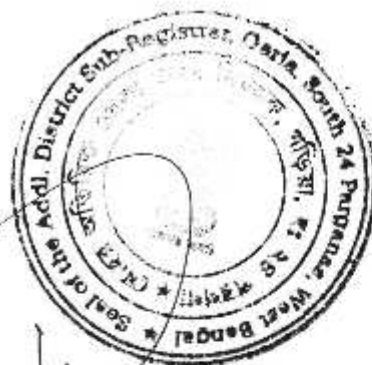
ARTICLE - XII
(FORCE MAJEURE)

- 12.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent of the performance of the relative obligations prevented by the existence of the Force Majeure and shall be suspended from the obligation during the duration of Force Majeure.
- 12.2 Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/ or any other act or commission beyond the reasonable control of the parties.

ARTICLE - XIII
(JURISDICTION)

- 13.1 Courts having jurisdiction to entertain, try and determine all actions, suits and proceedings arising out of these presents between the parties hereto if and only when any difference or dispute between the parties hereto is not amicably settled by and between the parties of their own initiation.

Contd . . . P/22.



Additional District Sub-Registrar,
Garia South 24 Parganas

10 FEB 2021

FIRST SCHEDULE ABOVE REFERRED TO :

(Description of Land)

ALL THAT piece and parcel of Shali Land Measuring **more or less 8 decimals i.e. 4 Cottahs 13 Chittaks 20 Sq. ft. shali land** situated at **Holding No. 648, Locality/ Street : Garagachha**, Ward No. 01 of the Rajpur - Sonarpur Municipality comprised in **L.R. Dag No. 269** appertaining to **L.R. Khatian Nos. 589 & 590** corresponding to **R.S. Dag No. 245** under R.S. Khatian No. 125 of Mouza - Garagachha, J.L. No. 45, Police Station - Sonarpur presently Narendrapur, Dist. - South 24 Parganas, Kolkata - 700084 within the local limits of Ward No. 01 of the Rajpur - Sonarpur Municipality. The aforesaid property is shown, delineated and depicted with RED verge line in the site plan annexed herewith which is deemed to be a part and parcel of this indenture. The said property is butted and bounded by -

ON THE NORTH: Plot of R.S. Dag No. 246;

ON THE SOUTH: 12 Ft. wide road;

ON THE EAST : 13'-2" wide Road (connected with Gargachha Patuli Link Road);

ON THE WEST : Land of R.S. Dag No. 245.

SECOND SCHEDULE ABOVE REFERRED TO :

(DETAILS OF FIXTURES, FITTINGS, STANDARD OF MATERIALS ETC.)

General : The Building shall be R.C.C. Column structure as per design of the consulting Engineer.

Brick/ Block Work : Brick work will be done with First Class, cement mortar, and H.B. nets in 3" thick walls.

Plastering : All plaster works will be done with approved quality cement, standard thickness, (1:4) cement sand mortar for inside and (1:5) mortar for outside walls.

Contd . . . P/23.



Additional District Sub-Registrar,
Garia South 24 Parganas

10 FEB 2020

Flooring & Skirting : Tiles.

Painting : All internal walls cement plaster with Plaster of Paris finish. All external walls of coat finish. Synthetic primer to steel works.

Door : Flush doors with commercial ply and wood frame or standard thickness.

Windows : Alluminium sliding window with iron grill..

Electric Works : Concealed wiring and board with good quality switches. In each Bedroom - 2 light points, 1 fan pt. & 1 Plug pt. In living-dining room - 1 16amp. Plug point, 2 fan pts., 1 5amp. plug pt. In Kitchen - 1 light pt 1 exhaust fan pt & 2 power pt. in Toilet - 1 light pt., 1 exhaust fan point & 1 geyser point, 1 exhaust fan point. In veranda - 1 light pt. only. Water pump connected with starter switch, light in common passage and 1 light pt. at each stair landing will be provided. 1 Ac point in master bed room of every flat (for land owner's allocation only).

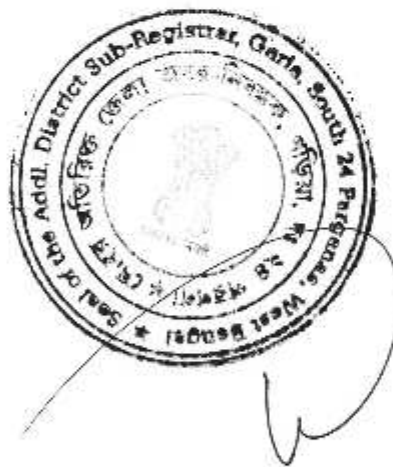
Water Supply : Water supply will be through necessary fittings from Sanitary Deep Tube well and overhead water tank with necessary Pump fittings. ALL the water and sanitary works will be done with approved quality PVC pipes and approved good quality fittings. With necessary drainage and sewerage.

Toilet : Each Toilet with 6' feet high Glaze Tiles good quality with floor tiles good quality and white commode with wall, PVC white cistern & wash basin, shower with fittings of standard size and good quality, and hot water line for geyser.

Kitchen : Black stone on top platform with washing steel sink with 3 feet tiled wall above the cooking platform.

*** If any additional work done by the developer on request of the owners or the purchaser the cost of such additional work shall be paid by the owners or the purchaser to the developer in advance.

Contd . . . P/24.



Additional District Sub-Registrar,
Garia South 24 Parganas

10 FEB 2021

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

SIGNED, SEALED & DELIVERED

in the presence of :-

1. *Samar Das*
Advocate
High Court, Calcutta

2. *Subrata Halder*
Sonarpur, Kol-700150

Biplab Mondal

3. *Ponesh Mondal*
Ganagachha, Calcutta
Kol-84.

Biplash Mondal

Signature of the Owner's/ First Party

Drafted by me :

Samar Das

SAMAR DAS,

Advocate,

High Court, Calcutta.

Enrollment No. WB91/05.

For SURAKHA CONSTRUCTION

Smith Sanku

Samar Das

Partner

Partner

Signature of the Developer/

Second Party

Contd . . . P/25.



Additional District Sub-Registrar,
Garia South 24 Pargana

10 FEB 2021

MEMO OF CONSIDERATION

RECEIVED with thanks the within mentioned sum of **Rs. 10,00,000/-**
(Rupees Ten Lakh only) from the within mentioned Developer in the
following manner -

Particulars	Amount (in Rs.)
By Cheque No. 259871 dt. 18/02/2021 of SBI Boral Branch	500,000/-
By Cheque No. 259870 dt. 18/02/2021 of SBI Boral Branch	500,000/-
TOTAL	10,00,000/-

Witnesses :

1. *Samar Das*
Advocate

2. *Subrata Halder*

Biplab Mondal

3. *Pooresh Mondal*

Biprasti Mondal

SIGNATURE OF OWNERS



Additional District Sub-Registrar,
Garia South 24 Parganas

18 FEB 2021



Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI BIPLAB MONDAL
SIGNATURE : *Biplab Mondal*



Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI BIKASH MONDAL
SIGNATURE : *Bikash Mondal*





Additional District Sub-Registrar,
Garia South 24 Parganas

18 FEB 2021



Left
Hand

Right
Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI SURATH SARDAR

SIGNATURE :



Left
Hand

Right
Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

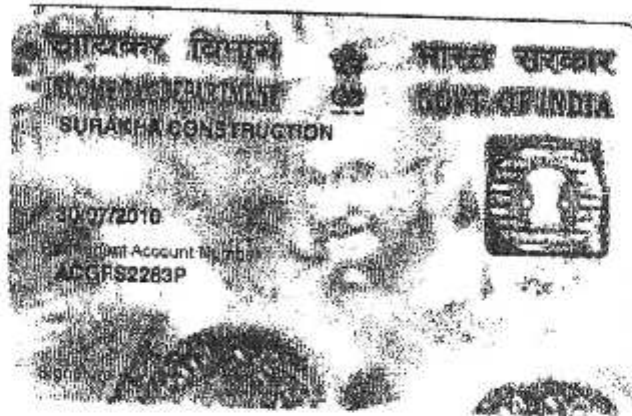
NAME : SRI SAMIR SARDAR

SIGNATURE :



Additional District Sub-Registrar,
Garia South 24 Parganas

10 FEB 2021



For SURAKHA CONSTRUCTION

<i>Sanjay Singh</i>	<i>Sanjay Singh</i>
Partner	Partner

Additional District Sub-Registrar,
Garia South 24 Pargana

10 FEB 2021

Additional District Sub-Registrar,
Garia South 24 Parganas

18 FEB 2021



Samir Sardar

Additional District Sub-Registrar,
Garia South 24 Parganaa

18 FEB 2021



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

GRN Details

GRN:	192020210229293211	Payment Mode:	Online Payment
GRN Date:	17/02/2021 20:51:53	Bank/Gateway:	State Bank of India
BRN :	IK0AZJGFJ4	BRN Date:	17/02/2021 20:02:11
Payment Status:	Successful	Payment Ref. No:	2000324078/3/2021
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	SURAKHA CONSTRUCTION
Address:	BALIA GARIA KOLKATA 700084
Mobile:	9903423220
Depositor Status:	Buyer/Claimants
Query No:	2000324078
On Behalf Of:	Mr Samar Das
Identification No:	2000324078/3/2021
Remarks:	Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000324078/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2000324078/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	10021
Total				12042

IN WORDS: TWLEVE THOUSAND FORTY TWO ONLY.

Additional District Sub-Registrar,
Garia South 24 Parganas

8 FEB 2021

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



स्थायी आयकर कार्ड
Permanent Account Number Card
GAKPM4315J



नाम / Name
BIPLAB MONDAL

पिता का नाम / Father's Name
PARESH MONDAL

जन्म तिथि / Date of Birth
12/07/1980

Biplab Mondal

आयकर विभाग / Income Tax Department
नया दिल्ली / New Delhi

इस कार्ड के खोने/पाने पर कृपया सूचित करें/तैयार करें:
आयकर विभाग सेवा केंद्र, एन एस डी
नवी सींगल, पंजीकरण,
प्लॉट नं. 541, सर्वे नं. 997/8,
मोडर्न कॉलोनी, नया दिल्ली बीक के पास,
दूर - 411 016.



*If this card is lost / someone's lost card is found,
please inform / return to:*

Income Tax PAN Services Unit, NSDI,
4th Floor, Modern Sterling,
Plot No. 541, Survey No. 997/8,
Modern Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8030, Fax: 91-20-2721 8081
E-mail: income@nsdi.gov.in

Biplab Mondal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GAWPM5803D



नाम (Name)
BIKASH MONDAL

पिता का नाम (Father's Name)
PARESH MONDAL

समय (Date)
17/02/2021

हस्ताक्षर (Signature)
Bikash Mondal

1883M20

इस कार्ड के पीछे/आगे पर इच्छित चिह्न करें/लिखें।
आपकी जानकारी के लिए, यह कार्ड का
उपयोग कर करार करने के लिए है।
यदि आप इसे नहीं उपयोग करते हैं, तो इसे
आपके पास रखें।



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आपकी जानकारी के लिए, यह कार्ड का
उपयोग कर करार करने के लिए है।
यदि आप इसे नहीं उपयोग करते हैं, तो इसे
आपके पास रखें।

For more information, please visit the website
www.incometax.gov.in

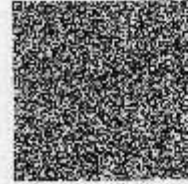
Bikash Mondal.



भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 0623/23203/17039

To
Biplab Mondal
S/O Paresb Mondal
Near Bengal Ambuja Upohar Chak Garia East, New
Garia
Panchasayer S.O
Kolkata
West Bengal 700094
9051874715
160085110
ME800851101FH



आपका आधार क्रमांक / Your Aadhaar No. :

4360 2896 4781

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Biplab Mondal
DOB : 12/02/1980
Male



4360 2896 4781

मेरा आधार, मेरी पहचान

Biplab Mondal



भारत सरकार
GOVERNMENT OF INDIA



Bikaash Mondal
Year of Birth : 1994
Male



6639 1464 4532

आधार — आम आदमी का अधिकार



एन सी ई आर प्रमाण प्रमाणिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Paresn Mondal, Near Bengal Ambula
Upchar, Chak Gata, East, P.S-Purba
Jadavpur, Panchasayar S.O. Panchasayar,
Kolkata: West Bengal, 700094



047
(20 182 147)



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1847,
Bangalore-560 001

Bikaash Mondal

Major Information of the Deed

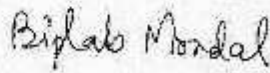
Deed No :	I-1629-01106/2021	Date of Registration	18/02/2021
Query No / Year	1629-2000324078/2021	Office where deed is registered	
Query Date	11/02/2021 2:54:51 PM	1629-2000324078/2021	
Applicant Name, Address & Other Details	Samar Das High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903423220, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 50,00,000/-	Rs. 58,18,184/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 10,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

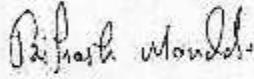
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Patuli Link Road, Mouza: Garagachha, , Ward No: 1, Holding No:648 JI No: 45, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-269 (RS :-)	LR-589	Bastu	Shali	4 Dec	25,00,000/-	29,09,092/-	Property is on Road Adjacent to Metal Road,
L2	LR-269 (RS :-)	LR-590	Bastu	Shali	4 Dec	25,00,000/-	29,09,092/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			8Dec	50,00,000 /-	58,18,184 /-	
	Grand Total :				8Dec	50,00,000 /-	58,18,184 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Biplab Mondal Son of Mr Paresh Mondal Executed by: Self, Date of Execution: 18/02/2021 , Admitted by: Self, Date of Admission: 18/02/2021 ,Place : Office			
		18/02/2021	LTI 18/02/2021	18/02/2021

Garagachha, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: GAXxxxxx5J, Aadhaar No: 66xxxxxxx4532, Status :Individual, Executed by: Self, Date of Execution: 18/02/2021
 , Admitted by: Self, Date of Admission: 18/02/2021 ,Place : Office

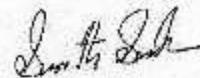
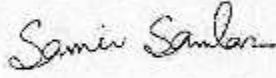
2	Name	Photo	Finger Print	Signature
	Mr Bikash Mondal Son of Mr Paresh Mondal Executed by: Self, Date of Execution: 18/02/2021 Admitted by: Self, Date of Admission: 18/02/2021 ,Place : Office			
		18/02/2021	LTI 18/02/2021	18/02/2021

Garagachha, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: GAXxxxxx3D, Aadhaar No: 66xxxxxxx4532, Status :Individual, Executed by: Self, Date of Execution: 18/02/2021
 , Admitted by: Self, Date of Admission: 18/02/2021 ,Place : Office

Developer Details :

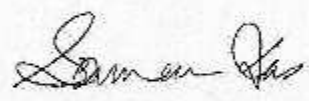
Sl No	Name,Address,Photo,Finger print and Signature
1	Surakha Construction 492, Madhya Balia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: ACxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Surath Sardar Son of Mr Mahim Sardar Date of Execution - 18/02/2021, , Admitted by: Self, Date of Admission: 18/02/2021, Place of Admission of Execution: Office			
	Feb 18 2021 12:19PM	LTI 18/02/2021	18/02/2021	
Rekha Neer, 37, Nafar Chandra Naskar Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx6F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Surakha Construction (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr Samir Sardar (Presentant) Son of Mr Surath Sardar Date of Execution - 18/02/2021, , Admitted by: Self, Date of Admission: 18/02/2021, Place of Admission of Execution: Office			
	Feb 18 2021 12:18PM	LTI 18/02/2021	18/02/2021	

Rekha Neer, 37, Nafar Chandra Naskar Road, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: DOxxxxxx3A, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Surakha Construction (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samar Das Son of Mr S G DAS High Court, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
	18/02/2021	18/02/2021	18/02/2021
Identifier Of Mr Biplab Mondal, Mr Bikash Mondal, Mr Surath Sardar, Mr Samir Sardar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Biplab Mondal	Surakha Construction-4 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Bikash Mondal	Surakha Construction-4 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Patuli Link Road, Mouza: Garagachha, , Ward No: 1, Holding No:648 JI No: 45, Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 269, LR Khatian No:- 589	Owner:বিক্রম মন্ডল, Gurdian:পদ্মেশ মন্ডল, Address:বিজ , Classification:শদি, Area:0.04000000 Acre,	Mr Biplab Mondal
L2	LR Plot No:- 269, LR Khatian No:- 590	Owner:বিক্রম মন্ডল, Gurdian:পদ্মেশ মন্ডল, Address:বিজ , Classification:শদি, Area:0.04000000 Acre,	Mr Bikash Mondal

On 11-02-2021

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 58,18,184/-



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 18-02-2021

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 11:32 hrs on 18-02-2021, at the Office of the A.D.S.R. GARIA by Mr Samir Sardar ,

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

Execution is admitted on 18/02/2021 by 1. Mr Biplab Mondal, Son of Mr Paresh Mondal, Garagachha, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Mr Bikash Mondal, Son of Mr Paresh Mondal, Garagachha, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr Samar Das, , Son of Mr S G DAS, High Court, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-02-2021 by Mr Surath Sardar, Partner, Surakha Construction (Partnership Firm), 492, Madhya Balia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Samar Das, , Son of Mr S G DAS, High Court, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 18-02-2021 by Mr Samir Sardar, Partner, Surakha Construction (Partnership Firm), 492, Madhya Balia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Samar Das, , Son of Mr S G DAS, High Court, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021/- (B = Rs 10,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2021 8:53PM with Govt. Ref. No: 192020210229293211 on 17-02-2021, Amount Rs: 10,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AZJGFJ4 on 17-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1188, Amount: Rs.5,000/-, Date of Purchase: 10/02/2021, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2021 8:53PM with Govt. Ref. No: 192020210229293211 on 17-02-2021, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AZJGFJ4 on 17-02-2021, Head of Account 0030-02-103-003-02



Krishnendu Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2021, Page from 45658 to 45699
being No 162901106 for the year 2021.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2021.02.25 11:05:00 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2021/02/25 11:05:00 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

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