

836/2025

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M 385652

M 385652

Certified that the Document is Admitted to Registration. The Signature Sheet/Sheets The Endorsement Sheet/Sheets Attached with this Document are the Part of this Document.

[Handwritten Signature]
 2/438079/25
 18/2/25
 MV-69,42,506/

[Handwritten Signature]
 Additional District Sub-Registrar
 Barasat, North 24 Parganas

18 FEB 2025

DEVELOPMENT AGREEMENT-CUM-DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT CUM POWER OF ATTORNEY is made on this 18th day of February 2025 (Two Thousand Twenty Five) of the Christian Era.

ক্রমিক নং 2898 তারিখ 29/02/20
ক্ষেত্র Purnima Debnath
গ্রাম Madhyamgram
মূল্য ২৫০০ টাকা পরিসর
ভেদ্যর শ্রী

আমডাঙ্গা এ,ডি, এস, আর, অফিস

উত্তর ২৪ পরগণা

ক্রয়ের তারিখ.....

04 FEB 2025

মোট মূল্য.....

₹ 85000

ট্রেজারী অফিস - বারাসাত

ভেদ্যর - শ্রী গোবিন্দ প্রসাদ মিত্র

88888C M



Additional District Sub-Registrar
Barasat, North 24 Parganas

18 FEB 2025

Swarajit Kon

8/0 - Late Ashutosh Kon

P.O. Bose Sarani

PO - Hridaypur

PS - Barasat

Dist - North 24 Parganas

Kol - 700127

Advocate

BETWEEN

1. **SMT PURNIMA DEBNATH**, PAN-ADVPD0687Q, Voter ID No. CKW4022422, wife of Late Gopal Chandra Debnath, 2. **SMT. NIBEDITA DEBNATH**, PAN-BGPPD8118J, Voter ID No. CKW4584124, daughter of Late Gopal Chandra Debnath, 3. **SMT. ANAMIKA DEBNATH**, PAN-BGEPD4815K, Voter ID No. YCW0872614, daughter of Late Gopal Chandra Debnath, all residing at Rishi Arabinda Road, P.O. Madhyamgram Bazar P.S. Madhyamgram, District North 24 Parganas, Kolkata-700130, by faith- Hindu, by Nationality-Indian, by Occupation-No.1 Housewife No.2 & 3 Household duties, hereinafter called and referred to as the "**LAND OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors; executors, administrators, legal representatives and assigns) of the "**FIRST PART**",

AND

"**ELITE CONSTRUCTION**" PAN-AAJFE0986A, having its registered office at Kora Nabarunpally, P.O. Kora Chandigarh, P.S. Madhyamgram, Dist. North 24 Parganas, Kolkata-700130, represented by its partners- 1. **SRI SUBHASISH BISWAS**, PAN-BXEPEB8244D, Voter ID No. YCW1468560, son of Sri Binoy Krishna Biswas, residing at Kora Babupara (South), P.O. Kora Chandigarh, P.S. Madhyamgram, Dist. North 24 Parganas, Kolkata-700130,, 2. **SRI SUMIT HALDER**, PAN-ANAPH8116K, Voter ID No. YCW1459493, son of Sri Sunil Halder, residing at Kora Nabarunpally, P.O. Kora Chandigarh, P.S. Madhyamgram, Dist. North 24 Parganas, Kolkata-700130, 3. **SRI SHUVO SANKAR DUTTA**, PAN-CFZPD0075A, Voter ID No. RQL1883222, son of Late Alok Kumar Dutta, residing at Sarada Sarani, Nibedita Park, P.O. Hridaypur, P.S. Barasat, Dist. North 24 Parganas, Kolkata-700127, all by nationality Indian, by faith Hindu, by occupation Business, hereinafter called and referred to as the "**DEVELOPER**" (which

expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its-successors-in-interest, executors, administrators, successors, legal representatives and assigns) of the "SECOND PART".

WHEREAS all that piece and parcel of land measuring an area 56 decimals comprised in R.S. Dag No.952, under R.S. Khatian No.792, situated at **Mouza Udayrajpur**, J.L. No.43, Re.Su No.6, under P.S. Madhyamgram, within the jurisdiction of ADSR Barasat, under the limits of Madhyamgram Municipality, in the District of North 24 Parganas, was purchased by one Malati Saha, wife of Motilal Saha, by virtue of a deed of conveyance dated 21-05-1962, registered in the office of SR Barasat, recorded in book No.I, volume No.53, pages from 253 to 258, being No. 5881, for the year 1962 from Musst. Amina Bibi and Abkash Ali and absolutely seized and possessed thereon.

AND WHEREAS by virtue of a deed of conveyance dated 23-05-1997, registered in the office of ADSR Barasat, recorded in book No.I, volume No.47, pages from 358 to 365, being No. 2687 for the year 1997, said Smt. Malati Saha sold, granted, transferred and conveyed 52.09 decimals of land in R.S. Dag No. 952, unto and in favour of Sri Sunit Kumar Mandal, son of Late Aditya Mandal, Smt. Sulekha Mondal, wife of Sri Sunit Kumar Mondal, Smt. Swagata Mondal, daughter of Sri Sunit Kumar Mondal, Smt. Ishita Mondal, daughter of Sri Sunit Kumar Mandal and Sri Amit Mondal, son of Late Sudhannya Mondal, all of 'Manali House' Flat No.V-9 and V-10, Narayantala West, P.S. Rajarhat, Dist. North 24 Parganas, Kolkata-700059 and delivered peaceful possession in their favour.

AND WHEREAS by virtue of a General Power Of Attorney dated 30-03-2001, recorded in book No.IV, volume No.18, pages from 48 to 51, being No. 1076 for the year 2001 said Sunit Kumar Mandal, Sulekha Mondal, Swagata Mondal, Ishita Mondal and Amit Mondal jointly appointed, nominated and constituted Sri

Debashis Roy, son of Sri Sudhansu Kumar Roy of 42, Satchasipara Road, Kolkata-700002 as their constituted attorney to sold, granted, transferred and conveyed their aforesaid landed properties to the intending purchaser or purchasers.

AND WHEREAS by virtue of a deed of conveyance executed on 29-11-2001 and registered on 14-12-2001, in the office of ADSR Barasat, recorded in book No.I, volume No.110, pages from 94 to 108, being No. 5647, for the year 2001, for the consideration therein mentioned, said **Debashis Roy for and on behalf of** said Sunit Kumar Mandal, Sulekha Mondal, Swagata Mondal, Ishita Mondal and Amit Mondal sold, granted, transferred and conveyed 04 cottahs of land alongwith a kancha structure thereon, unto and in favour of Gopal Chandra Debnath the predecessor of the present owners herein and delivered peaceful possession thereon.

AND WHEREAS by virtue of another deed of conveyance executed on 29-11-2001 and registered on 14-12-2001, in the office of ADSR Barasat, recorded in book No.I, volume No.110, pages from 109 to 120, being No. 5648, for the year 2001; for the consideration therein mentioned, said **Debashis Roy for and on behalf of** said Sunit Kumar Mandal, Sulekha Mondal, Swagata Mondal, Ishita Mondal and Amit Mondal sold, granted, transferred and conveyed 01 cottah 08 chittacks of land alongwith a kancha structure thereon, unto and in favour of the present owner No.1 Purnima Debnath and delivered peaceful possession thereon.

AND WHEREAS while in peaceful possession, said Gopal Chandra Debnath died intestate on 22-11-2006, leaving behind his wife of Purnima Debnath, two daughters namely Nibedita Debnath & Anamika Debnath as his legal heirs and successors who inherited the property left by said Gopal Chandra Debnath according to Hindu Succession Act.

AND WHEREAS while in peaceful possession, the present owner

No.1 Purnima Debnath recorded her name in B.L.&L.R.O. under L.R. Khatian No.10819, said Nibedita Debnath recorded her name under L.R. Khatian No.10818 and said Anamika Debnath recorded her name in B.L.&L.R.O. under L.R. Khatian No.10836 in L.R. Dag No. 2399 and mutated their names in the office of Madhyamgram Municipality and absolutely seized and possessed thereon.

AND WHEREAS thus the present Land Owners herein became the owners of **05 cottahs 08 chittacks** of land alongwith structure comprised in R.S. Dag No.952, corresponding to L.R. Dag No.2399, R.S. Khatian No.792, corresponding to L.R. Khatian No.10819, 10818 & 10836, situated at Mouza **Udayrajpur**, J.L. No.43, Re.Su No.6, under P.S. Madhyamgram, within the jurisdiction of ADSR Barasat,, under the limits of Madhyamgram Municipality Ward No.5, Holding No.5/1/4, 5/1/5, 5/1/5/2 & 5/1/5/1, Najarul Islam Sarani, in the District of North 24 Parganas, by paying rents and taxes to the appropriate authority and have been owned and possessed thereon free from all encumbrances.

AND WHEREAS the Land Owners herein being desirous for commercial exploitation of **their** plot of land by erecting a multistoried building on the **schedule 'A' property**, and due to lack of money and insufficient knowledge **they** could not do so, hence they approached to a reputed Developer herein in respect of **their** plot, morefully and particularly described in the **Schedule "A"** hereunder written and the said proposal hereby considered by the Developer and hereto entered into this Agreement with some stipulated terms and conditions and shall be binding upon them along with their respective legal heirs, executors, administrators & legal representatives.

NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES:

- 1) **That a multistoried building plan will be sanctioned with the cost and expenses of the developer for the purpose of construction** in respect of the land morefully described in the **schedule 'A' hereunder** and to that effect the Land Owners will bound to give necessary no objection or consent in written if and when required. The Land Owners will also bound to co-operate in every stage in constructing the multistoried building in respect of the land morefully described in the **Schedule 'A'** of this agreement and vice versa.
- 2) **That the Land Owners and the developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construct as joint venture between the Developer and the Land Owners. The parties hereto can proceed with this agreement.**
- 3) **That the Land Owners hereto deliver the peaceful vacant possession of the said property to the Developer within 01 (one) Month from the date of execution & registration of the Development Agreement-cum-Development Power of Attorney and a multistoried building will be constructed on the schedule 'A' property as per building plan to be sanctioned by the Madhyamgram Municipality exclusively at the cost/expenses/charges by the Developer.**
- 4) **That the Land Owners will handover all original Title Deeds, Mutation Certificate, Current Municipal Tax Receipt, B.L.&L.R.O. Rent Receipt, Current Parcha etc. to the Developer at the time of execution & registration of the Development Agreement-cum-Development Power of Attorney**
- 5) **That as per agreement the Land Owners herein agreed to execute a Registered Development Power of Attorney in favour of the Developer.**

It is now agreed that, in the absence of the Land Owners, the Owner's heirs or successors will be bound to sign a registered Development Agreement-cum-Development Power of Attorney in favour of the developer which the developer will prepare at **their** own expense.

6) **That the Developer** here at **its** own cost and expenses construct the said multistoried building as per the sanctioned building plan.

7) **OWNER'S ALLOCATION:**

That the Land Owners will get 42% area of the multi storied building as per **proposed municipal sanction plan**, out of which the Land owners will get **one Garage** on the **Ground Floor, North-West side** measuring covered area **200 sq.ft.** more or less including stair, lift and corridor share and **one complete 2BHK Flat** on the **Third Floor, North-West side** measuring covered area **850 sq.ft.** more or less including stair, lift and corridor share and **one complete 3BHK Flat** on the **Top Floor, North-West side** measuring covered area **1200 sq.ft.** more or less including stair, lift and corridor share and **rest portion** of allocated area will be allotted from the **third floor, South-East side** including stair, lift and corridor share and with undivided proportionate share of the underneath land with right to use of all common facilities, amenities and common areas of proposed multistoried building i.e. roof, common area, common portion and all other facilities etc.

In addition a sum of **Rs. 20,00,000.00 (Rupees twenty lakh)** will be paid by the developer to the Land Owners at the time of development agreement-cum-development power of attorney.

The above mention Rs. 20,00,000.00 (Rupees twenty lakh) will be adjusted with the owner's allocation as per the rate of covered area of Rs. 3,000/- (Rupees three thousand) only per sq.ft.

There will be no demand in future by the land lord/owners except this above mentioned owners' allocation.

8) **DEVELOPER'S ALLOCATION :**

That save and except the Owner's allocated portion of the said proposed multi storied building, the remaining residential and commercial portion of the proposed multistoried building will be treated as DEVELOPER'S ALLOCATION together with undivided proportionate share of the underneath land with right to use all common facilities, amenities and common areas of the said building i.e. staircase, lift, roof, common area, common portion of the multistoried building etc. AND the Developer shall have every right to enter into agreement, sell, lease, gift, mortgage etc. and to rent out the said Developer's Allocation to any third party or any intending purchaser/s at any price at any time as the Developer think best, fit and proper.

- 9) That a multi storied building plan will be sanctioned with the cost and expenses of the Developer in respect of the land morefully described in the schedule 'A' hereunder and to that effect the Land Owners will bound to give necessary no objection or consent in written if and when required.
- 10) That the developer is hereby agreed that they will complete the construction works within 24 (twenty four) months on and from the date of proposed sanction plan. But if any natural calamity occurs, i.e. flood, earthquake etc.

or unavoidable circumstances like riot, war, tempest, Lock-down, pandemic situation or any prohibitory order comes from any court or courts, local bodies like Municipality etc, then **the time** may be extended for **06 (six) months** but not more than that and the Land Owners will not also be in a position to raise any objection for that.

- 11) That as per agreement the Developer shall have every right to retain or sell or transfer **its allocated portion** out of the total construction area in any manner, permitted by law, to any person, firm or company without any claim, hindrance or objection from the Land Owners hereto.
- 12) That the Developer shall complete the proposed building with standard materials
- 13) That the Developer shall appoint its Engineer, Mistri, Supplier, Contractor and shall pay them without creating any financial liability on the Land Owners.
- 14) That the developer shall be entitled to enter into agreement for sale with the intending buyers before, after or in course of construction of the building **in respect of developer's allocation** and the Developer shall receive money from them by the strength of this Registered Development Agreement-cum-Development Power of Attorney without creating any financial liability on the Land Owners.
- 15) That the Land Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the building by the Developer.
- 16) The Developer is entitled to get the portion of the proposed multistoried building as allotted in **its favour** as above for the cost and expenses of the construction works of the proposed multistoried building.

- 17) **That the** Land Owners do hereby declare and represent that **they have** good and absolute right, title and interest over the said property mentioned in schedule hereinbelow. There is no claim, right, title or interest of any other person and the Land Owners **have** good marketable title and absolute right to enter into this agreement with the Developer and this land is not objectionable according to Land Ceiling Act and the same was/is not acquired by the State Govt.
- 18) **That the** Land Owners as per Owner's allocated portion shall enjoy the common right of the roof with other flat Owners jointly.
- 19) **That the** Land Land Owners shall pay to the developer the maintenance charges of the said portion per month from the date of taking delivery of possession from the developer as per ratio of **their** flat till the formation of the flat Owner's Association. The said charges will be fixed by the Developer/Owner's Association. That the Land Owners shall pay the Municipal taxes of the said building proportionately from the date of delivery of possession of flats from the developer till the date of mutation of **their** (Land Owners) name in the local Municipality.
- 20) **That on** execution of this agreement-cum-power of attorney, the Land Owners **are** not entitled to lien, charges, mortgages, transfer, agreement, lease, rent, gift or sell the schedule property with/to any other person or persons.
- 21) **That the** developer shall not leave the project incomplete. If the developer receive any money in advance from the intending buyer/s, the same will be **its** absolute liability and the Land Owners **shall** not be held liable for any incomplete construction and receipt of advance.

- 22) That the old building standing upon the schedule land will be demolished by the developer and the developer can sale the building raw materials etc. and the Land Owners can not interfere in this matter.
- 23) That the Developer shall thereafter at its own cost and expenses construct the said multi storied building as per the sanction building plan.
- 24) That the terms and conditions of this development agreement will be binding upon the heirs or successors of both the parties as binding to the parties hereby.
- 25) That in case of disputes and differences arised in between the parties hereto, that will be settled out by the mutual discussion in between the parties.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS That We, 1. SMT PURNIMA DEBNATH, PAN-ADVPD0687Q, Voter ID No. CKW4022422, wife of Late Gopal Chandra Debnath, 2. SMT. NIBEDITA DEBNATH, PAN-BGPPD8118J, Voter ID No. CKW4584124, daughter of Late Gopal Chandra Debnath, 3. SMT. ANAMIKA DEBNATH, PAN-BGEPPD4815K, Voter ID No. YCW0872614, daughter of Late Gopal Chandra Debnath, all residing at Rishi Arabinda Road, P.O. Madhyamgram Bazar P.S. Madhyamgram, District North 24 Parganas, Kolkata-700130, by faith- Hindu, by Nationality-Indian, by Occupation-No.1 Housewife No.2 & 3 Household duties, hereinafter called the "EXECUTANTS"

WHEREAS we the executants/Land Owners of ALL THAT piece or parcel of 'Bastu' land measuring an area 05 cottahs 08 chittacks more or less alongwith pucca structure comprised in R.S. Dag No.952, corosponding to L.R. Dag No.2399, R.S. Khatian No.792, corosponding to L.R. Khatian No.10819,

10818 & 10836, situated at Mouza Udayrajpur, J.L. No.43, Re.Su No.6, under P.S. Madhyamgram, within the jurisdiction of ADSR Barasat, under the limits of Madhyamgram Municipality Ward No.5, Holding No. 5/1/4, 5/1/5, 5/1/5/2 & 5/1/5/1, Najarul Islam Sarani, District of North 24 Parganas, hereinafter referred to as "the said property".

AND WHEREAS by the instant agreement (hereinafter referred to as 'the said Development Agreement') by and between the principals/executants/Land Owners herein and "ELITE CONSTRUCTION" PAN-AAJFE0986A, having its registered office at Kora Nabarunpally, P.O. Kora Chandigarh, P.S. Madhyamgram, Dist. North 24 Parganas, Kolkata-700130, as developer therein (and hereinafter also referred to as "the Developer", the principals/executants has appointed the developer to develop the schedule property (hereinafter referred to as 'the Project') and the commercial exploitation of the Developer's Allocation in the Project as defined and described therein on the terms and conditions therein contained.

AND WHEREAS as so agreed under the development agreement, the principals/executants/Land Owners are executing this development power of attorney in favour of 1. SRI SUMIT HALDER, PAN-ANAPH8116K, Voter ID No. YCW1459493, son of Sri Sunil Halder, residing at Kora Nabarunpally, P.O. Kora Chandigarh, P.S. Madhyamgram, Dist. North 24 Parganas, Kolkata-700130, 2. SRI SUBHASISH BISWAS, PAN-BXEPC8244D, son of Sri Binoy Krishna Biswas, residing at Kora Babupara (South), P.O. Kora Chandigarh, P.S. Madhyamgram, Dist. North 24 Parganas, Kolkata-700130,, 3. SRI SHUVO SANKAR DUTTA, PAN-CFZPD0075A, son of Late Alok Kumar Dutta, residing at Sarada Sarani, Nibedita Park, P.O. Hridaypur, P.S. Barasat, Dist. North 24 Parganas, Kolkata-700127, all by nationality Indian, by faith Hindu, by

occupation Business, the partners of "ELITE CONSTRUCTION" for the purpose of concerning the said property as hereinafter contained :

NOW KNOW ALL MEN BY THESE PRESENTS We, the principals/executants/Land Owners abovenamed **1. SRI SUMIT HALDER**, PAN-ANAPH8116K, Voter ID No:YCW1459493, son of Sri Sunil Halder, residing at Kora Nabarunpally, P.O. Kora Chandigarh, P.S. Madhyamgram, Dist. North 24 Parganas, Kolkata-700130, **2. SRI SUBHASISH BISWAS**, PAN-BXEPB8244D, son of Sri Binoy Krishna Biswas, residing at Kora Babupara (South), P.O. Kora Chandigarh, P.S. Madhyamgram, Dist. North 24 Parganas, Kolkata-700130,, **3. SRI SHUVO SANKAR DUTTA**, PAN-CFZPD0075A, son of Late Alok Kumar Dutta, residing at Sarada Sarani, Nibedita Park, P.O. Hridaypur, P.S. Barasat, Dist. North 24 Parganas, Kolkata-700127, all by nationality Indian, by faith Hindu, by occupation Business, the partners of "ELITE CONSTRUCTION" as our true and lawful attorney to do execute exercise and perform all or any of the following acts deeds and things concerning the said project i.e. to say-

1. To enter into the said land for taking necessary measurement for making site plan for construction of the proposed new building thereon.
2. To prepare necessary plan or plans of the proposed building to be constructed thereon and to appear before the office of the New Barrackpore Municipality and submit the proposed building plan for sanction in our names and on our behalf and to get the said sanctioned building plan.
3. To appear and sign any paper before the Municipal Authority or any other Government office or statutory

body or any other authorities or any other organisation or office and to do all things necessary for said sanction and for the proper construction of the said building at our aforesaid land.

4. **To appear** on our behalf before the Municipal authority, Urban Land Ceiling Authority, and/or any other Government or Semi-Government Authority for the purpose of taking all necessary steps for commencing and completing the said construction work of the multistoried building on the aforesaid land.
5. **To pay** the arrear and current Municipal rates and taxes, of the said property in the office of **Madhyamgram Municipality** and property rents of our landed property to the authority concerned.
6. **To apply** for electric, gas, telephone, water, drainage, sewerage connection in respect of the proposed building on the said land.
7. **To appoint** engineer, contractor and labour for construction of the said flats/shops/garages/godowns/offices of the proposed multistoried building and to make payments to them.
8. **To look after, manage, supervise and control** of the construction for the new proposed building.
9. **To commence, prosecute, enforce, defend, appear, and oppose** all actions and other legal proceedings and demand touching any matter in connection with the said land.
10. **To appoint, or nominate** advocate, solicitors, pleaders and revenue agents and to revoke such appointments.

11. **To make, sign, affirm, present and file all applications, claims, petitions, written statements and all other papers and documents necessary and expedient in the opinion of the said attorneys to be made, signed, executed, affirmed, presented or filed and to receive back such documents.**
12. **To allow and pay all fees, costs, charges and expenses to be allowed or paid in respect of the aforesaid land.**
13. **To negotiate on terms of agreement for sale (unregistered & registered), conveyance (registered), gift, mortgage, lease in part or in full of the properties allotted in favour of the developer to any intending purchaser or purchasers at such price or prices which my said Attorneys in their absolute discretion thinks fit and proper. To agree upon and to enter into any agreement or agreements for such Sale and receive earnest money out of the negotiated consideration money from the intending purchaser/purchasers for developer's allocation. On receipt of earnest money the attorneys are entitled to execute agreement and to issue receipt in favour of intending purchasers for their part except the owner's allocation.**
14. **To represent us and to execute or sign all other document or documents, agreement for sale, deed of conveyance or deeds of conveyance on my behalf and to present the same for registration before any competent Registering Officer of the Registry Office and thereto admit and do all necessary acts and deeds in such connection on receipt of consideration money. The attorneys are entitled to complete the registration of the deed or deeds of conveyance in favour of the intending purchaser/purchasers in respect of the allocation of the developer.**

AND We hereby agree to ratify and confirm all and whatsoever our said attorneys shall lawfully do or cause to be done by virtue of these indenture.

SCHEDULE "A" ABOVE REFERRED TO

(Description of the entire property)

ALL THAT piece or parcel of 'Bastu' land measuring an area 05 cottahs 08 chittacks more or less alongwith 100 sq.ft. kancha structure thereon, comprised in R.S. Dag No.952, corosponding to L.R. Dag No.2399, R.S. Khatian No.792, corosponding to L.R. Khatian No.10819 (area 02 cottahs 13 chittacks 15 sq.ft.), L.R. Khatian No.10818 (area 01 cottah 05 chittacks 15 sq.ft.), & L.R. Khatian No.10836 (area 01 cottah 05 chittacks 15 sq.ft.), situated at Mouza Udayrajpur, J.L. No.43, Re.Su No.6, under P.S. Madhyamgram, within the jurisdiction of ADSR Barasat, under the limits of Madhyamgram Municipality Ward No.5, Holding No.5/1/4, 5/1/5, 5/1/5/2 & 5/1/5/1,, Najarul Islam Sarani, District of North 24 Parganas, Kolkata-700129, which is butted and bounded as under :

ON THE NORTH : Others property
ON THE SOUTH : 16 feet wide Municipal Road
ON THE EAST : Others property
ON THE WEST : 16 feet wide Municipal Road

The photographs and finger prints of the parties in separate sheets annexed herewith will do form as the part of this development agreement.

SPECIFICATION OF WORKS

1. FLOORS : Floor tiles.(4'2'), cement ultratec/ACC, TMT Durgapur, Brick No.1

2. BATHROOM : Bathroom glazed tiles upto linton height, one commode, single syntex door .(Tap D-Sons, Fittings Hindware) & basin- Hindware.
3. KITCHEN : "L" shaped black stone will be fitted at the place of the gas oven and tiles fitted upto linton on the wall..
4. EXTERIOR WALL : 5 inches brick construction with cement.
5. INTERIOR WALL : 3 inches or 5 inches brick construction with cement.
6. DOOR : All frame wood and external & internal doors will be provided with flash door.
7. WINDOW : window with steel/iron frame and Alluminium sliding.
8. WATER SUPPLY : There will be an overhead water tank from which water will be running through PVC pipes.
9. BALCONY : In the balcony there will be 2¹/₂ feet grill.
10. ELECTRIC POINT : a) Concealed wiring and **1BHK Flat ... points & 2BHK Flat ... points** (including one geyser point, one cheminy point, one washing machine point, one micro oven point & Master Bedroom one AC point b) switch- gold medel, wiring coil Finolex.
11. COLOUR OF FLAT : Putty will be done only in the interior portion of walls of the flat.
12. EXTRA WORK : For any extra work extra payment will be made by the purchaser.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals on the day month and

year first above written.

SIGNED, SEALED & DELIVERED

at Barasat in presence of :

1) Tarun Sarkar
S/o Shyam Lal Sarkar
Korrapurbadal, Malhyangram
pin- 700130

Rouina Debrath
ମିଶ୍ରମୁଖ୍ୟ ଟୁରାଟ ୨୫
Ananika Debrath

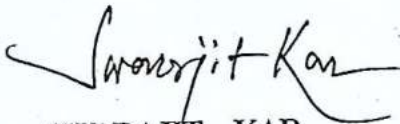
Signature of the Land Owners/Executants

2) Kamal K. Sin
S/o Bhudeb K. Sin
Korrapurbadal, Malhyangram
Pin- 700130

ELITE CONSTRUCTION
Subhasish Biswas
Sumit ~~...~~
Shuvo Sanku Dutta

Signature of the Developer/Attorneys

PREPARED BY :



SWARAJIT KAR

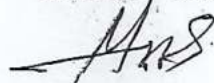
Advocate

Enrollment No-F-996/662/98

Barasat, North 24 Parganas

District Judges' Court

TYPED BY ME :



Barasat, North 24-Parganas,

:: MEMO OF CONSIDERATION ::

RECEIVED on and from the within named developer the within mentioned sum of Rs. 20,00,000.00 (Rupees twenty lakh) only being the earnest money of the within mentioned consideration in the manner stated under :-

<u>Dated</u>	<u>Name of Bank</u>	<u>DD No.</u>	<u>Amount (Rs.)</u>
15-02-25	IDBI Bank Barasat	006459	2,50,000.00
15-02-25	Do	006460	2,50,000.00
15-02-25	Do	006458	15,00,000.00

Total Rs. 20,00,000.00
(Rupees twenty lakh) only

WITNESS

1. Tarun Sarkar

S/o Shyam Lal Sarkar

Kora purbahad, Madhyangon

Pin - 700130

Ruchima Deb Nath

ନିର୍ଦ୍ଦେଶକ ଶ୍ରୀମତୀ ୨୫

Ananika Deb Nath

Signature of the Land Owners

2. Koushik Sin





S/o Bhudeb K Sin

Kora purbahad madhyangon

Pin - 700130

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

Name: PURNIMA DEBNATH






LITTLE	RING	MIDDLE	FORE	THUMB	
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Purnima Debnath

Signature of the Presentant

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

(2) Name: NIBEDITA DEBNATH







LITTLE	RING	MIDDLE	FORE	THUMB	
THUMB	FORE	MIDDLE	RING	LITTLE	
					

নিবেদিতা দেবনাথ

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

Signature of the Presentant

(3) Name: ANAMIKA DEBNATH

LITTLE	RING	MIDDLE	FORE	THUMB	
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Anamika Debnath

Signature of the Presentant

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

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

Name: SUBHASISH BISWAS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Subhasish Biswas

Signature of the Presentant

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

(2) Name: SHUVO SANKAR DUTTA

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Shuvo Sankar Dutta

Signature of the Presentant

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

(3) Name: SUMIT HALDER

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Sumit Halder

Signature of the Presentant

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



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



192024250406869018

GRN Details

GRN: 192024250406869018 Payment Mode: SBI Epay
GRN Date: 17/02/2025 17:23:22 Bank/Gateway: SBIEpay Payment Gateway
BRN : 9770091271925 BRN Date: 17/02/2025 17:23:54
Gateway Ref ID: CHS5594347 Method: State Bank of India NB
GRIPS Payment ID: 170220252040686900 Payment Init. Date: 17/02/2025 17:23:22
Payment Status: Successful Payment Ref. No: 2000438079/2/2025
[Query No*/Query Year]

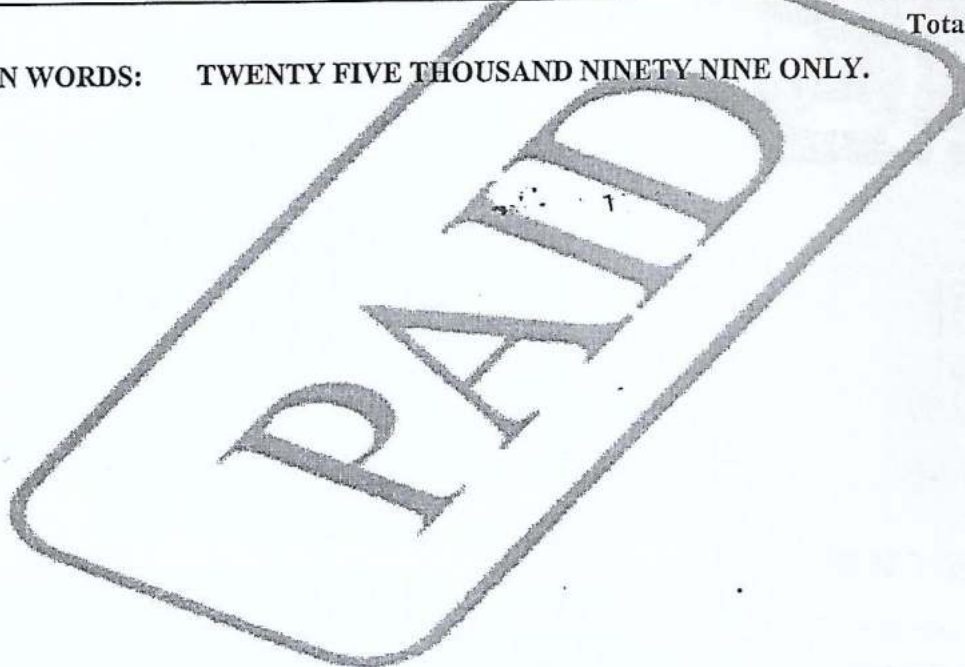
Depositor Details

Depositor's Name: Mr Subhasish Biswas
Address: Kora Babupara
Mobile: 9433220378
Period From (dd/mm/yyyy): 17/02/2025
Period To (dd/mm/yyyy): 17/02/2025
Payment Ref ID: 2000438079/2/2025
Dept Ref ID/DRN: 2000438079/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000438079/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	5071
2	2000438079/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	20028
Total				25099

IN WORDS: TWENTY FIVE THOUSAND NINETY NINE ONLY.



জেলা- উত্তর ২৪ পরগণা খতিয়ান নং- ১০৮৩৬

[১৫০৩০৪৩]

মৌজা- উদয়রাজপুর জে.এল.নং- ৪৩

থানা- বারাসাত



(১) রাজস্ব- টাকা

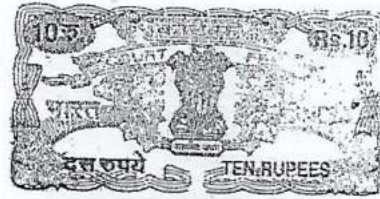
(২) জমির পরিমাণ(এ)- ০.০২২০

(৩) মোট দাগের সংখ্যা- ১

	(৪) অগ্রস্বয়ের দখলকারের বিবরণ	(৫) যন্ত্র	(৬) মন্তব্য
নাম-	অনামিকা দেবনাথ	রায়ত	
পিতা-	গোপাল চন্দ্র দেবনাথ		
ঠিকানা-	নিজ		

(৭) অগ্রস্বয়ের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট	দাগের মধ্যে	দাগের মধ্যে
			পরিমাণ(এ)	অগ্রস্বয়ের অংশ	অগ্রস্বয়ের জমির অংশের পরিমাণ.
			একর		হেক্টর
২৩৯৯	বাড়		২.০১০০	০.০১১০	০.০২২০
মোট দাগের সংখ্যা- এক মাত্র					০.০২২



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26/10/17

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 , Copy No.:8580

Major Information of the Deed

Deed No :	I-1503-00854/2025	Date of Registration	18/02/2025
Query No / Year	1503-2000438079/2025	Office where deed is registered	
Query Date	12/02/2025 11:34:35 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Suman Sikder Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9433220378, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 69,42,506/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 20,028/- (Article:E, E, E,)		
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: Nazrul Islam Sarani, Mouza: Udayrajpur, , Ward No: 5, Holding No:5/1/4 5/1/5 JI No: 43, Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2399 (RS :-)	LR-10819	Bastu	Bastu	2 Katha 13 Chatak 15 Sq Ft	1/-	36,12,503/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Nazrul Islam Sarani, Mouza: Udayrajpur, , Ward No: 5, Holding No:5/1/5/2 JI No: 43, Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-2399 (RS :-)	LR-10818	Bastu	Bastu	1 Katha 5 Chatak 15 Sq Ft	1/-	17,00,002/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,



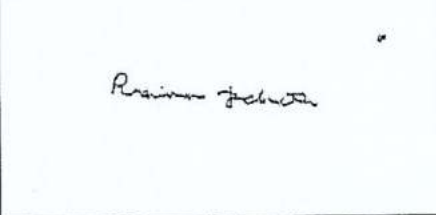


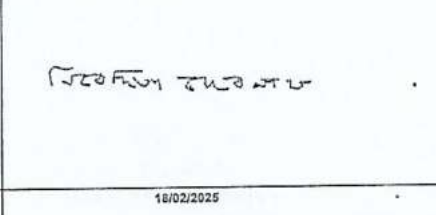
District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Nazrul Islam Sarani, Mouza: Barasat, , Ward No: 5, Holding No:5/1/5/1 JI No: 79, Pin Code : 700129



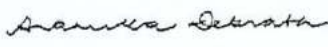
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-2399 (RS :-)	LR-10836	Bastu	Bastu	1 Katha 5 Chatak 15 Sq Ft	1/-	16,00,001/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					9.075Dec	3 /-	69,12,506 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	30,000 /-	

Land Lord Details :












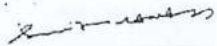


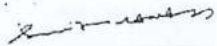


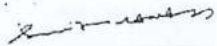
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Purnima Debnath (Presentant) Wife of Late Gopal Chandra Debnath Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office		 Captured	
	18/02/2025		LTI 18/02/2025	18/02/2025
Rishi Arabinda Road, City:- , P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: adxxxxxx7q, Aadhaar No: 65xxxxxxxx0831, Status :Individual, Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Nibedita Debnath Daughter of Late Gopal Chandra Debnath Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office		 Captured	
	18/02/2025		LTI 18/02/2025	18/02/2025
Rishi Arabinda Road, City:- , P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.: bgxxxxxx8j, Aadhaar No: 73xxxxxxxx0055, Status :Individual, Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office				

3	Name	Photo	Finger Print	Signature
	Anamika Debnath Daughter of Late Gopal Chandra Debnath Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office		 Captured	
		18/02/2025	LTI 18/02/2025	18/02/2025
Rishi Arabinda Road, City:- , P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: bgxxxxxx5k, Aadhaar No: 59xxxxxxxx4829, Status :Individual, Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Elite Construction Kora Nabarunpally, City:- , P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Date of Incorporation:XX-XX-2XX1 , PAN No.:: Axxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



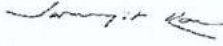
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Subhasish Biswas Son of Shri Binoy Krishna Biswas Date of Execution - 18/02/2025, , Admitted by: Self, Date of Admission: 18/02/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td></td> <td>Feb 18 2025 1:02PM</td> <td>LTI 18/02/2025</td> <td>18/02/2025</td> </tr> </tbody> </table> <p>Kora Babupara South, City:- , P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: BXxxxxxx4D, Aadhaar No: 24xxxxxxxx3899 Status : Representative, Representative of : Elite Construction (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Subhasish Biswas Son of Shri Binoy Krishna Biswas Date of Execution - 18/02/2025, , Admitted by: Self, Date of Admission: 18/02/2025, Place of Admission of Execution: Office		 Captured			Feb 18 2025 1:02PM	LTI 18/02/2025	18/02/2025
Name	Photo	Finger Print	Signature										
Subhasish Biswas Son of Shri Binoy Krishna Biswas Date of Execution - 18/02/2025, , Admitted by: Self, Date of Admission: 18/02/2025, Place of Admission of Execution: Office		 Captured											
	Feb 18 2025 1:02PM	LTI 18/02/2025	18/02/2025										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Sumit Halder Son of Shri Sunil Halder Date of Execution - 18/02/2025, , Admitted by: Self, Date of Admission: 18/02/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td></td> <td>Feb 18 2025 1:02PM</td> <td>LTI 18/02/2025</td> <td>18/02/2025</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Sumit Halder Son of Shri Sunil Halder Date of Execution - 18/02/2025, , Admitted by: Self, Date of Admission: 18/02/2025, Place of Admission of Execution: Office		 Captured			Feb 18 2025 1:02PM	LTI 18/02/2025	18/02/2025
Name	Photo	Finger Print	Signature										
Sumit Halder Son of Shri Sunil Halder Date of Execution - 18/02/2025, , Admitted by: Self, Date of Admission: 18/02/2025, Place of Admission of Execution: Office		 Captured											
	Feb 18 2025 1:02PM	LTI 18/02/2025	18/02/2025										

Kora Nabarunpally, City:- , P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: ANxxxxxx6K, Aadhaar No: 39xxxxxxxx9814 Status : Representative, Representative of : Elite Construction (as PARTNER)

3	Name	Photo	Finger Print	Signature
	Shuvo Sankar Dutta Son of Late Alok Kumar Dutta Date of Execution - 18/02/2025, , Admitted by: Self, Date of Admission: 18/02/2025, Place of Admission of Execution: Office	 <small>Feb 18 2025 1:03PM</small>	 <small>LTI 18/02/2025 Captured</small>	 <small>18/02/2025</small>
Sarada Sarani, Nebedita Park, City:- , P.O:- Hridaypur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: CFxxxxxx5A, Aadhaar No: 42xxxxxxxx6078 Status : Representative, Representative of : Elite Construction (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Swarajit Kar Son of Late Ashutosh Kar P.K.Bose Sarani, City:- , P.O:- Hridaypur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127	 <small>18/02/2025</small>	 <small>LTI 18/02/2025 Captured</small>	 <small>18/02/2025</small>
Identifier Of Purnima Debnath, Nibedita Debnath, Anamika Debnath, Subhasish Biswas, Sumit Halder, Shuvo Sankar Dutta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Purnima Debnath	Elite Construction-2 Katha 13 Chatak 15 Sq Ft

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Nibedita Debnath	Elite Construction-1 Katha 5 Chatak 15 Sq Ft

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Anamika Debnath	Elite Construction-1 Katha 5 Chatak 15 Sq Ft

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Purnima Debnath	Elite Construction-33.33333300 Sq Ft
2	Nibedita Debnath	Elite Construction-33.33333300 Sq Ft
3	Anamika Debnath	Elite Construction-33.33333300 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Nazrul Islam Sarani, Mouza: Udayrajpur, , Ward No: 5, Holding No:5/1/4 5/1/5 JI No: 43, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2399, LR Khatian No:- 10819	Owner:পূর্ণিমা দেবনাথ, Gurdian:গোপাল চন্দ্র দেবনাথ, Address:বিজ , Classification:বাড়, Area:0.04680000 Acre,	Purnima Debnath

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Nazrul Islam Sarani, Mouza: Udayrajpur, , Ward No: 5, Holding No:5/1/5/2 JI No: 43, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 2399, LR Khatian No:- 10818	Owner:নিবেদিতা দেবনাথ, Gurdian:গোপাল চন্দ্র দেবনাথ, Address:বিজ , Classification:বাড়, Area:0.02200000 Acre,	Seller is not the recorded Owner as per Applicant.

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Nazrul Islam Sarani, Mouza: Barasat, , Ward No: 5, Holding No:5/1/5/1 JI No: 79, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 2399, LR Khatian No:- 10836		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150300854 / 2025

On 18-02-2025

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

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

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

Presented for registration at 12:55 hrs on 18-02-2025, at the Office of the A.D.S.R. BARASAT by Purnima Debnath , 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 69,42,506/-

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

Execution is admitted on 18/02/2025 by 1. Purnima Debnath, Wife of Late Gopal Chandra Debnath, Rishi Arabinda Road, P.O: Madhyamgram Bazar, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession House wife, 2. Nibedita Debnath, Daughter of Late Gopal Chandra Debnath, Rishi Arabinda Road, P.O: Madhyamgram Bazar, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Others, 3. Anamika Debnath, Daughter of Late Gopal Chandra Debnath, Rishi Arabinda Road, P.O: Madhyamgram Bazar, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Others

Identified by Swarajit Kar, , , Son of Late Ashutosh Kar, P.K.Bose Sarani, P.O: Hridaypur, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700127, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-02-2025 by Subhasish Biswas, PARTNER, Elite Construction (Partnership Firm), Kora Nabarunpally, City:- , P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Identified by Swarajit Kar, , , Son of Late Ashutosh Kar, P.K.Bose Sarani, P.O: Hridaypur, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700127, by caste Hindu, by profession Advocate

Execution is admitted on 18-02-2025 by Sumit Halder, PARTNER, Elite Construction (Partnership Firm), Kora Nabarunpally, City:- , P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Identified by Swarajit Kar, , , Son of Late Ashutosh Kar, P.K.Bose Sarani, P.O: Hridaypur, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700127, by caste Hindu, by profession Advocate

Execution is admitted on 18-02-2025 by Shuvo Sankar Dutta, PARTNER, Elite Construction (Partnership Firm), Kora Nabarunpally, City:- , P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Identified by Swarajit Kar, , , Son of Late Ashutosh Kar, P.K.Bose Sarani, P.O: Hridaypur, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700127, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,028.00/- (B = Rs 20,000.00/- ,E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 20,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2025 5:23PM with Govt. Ref. No: 192024250406869018 on 17-02-2025, Amount Rs: 20,028/-, Bank: SBI EPay (SBlePay), Ref. No. 9770091271925 on 17-02-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,071/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2898, Amount: Rs.5,000.00/-, Date of Purchase: 10/02/2025, Vendor name: G P Mitra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2025 5:23PM with Govt. Ref. No: 192024250406869018 on 17-02-2025, Amount Rs: 5,071/-, Bank: SBI EPay (SBIPay), Ref. No. 9770091271925 on 17-02-2025, Head of Account 0030-02-103-003-02



Srijani Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2025, Page from 24126 to 24159

being No 150300854 for the year 2025.



Ghosh

Digitally signed by SRIJANI GHOSH
Date: 2025.02.20 11:28:52 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 20/02/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.