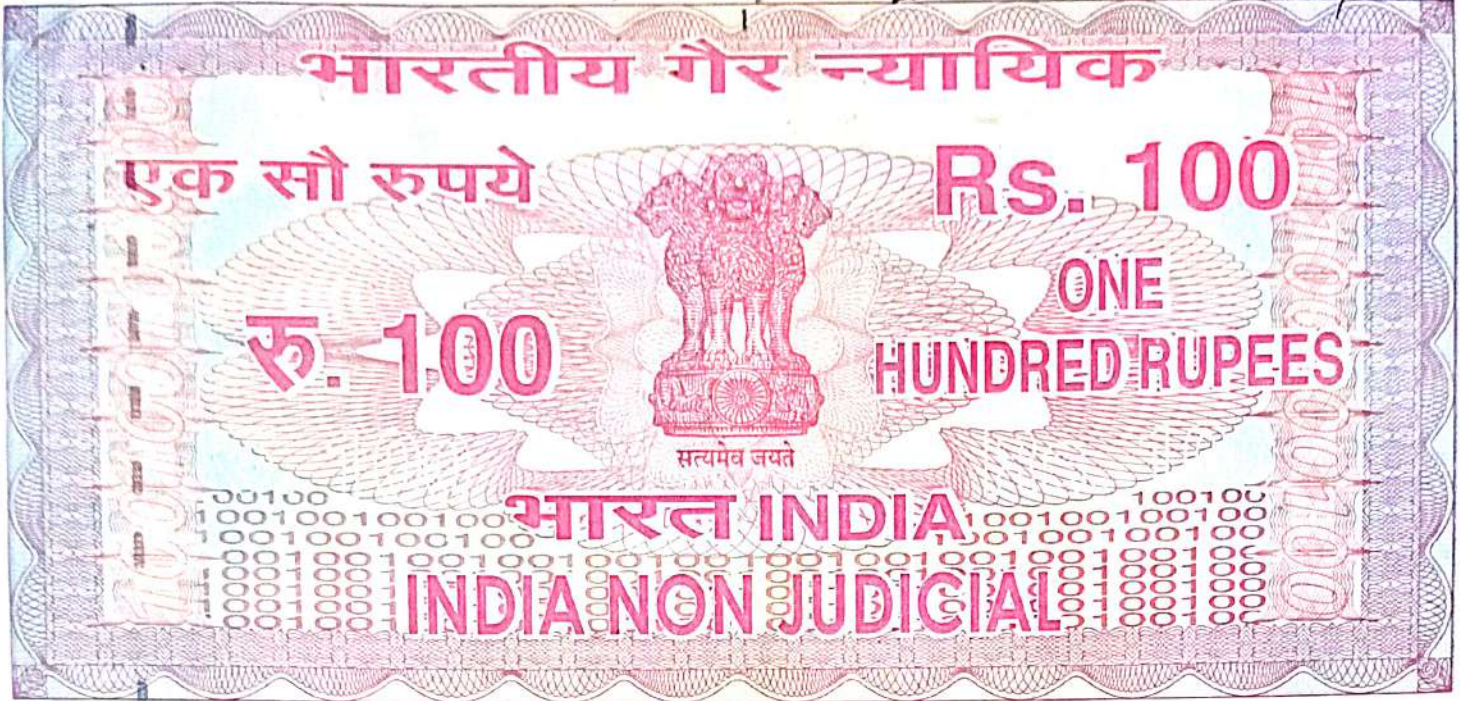


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 290808

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.

DEVELOPMENT AGREEMENT

Additional District Sub-Registrar,
Garia South 24 Parganas

14 AUG 2020

THIS MEMORANDUM OF AGREEMENT made this the 14th day of August, 2020 (Two Thousand and Twenty) BETWEEN

918539

18 JAN 2020

Name : _____

Address : _____

Vendor : _____

SUMIT DUTTA CHOWDHURY
Advocate
Alipore Police Court, Kol-27

I. CHAKRABORTY
68, Dr. Rajendra Prasad Sarani
Kolkata - 700 001



Additional District Sub-Registrar,
Garha Sadin 24 Parganas

4 4 AUG 2020

Sumit Dutta Chowdhury
Advocate
Alipore Police Court
Kol-27

SRI JIBAN DAS(PAN No. AOMPD6925M)(Adhar No. 294065786736) son of Late Radha ballv Das by faith Hindu, by Occupation: Business, Nationality-Indian, residing at Sripur, Udayan Pally, P.O. Boral, P.S. Sonarpur, Kolkata 700 154, District 24 Parganas (South), hereinafter called and referred to as the **OWNER/FIRST PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART:**

A N D

LOKNATH ENTERPRISE a proprietorship firm having its office at A/11, Satindra Pally, P.O. Garia, Police Station- Bansdroni, Kolkata 700084, District – South 24 – Parganas, represented by its proprietor namely **SRI SUBRATA NARAYAN BOSE**(PAN No. ANKPB3814G) (Adhar No. 430953595452) son of Amarendra Narayan Bose, by faith – Hindu , by Nationality Indian, by occupation Business, residing at A/11, Satindra Pally, P.O. Garia, Police Station- Bansdroni, Kolkata 700084, District – South 24 – Parganas, hereinafter called and referred to as the **BUILDERS/ DEVELOPERS/ SECOND PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

ALL THAT piece and parcel of landed proportions, admeasuring 169 Decimal or in local measurement 5(five) Bigha 2 (two) Cottahs 12 (twelve) Chittack more or less lying and situated at Mouza Sripur Bagharghole, Pargana Mougra, Touzi No. 1, R.S.

No. 172, J.L. No. 51, Split of which comprised of dag No. 348, 349, 352, 362, 363, 356/2061 appertaining to Khatian No. 840, the entire areas of Land **measuring 74 Decimel** more or less also the land area comprised of Dag No.351, 352,362,363,358,appertaining to Khatian Nos. 838, **measuring areas of land 70 Decimal** more or less and also the land area comprised Dag No. 342, 347 appertaing to Khatian No. 713, **measuring areas of land 25 Decimal** more or less under P.S. & A.D.S.R. Office Sonarpur, formally under Baruipur Sub-Registry Office, Disrtict 24 Parganas (South) and entire land areas measuring 1.69 Decimal under Korfa now Rayati Dakhali Swatta land, belonged to One Narayan Dhali and others a long years ago who had been enjoying the aforesaid landed properties Together-with every pice and parcel of land along-with trees, fence and others whatsoever with every right, title interest and possession without any interference, hindrance and disturbances by others free from all encumbrances.

AND WHEREAS One Sri Barada Prasad Chattpadhaya purchased all that aforesaid landed properties with every right title and interest thereof which were under the lawful possession of Narayan Dhali and others, the Preceding Owner therein and be it noted here the major part of the said land purchased by way of different Bengoli Kobala Deeds and some other Part of land purchased by way of auction sale and lawfully seized and possessed of the aforesaid entire land as mentioned in Clause-A and had been enjoying the same without any obstructions, hindrance and disturbances from any corners whomsoever since long years.

AND WHEREAS By and under a registered Deed of Gift executed on 09/05/1938, said Barada Prasad Chattopadhyay transferred his aforesaid Purchased land including others landed properties unto or infavour of Sri Haradhan Chattopadhyay Ghatak then minor but attained the age of majority a long years ago and said Haradhan Chattapadhyay Ghatak also purchased all others landed properties under the lawful possession of Co-Owners or Co-Shares of Narayan Dhali, with every right, title, interest and Possession thereof, by way of registered Kobala executed on 11th Chitra 1346 as per Bengoli Calander where Smt.Harimati Devi represented herself as natural Guardian for minor Haradhan Chattopadhyay Ghatak and signed all papers,

documents as natural Gurdian for him and also paid the consideration money to the Vendors in respect in of the said purchased Land and thereafter, looking after the said landed property and said son Haradhan Chattopadhyay Ghatak with care and responsibility.

AND WHEREAS This said minor Haradhan Chattopadhyay Ghatak had been enjoying the aforesaid entire land with peaceful possession thereof without and hindrance, disputes and differences from any corners and his mother, Harimoti Devi had been looking after the said landed properties, free from all encumbrances with good care.

AND WHEREAS Thereafter, One Radha Krishna Pal alias Surendra Nath Pal Son of Late Iswar Chandra Pal and other Mohini Mohan Roy Son of Late Ramkanta Roy both then resided at Balasur, P.S- Srinagar, District-Dhaka, thereafter residing at:- 6 No.Nilamber Mukherjee Street, Shyambazar, Kolkata, purchased all that areas of land mentioned in Clause-A in question of making brick field business, from then minor Haradhan Chattopadhyay Ghatak son of Baroda Prasad Chattopadhyay Ghatak by virtue of Bengali Sale-Deed or Vikroy-Kobala which was represented by Smt. Harimati Devi wife of Late Baroda Prasad Chattopadhyay Ghatak on behalf of said Minor, registered at the Office of Sub-registered Baruipur, recorded in Book No.1, Volume No.21, Pages from 152 to 157, Being No. 1616 For the year 1940. Thus said Radhakrishna Pal alias Surendra Nath Pal and Sri Mohini Mohan Roy became the Owner as per share of their contribution and lawfully seized and possessed of the aforesaid entire landed Property inclusive of the land areas 17(Seventeen) Decimal under Dag No.363, split up which areas of land 10(Ten) Decimal under Khatian 840 and 7(Seven) Decimal under Khatian No.838 all at Mouza- Sripur Bagherghole, J.L No- 59, Touji No-1, R.S No- 172, P.S- now Sonarpur, District – 24 Parganas (South).

AND WHEREAS By and under a Bengali Sale Deed or Vikroy Kobala, registered at S.R Baruipur, 24 Parganas, recorded in Book No.1, Volume No.51, Pages 118 to 123, Being No.4954 for the year 1942. said Mohini Roy sold, conveyed and transferred all that his share or interest and possession of the land purchased jointly

with Radhakrishna Pal, including the share of his land in Dag No.363, Khatian No. 840 and 838 at Mouza-Sripur-Bagherghole, respectively unto or in favour of:-1) Sri Ranendra Lal Pal, 2) Sri Sudhir Kumar Paul 3) Nirmalendu Pal, all are the Sons of Surendranath Pal alias Radhakrishna Pal and after the demise of said Radhakrishna Pal, said Ranendralal Paul, Sudhir Kumar Paul, Nirmalendu Pal, Nirode Kumar Pal, Sarat Kumar Paul and Gita Rani Kundu became the lawful Owners of all that areas of land in Dag No. 363 under Khatian No- 840 and 838 at Mouza- Sripur Bagherghole, J.L No.59 including others landed properties in different Dag NOs on the strength of lawful Purchase and by way of Hindu law of inheritance and the said landed Properties lying and situates within the jurisdiction of P. S & A.D.S.R Office- Sonarpur, District: 24 Parganas (South) within the limit of Rajpur Sonarpur Municipality.

AND WHEREAS On verification of all deeds and documents in respect of the aforesaid land under Dag No-363 appertaining to Khatian No-840 and 838 respectively at Mouza- Sripur Bagherghole, J.L No- 59 which is the subject matter of this Deed of Sale, the Govt- Serestha or B.L. & L.R.O. has been satisfied and duly mutated the aforesaid land in the office of B.L & L.R.O and finally published in the L.R. Record which was recorded in the names of Ranendralal Paul and Radhakrishna Pal in the manner that the areas of land 06 (Six) Decimal more or less under Sabek Dag No.363, L.R Dag No.704, Sabek Khatian No-838, L.R Khatian No-1212 has been recorded in the name of Ranendralal Paul Son of Radha Krishna Paul and finally published in the last Revisional Settlement record and areas of land 08 (Eight) Decimal more or less under Sabek Dag No.363, L.R Dag No-704, Sabek Khatian No- 840, L.R khatian No.1259 has been recorded in the name of Radha Krishna Paul Son of Late Iswar Chandra Pal, said entire land is lying and situates at Mouza- Sripur Bagherghole, J.L No-59,now under P.S and A.D.S.R office at Sonarpur, District- 24 Parganas (South) within the limit of Rajpur Sonarpur Municipality.

AND WHEREAS Thereafter both the said recorded Owners now deceased, of the aforesaid land mentioned in Clause-G & F and said Radhakrishna Pal died intestate on 21/11/1985 and the wife of said Radhakrishna Pal, named Late Charubala Pal

predeceased, both leaving behind them five sons namely a) Ranendralal Paul b) Nirode Kumar Pal c) Sarat Kumar Paul d) Nirmalendu Pal e) Sudhir Kumar Paul and One married daughter named Gita Rani Kundu wife of Sukumar Kundu who jointly lawfully seized and possessed of all that areas of land left by said Radhakrishna Paul as per Hindu Law of inheritance or Hindu Succession Act 1956 and thereafter said Ranendralal Paul died intestate on 20/12/2003 in issueless condition and his wife Late Usha Rani Pal predeceased and another Co-Sharers named Sudhir Kumar Paul died intestate on 10.09.2008, leaving behind him surviving his wife (widow) Arati Pal and One daughter named Nandita Kundu wife of Sri. Amitava Kundu and thereafter said Arati Pal died intestate on 27.02.2011, leaving behind her only married daughter said Nandita Kundu.

Thus, 1) Nirmaledu Pal, 2) Nirode Kumar Pal 3) Sarat Kumar Paul 4) Gita Rani Kundu and 5) Nandita Kundu became the lawful Owners of the aforesaid landed property, are the lawful Owners with every right, title and interest of the land herein declared to sell a Plot of land lawfully. as mentioned hereunder SCHEDULE, already mutated and recorded in the office of B.L & L.R.O and finally published in the L.R. Record which was recorded in the names of Ranendralal Paul and Radhakrishna Pal in the manner that the areas of land 06 (Six) Decimal more or less under Sabek Dag No.363, L.R Dag No.704, Sabek Khatian No-838, L.R Khatian No-1212 has been recorded in the name of Ranendralal Paul Son of Radha Krishna Paul and and finally published in the last Revisional Settlement record and an areas of land 08 (Eight) Decimal more or less under Sabek Dag No.363, L.R Dag No-704, Sabek KhatianNo- 840, L.R khatian No.1259 has been recorded in the name of Radha Krishna Pal Son of Late Iswar Chandra Pal and said entire land is lying and situates at Mouza- Sripur Bagherghole, J.L No-59, now under P.S and A.D.S.R office at Sonarpur, District- 24 Parganas (South) within the limit of Rajpur Sonarpur Municipality which in accordance with law of inheritance and Hindu succession Act. 1956, who are desirous to sell absolutely the areas of land measuring 5(five) Cottahs 00 (zero) Chittack 42 (forty)Sq. Ft. more or less, out of the aforesaid entire land 16 decimal as recorded in B & L.R.O on as is where is whatever there is basis more Particularly mentioned hereunder Schedule, with every right, title, interest and possession thereof, free from all encumbrances.

AND WHEREAS they executed a Deed of Sale on 17.12.2013 in favour of the present owner, which was duly registered in the office of the D.S.R.-IV, Alipore, 24 Parganas(S), recorded in Book No. 1, Volume No. 47, Pages 586 to 610, being Deed No. 9252 for the year 2013.

AND WHEREAS in the premises the Owner herein acquired and became the absolute Owner of the aforesaid plot of total land measuring an area 5 Cotha 00 Chittak 42 Sqft. and have been in peaceful khas possession and enjoyment of the said land together with brick built structure standing on a portion thereupon, without any interruption and free from all encumbrances and attachments whatsoever and mutated his name before the BL & LRO as well as Rajpur Sonarpur Municipality, being Municipal Holding No. 5, Udayan Pally, ward No. 32, Kolkata 700154, by paying Tax, Khajna in regular basis.

AND WHEREAS The Owner has decided to develop the aforesaid landed property measuring about **5 Cotha 00 Chittak 42 Sqft.**, but due to lack of fund and experience he is not in a position to develop the same and accordingly he have approached the Builder/Developer herein for development of the said property/premises by way of making construction of a new building at the said premises in place and stead of existing old structure thereon and in the matter of such development the Owner have represented to the Builder as follows :

- i) The Owner is the sole and absolute Owner of the said property morefully mentioned in the First Schedule hereunder written.

- ii) The said property is free from all encumbrances and the same is in khas and vacant possession of the Owner and no person or persons other than the Owner have any right of occupancy or otherwise in the premises.
- iii) There are no suits litigations or legal proceedings pending in respect of the said premises or any part thereof.
- iv) No persons other than the owner have any right, title and/or interest of any nature whatsoever in the premises or any part thereof.
- v) The premises or any part thereof is not affected by any requisition or acquisition or any alignment of any authority or authorities and the same is not affected under any proceedings of Urban Land (Ceiling and Regulations) Act, 1976.
- vi) The owner have not in anyway dealt with the said premises whereby the right, title and interest of the owner as to the Ownership is and/or maybe liable to be affected in any nature whatsoever.

Relying on the aforesaid representations of the owner and believing the same to be true and correct the Developer/Builder has agreed to undertake the development work of the said property/premises.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED
BY AND BETWEEN THE OWNER AND THE DEVELOPER as follows :

1. That the First Party/owner have requested the Developer to cause necessary development by making construction of G+III building into and over the said property morefully mentioned in the FIRST SCHEDULE hereunder written and the Developer has agreed to construct the proposed building in accordance with the Sanctioned Building Plan to be obtained by the Developer from the Rajpur Sonarpur Municipality or any other authorities concerned.
2. In the new proposed constructed building the owner shall be entitled to get Three Flats, out of which one measuring about 575 Sqft. more or less built up area, on the First floor, Flat No.1C, North-West side, one flat on the Top floor, measuring about

575 Sqft. more or less built up area, Flat No.3C, North-West side & rest One flat on the First floor, measuring about 597 Sqft. more or less built up area, North-East side, Flat No.1A, along with One Shop room on the Ground floor measuring about 80 Sqft. and Two car parking space measuring about 120 sqft. each of the new building hereinafter referred to as the Owner's allocation, fully described in the Second Schedule hereunder written.

3. In addition to the Owner's allocation in the new building as aforesaid the Builder shall also pay a sum of Rs. 6,00,000/- (Rupees Six Lakh) only to the Owner which amount will be forfeit amount and @Rs. 9,000/-(Nine Thousand) only will be paid by the Developer to the Owner per month for shifting charges or alternative accommodation charges till handed over the Owner's Allocation.

Mode of payment ;

- a) At the time of Agreement Rs. 3,00,000/-
- b) After 1st floor roof casting Rs. 1,00,000/-
- c) After Top floor roof casting Rs. 1,00,000/-
- d) At the time of handed over the Owner's allocation Rs. 1,00,000/-

4. Besides the Owner' allocation as aforesaid the Builder/Developer shall be entitled to retain the remaining constructed areas comprising of flats, shop room, car parking space along with care taker room/stuff room if any (hereinafter referred to as the Developer/Builders' allocation) in the new building fully described in the Third Schedule hereunder .

5. That immediately with the execution of these presents the owner shall make over and deliver the peaceful possession of the said premises in favour of the Developer, be it mentioned that expense before handed over the possession will be born by owner.

6. That the Second Party/Developer shall erect and construct the building as per the said sanctioned plan(s) to be obtained from the Municipality or otherwise as may be permissible under the concerned rules comprising of several self contained flats, apartments, shop room, car parking space at their own costs and expenses and the First Party shall however sign all papers, documents, declarations as may be required for completion of the said building and shall also co-operate with the Developer to enable them to complete the building at the earliest.
7. That the Developer/Second Party shall demolish the existing structure, if any, and shall commence construction of the proposed building on the said plot of land. The first party shall have no claim over the building materials of the existing building standing upon the said land.
8. Subject to Force Meajure and circumstances beyond control the Builder shall complete the construction of the new building in the said premises inhabitable conditions within the period of 36 (Thirty Six) months from the date of building Sanction Plan.
9. From the date of delivery of vacant possession of the said premises to the Builder, the Builder shall hold the possession of the premises till completion of the Project and delivery of possession of the Owner's allocation and Builders' allocation (in favour of intending Purchasers out of Builders' allocation.)
10. Till such time the owner delivers possession of the said premises in favour of the Builder, the Owner shall pay and/or clear all due rates and taxes to the concerned authority in regard to said premises and from the date of receiving such possession the Builder shall pay and / or clear all rates and taxes of the premises until such time the respective possession of Owner's allocation and Builder's allocations are delivered and after delivery of such possession the owner shall remain liable to pay rates and taxes for their allocations and the intending Purchasers of Builder's allocation shall also be responsible and liable for the same.

11. The Builder shall construct and complete the new building in the premises in accordance with the Sanctioned Building Plan to be accorded by the concerned authority.
12. That the Owner shall give good title regarding the schedule property, as well as demarcated by the boundary wall as vacant place and handed over the original Deed, Tax receipt, Khajna receipt, porcha etc.
13. The owner shall from time to time answer and comply with all requisitions made by his Advocate appointed by the Builder for the Project for establishing valid title of the Owner in the premises.
14. After getting possession of the said premises the Builder shall carry out all jobs for the project and shall be entitled to utilize the existing water supply and electricity in the premises and the Builder shall pay all such charges of electricity etc.
15. All costs, charges, expenses etc. for construction of the new building in the said premises shall be borne by the Builder and the owner shall have no financial obligations thereof, but it is agreed that the Khajna, Tax, etc.) shall be borne by the Owner and which will be cleared by the Owner within one month from the date of this execution of this Agreement.
16. The owner shall be exclusively entitled to deal with the Owner's allocated area in the new building and the Builder shall be exclusively entitled to the Builder's allocated area therein and the Builder shall be at liberty to sale/transfer his allocated portion in favour of any person or persons at any consideration which may be considered by the builder and the owner shall not be entitled to interfere in such sale in any manner.
17. After completion of construction and delivery of possession of Owner's allocation in the new building, the owner shall convey and transfer to the Builder and/or their nominee or nominees i.e. prospective purchasers therein the undivided proportionate

share in the land appurtenant to the flats, car parking space, shop room etc. out of Builder's allocation.

18. During the period of construction the Builder shall take all responsibilities of and shall bear Labour's fees, charges, costs of materials, accidents, action taken by the Municipality etc. And the Builder shall keep the owner saved harmless and indemnified in respect of any loss, damage that may arise in construction of the new building and the owner shall not be responsible in any manner whatsoever and similarly the owner shall keep the Builder saved harmless and indemnified in respect of any claim over and in respect of the Ownership of the said premises.

19. In order to proceed with the construction and as well as to enable the Builder to receive any advance/earnest /consideration money from the intending purchasers of flats, shop, car parking space in the new building out of Builder's allocation, and after cancel the existing Power of Attorney the owner shall grant a fresh General Power of Attorney in favour of the Builder and if required the owner shall attend any Registration Office within the territory of India for registration of the said General Power of Attorney exclusively for selling developer's allocation and the Builder shall bear all costs/expenses of registration of such Power of Attorney.

20. Upon completion of construction of the new building, the Builder shall inform the owner to take delivery of possession of the Owner's allocated area in the new building in good and habitable conditions and the owner within 30 days from the date of such intimation shall take possession of his allocations therein.

21. During the period of construction, extension of construction or alteration of construction, the owner shall not cause any interference in construction work to be carried out by the Builder. However the Owner shall be entitled to inspect the site till the construction of the new building is fully completed.

22. In case of any reasonable difficulties and circumstances beyond control which may arise due to any reason beyond the control of the Builder, then in such event the

time for completion of the new building shall be extended as mutually would be agreed upon by and between the parties hereto but in any event the said extended period shall not exceed 6 (six) months.

23. The Builder shall arrange water supply, Electricity connection for the entirety of the new building including the common electric meter and the owner shall not reimburse the Builder.

24. After completion of construction the owner and the Builder shall form an Association of Owner in the New Building for the purpose of maintenance, safety, security of the Building and common portions thereof and in such association the owner and the prospective Purchasers shall also join and observe rules and regulations thereof.

25. The owner herein have appointed the Second party as the exclusive Builder for construction of new building at the said premises and during continuance of this Agreement shall not be entitled to engage any other person/firm for the purpose of construction without obtaining written consent from the Builder.

26. The Builder shall complete the constructions of the new building in accordance with the specifications given in the specification hereunder written.

27. It is declared by the owner that in the event any additional work or jobs are done in the Owner's allocated portion, the Owner shall bear all costs of such additional jobs.

28. The Developer will have the right and authority to execute and register the Deed of Conveyance(s) by his Advocate Mr. Sumit Dutta Chowdhury or any other documents unto and in favour of the intending/prospective purchaser(s) on the basis of the Power of Attorney in respect of the flats/car parking spaces/shop etc. belonging to the Developer (i.e. Developer's allocation). The Owner/First Party shall have no right and authority to revoke cancel or rescind this agreement or the Power of

Attorney until such time construction of the building is completed within above mentioned period and sale and transfer of the remaining portions (other than Owner's allocation) is completed. The Owner hereby agreed to make themselves available at the time of registration of the Deed of Conveyance(s) in favour of the Purchase to execute the same as the Owner/Vendor in respect of the property under reference.

29. That both the parties will indemnify or keep indemnified the other party against all loss and damages out of their own obligation as stated hereinbefore and in the event of any disputes or differences relating to this agreement the parties shall have the right and option to take appropriate steps against the other partying accordance with the Laws of the land.

30. All disputes and/or differences touching any affair of this agreement between the parties hereto shall be referred to Arbitration to such person as may be mutually acceptable, failing which to 2 (two) Arbitrators one to be appointed by each of the Parties. The Arbitrator shall be entitled to appoint an umpire and such Arbitration shall be accordance with the Provisions of Arbitration and Conciliation Act, 1996.

31. Courts of District South24-Parganas, Alipore have territorial jurisdictions over the said property shall have the jurisdiction in all matters relating to or arising out of this agreement.

32. Any terms, conditions covenants mentioned herein may be altered, verified, modified between the parties hereto and in all such cases the same shall be always in writing and this agreement and/or its terms shall have commencement on and from the date of execution of these presents.

FIRST SCHEDULE REFERRED TO ABOVE

(Description of the land whereon or whereupon the proposed building will be constructed)

ALL THAT piece and parcel of land measuring **05 Cottahs 00 Chittack 42 Sq. Ft.** Building thereon Situated at Mouja-Sripur Bagharghole, J.L.No. 59, Dag No. 363(P) L.R. Dag No. 704, R.S. Khatian No. 838 and 840 respectively, L.R. Khatian No. 1212 and 1259 now 2863, with Khanda Khatian No. 2796,2797,2798,2799, respectively under P.S. Sonarpur now Narendrapur & A.D.S.R. Office at Garia, District -24-Pargana(South) within the limit of Rajpur Sonarpur Municipality and the said land and house has been identified as Holding No.5, Udayan Pally under Municipal, Ward No. 32, Kolkata 700154, Distruct-24Parganas (South), and the said landed property is butted and bounded by :

ON THE NORTH : Part of Land under R.S. Dag No. 363(P).

ON THE SOUTH : Land of R.S. Dag No. 362.

ON THE EAST : 16 Feet Wide Udayan Pally Road

ON THE WEST : Land of R.S. Dag No. 363(P) and 365.

SECOND SCHEDULE REFERRED TO ABOVE

(OWNER'S ALLOCATION)

ALL THAT the Owner will get Three Flats, out of which one measuring about 575 Sqft. more or less built up area, on the First floor, North-West side, one flat on the Top floor, measuring about 575 Sqft. more or less built up area, on the First floor, Flat No.1C, North-West side, one flat on the Top floor, measuring about 575 Sqft. more or less built up area, Flat No.3C, North-West side & rest One flat on the First floor, measuring about 597 Sqft. more or less built up area, North-East side, Flat No.1A, along with One Shop room on the Ground floor measuring about 80 Sqft. and Two car parking space measuring about 120 sqft. each of the new building hereinafter referred to as the Owner's allocation, fully described in the Second Schedule hereunder written AND in addition to the Owner's allocation in the new building as aforesaid

the Builder shall also pay a sum of Rs. 6,00,000/- (Rupees Six Lakh) only to the Owner which amount will be forfeit amount and @Rs. 9,000/- (Nine Thousand) only pay by the Developer per month for shifting charges or alternative accommodation charges, till handed over the Owner's Allocation.

THIRD SCHEDULE REFERRED TO ABOVE

(Developer's allocation)

ALL THAT remaining constructed area consisting of several self contained flats along with care taker room/stuff room, garage/car parking space, shop room, godown etc. in the proposed building (save and except Owner's allocation as mentioned above) to be constructed by the Developer herein together with undivided proportionate share in the land and other common right over the common spaces in the proposed building.

IN WITNESS WHEREOF the parties hereunto have set and subscribed their respective hands on the day month and year first above written.
SIGNED SEALED AT KOLKATA
IN THE PRESENCE OF
WITNESSES :

1. *Smit Dutta Chakraborty*
Airport Police Constable
Kot. 27

Jibon Das

SIGNATURE OF THE OWNER

2. *Kaushik Chatterjee*
Senior Police Constable
Kot. 27

LOKNATH ENTERPRISE
Subrata Nandy Bose
Proprietor

SIGNATURE OF THE BUILDER/ DEVELOPER

SPECIFICATION OF THE PROPOSED BUILDING/CONSTRUCTION

STRUCTURE AND FOUNDATION :-

Building designed on R . C . C foundations confirming to national Building Code Rules of Concerning Authority or as per sanction plan floor and design .

FLOOR & SKIRTING :-

All bed rooms and dining will have marble/tiles finish with skirting dado.

TOILETS :-

Two toilets will be provided with PVC pipe for general water supply from over head tank with water connection from reasonable source. One standard white basin, commode, one white WC with down cistern for toilet and walls have tiles upon all around and 6'-0" height in bath area and flooring will be marble, with one guesser point and Ex-fan point.

KITCHEN :-

Kitchen will have marble with 6" skirting all around , Kitchen will have one Black Stone table and one Black stone sink , walls have glaze tiles upon 2'-6" height from the top of kitchen table .

DOORS & DOORS FREMS :-

All doors will have Sal wooden frame and flush door, main door will have with lock and magic eye.

WINDOWS FRAME & GRILLS :-

All windows are Aluminum sliding with one side clear sheet Glass.

INTERNAL WALLS :-

Plaster walls finished with plaster of Paris,

EXTERNAL WALLS :-

External walls to be one coated with water proof cement paint/weather coat .

WIRING :-

All concealed wiring in every rooms, toilet , kitchen, living cum – dining and verandah, the use material will be ISI marked.

BED ROOM :-

1. One bracket light point .
2. One tube –light point .
3. One ceiling fan point .
4. One night lamp point .
5. One 6 pin plug point on switch board .
6. One T . V . Antenna concealed pipe line lay out only.

LIVING / DINING :-

1. One tube –light point .
2. One bracket light point .
3. One ceiling fan point .
4. One 5 AMP point .
5. One 5 pin plug point on switch Board .
6. One Electric Call bell attached at Flat entrance .

Anything extra is demanded by the OWNER apart from the technical specification given in Schedule that shall be made or done by the cost of the Owner payable in advance according to the market price..

(Common Areas)

- i) The land on which the building is located all easements rights and appurtenances belonging to land and building
- ii) The foundation, columns , girders , beams , supports , main wall , lobbies corridors, stair , staircase , ways , entrances and exists of the building .
- iii) The easements, wards, storage space .
- iv) Installation of common services such as powers , lights water sewerages etc.
- v) Tanks, pumps meters, compressors, pipes and tubes and general apparatus and installation existing for common use and passage and paths etc.
- vi) All other parts of this property necessary for convenience to the existence maintenance and safety of the building and common enjoyment or normally in common use .
- vii) Boundary walls.
- viii) LIFT
- ix) Electrical meters room , main electric meters , pump and switches fixed in the common areas.
- x) Roof right common all flat owner.
- xi) Lighting arrangement in open area
- xii) Proper drainage & outlets.
- xiii) All such other common parts, areas, equipments, installations fittings and fixtures covered and open spaces in or about the said building as necessary for occupancy of the building or parts thereof and easement of necessary.

MEMO OF CONSIDERATION

RECEIVED from the within named Developer/Builder the within mentioned sum of
Rs. 3,00,000/- (Three Lakh) only being part of the consideration as aforesaid, as per
 memo below ;

MEMO

By different Chaque & cash Rs. 3,00,000/-

WITNESSES:

1. *Sumit Dutta Choudhury*
Alipore Police Court
Kol-27.

2. *Kaushik Chatterjee*
Alipore Police Court
Kol-27.

Jibam Das
 SIGNATURE OF THE OWNER

Drafted by :

Sumit

(SUMIT DUTTA CHOWDHURY)

Advocate

Alipore Police Court, Kolkata 700027.
 F-487/276/2001

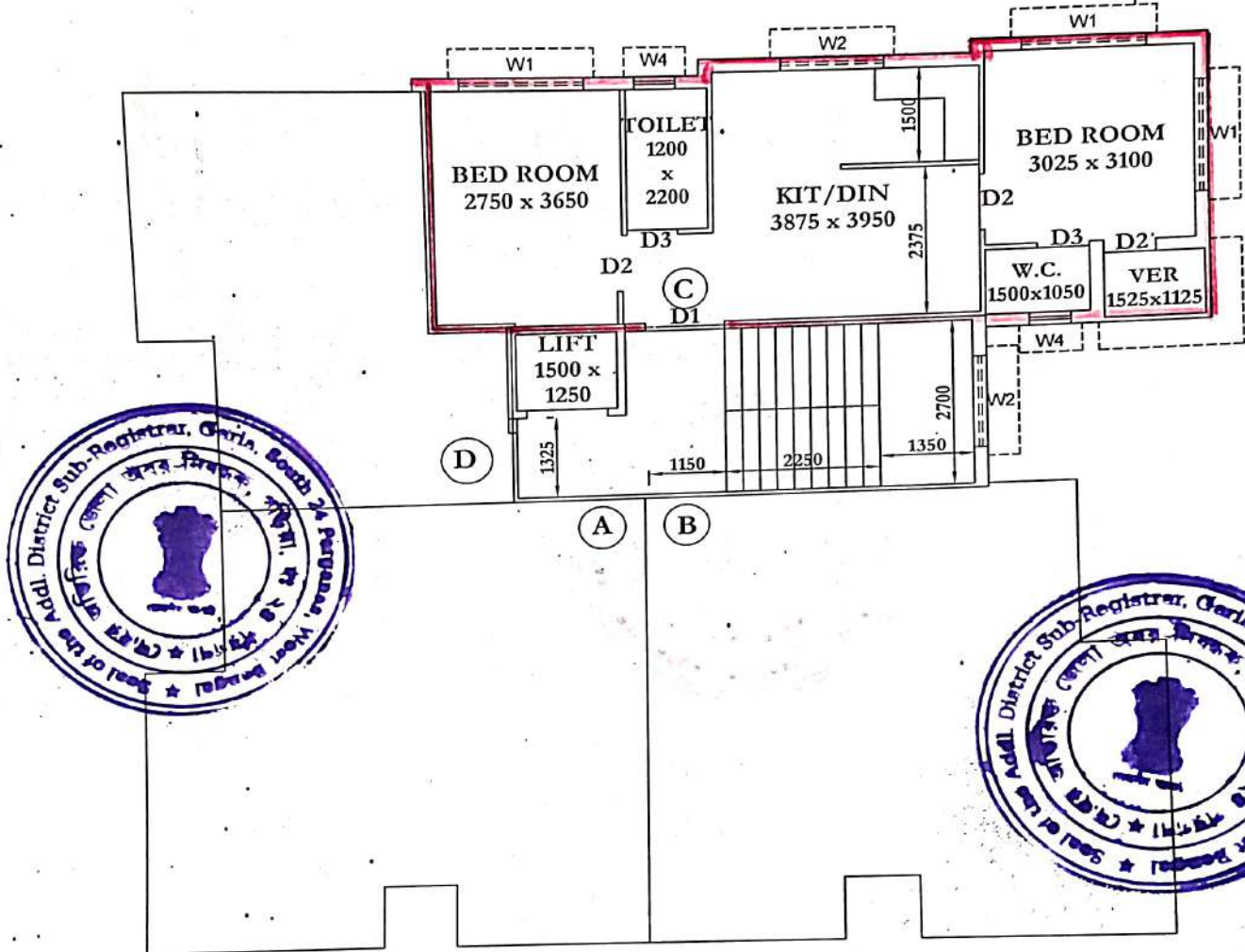
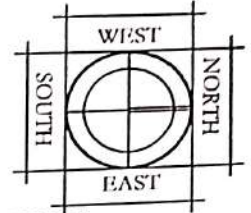
THIRD FLOOR FLAT PLAN OF WEST- NORTH SIDE AT MOUZA-
SRIPUR BAGHERGHOLE , J.L.NO.- 59 , R.S. KHATIAN NO.- 837 ,
S40, L.R.KHATIAN NO.- 2863 , 1212 , 1259, R.S.DAG NO.- 363 (P) , L.R.
DAG NO.- 704 , WARD NO.- 32 , HOLDING NO.- 05 , UDAYAN PALLY
P.S.NARENDARPUR , DIST (S) 24 PARGANAS, UNDER
RAJPUR-SONARPUR MUNICIPALITY

FLAT NO.- 3C

BUILT UP AREA= 575 SFT

AREA SHOWN IN RED BORDER- 

SCALE:1=100



THIRD FLOOR PLAN

Jiban Das

LOKNATH ENTERPRISE
Subrata Nandy Bose
Proprietor

DRAWN BY:

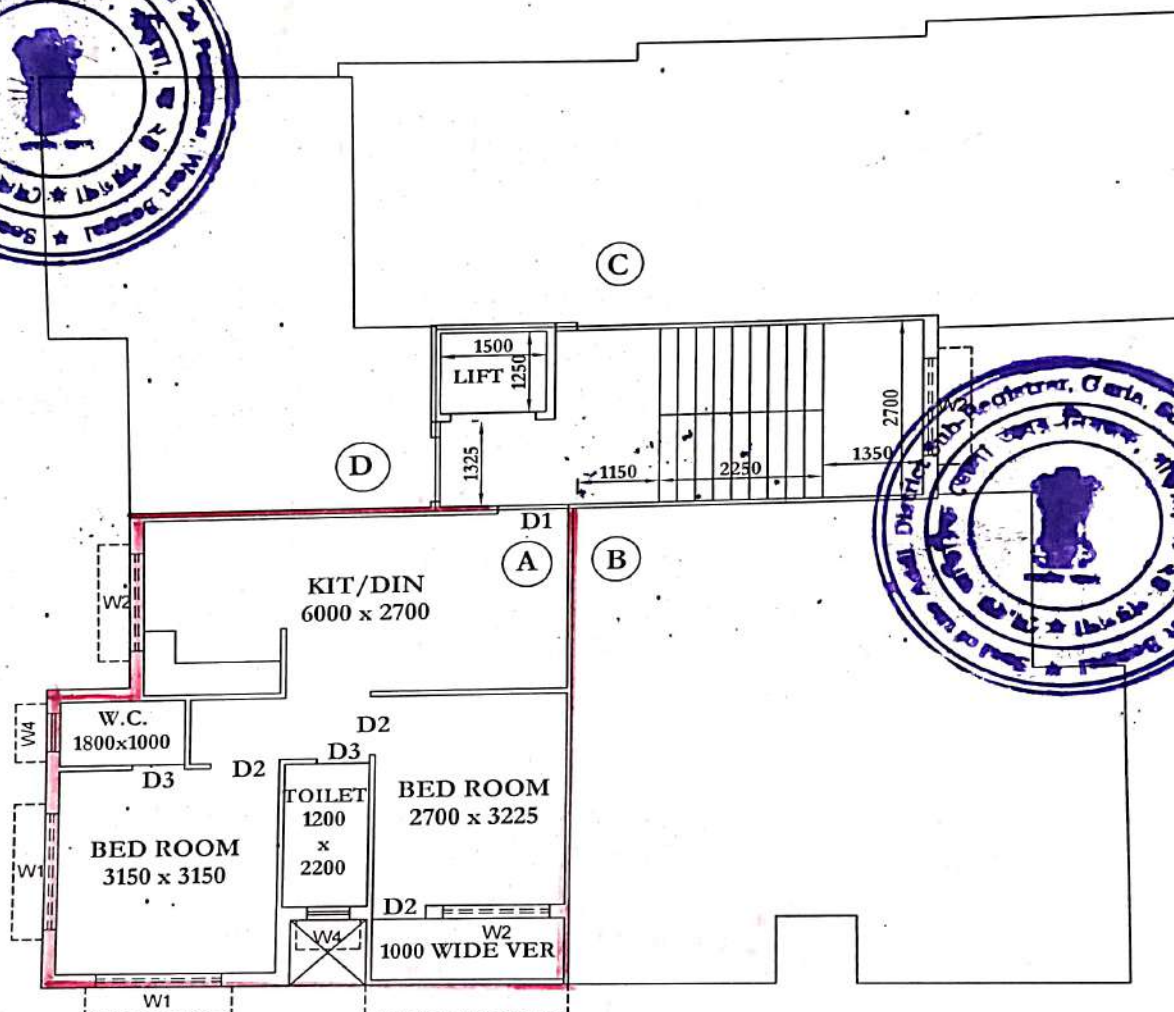
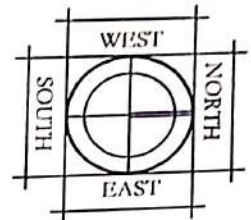
**FIRST FLOOR FLAT PLAN OF SOUTH- EAST SIDE AT MOUZA-
SRIPUR BAGHERGHOLE, J.L.NO.- 59, R.S. KHATIAN NO.- 837,
S40, L.R.KHATIAN NO.- 2863, 1212, 1259, R.S.DAG NO.- 363 (P), L.R.
DAG NO.- 704, WARD NO.- 32, HOLDING NO.- 05, UDAYAN PALLY
P.S.NARENDARPUR, DIST (S) 24 PARGANAS, UNDER
RAJPUR-SONARPUR MUNICIPALITY**

FLAT NO.- 1A

BUILT UP AREA= 597 SFT

AREA SHOWN IN RED BORDER- 

SCALE:1=100



FIRST FLOOR PLAN

Tibam Das

LOKNATH ENTERPRISE

Subrata Nandy Bose
Proprietor

DRAWN BY:



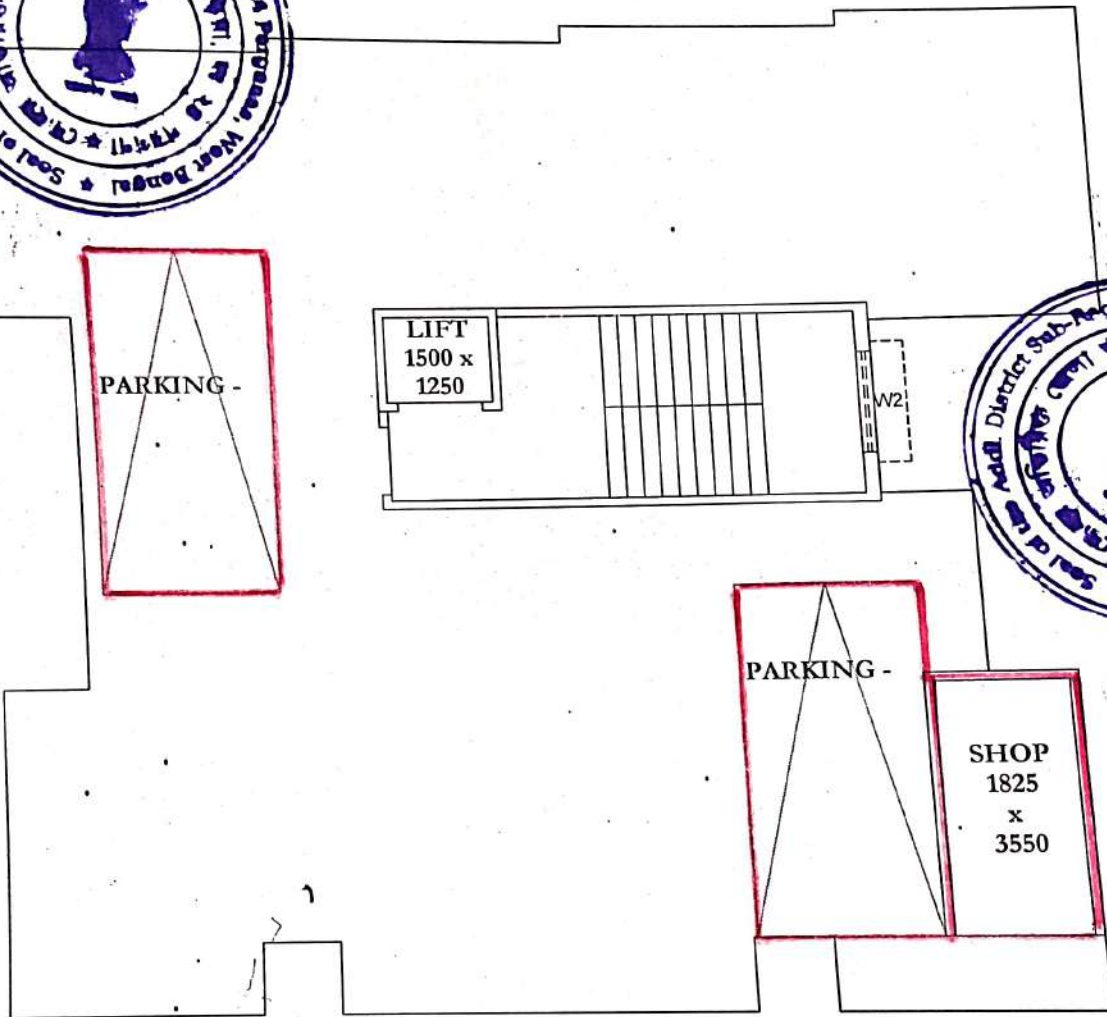
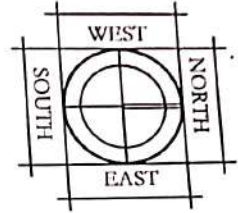
GROUND FLOOR SHOP AND GARAGE PLAN AT MOUZA- SRIPUR
BAGHERGHOLE, J.L.NO.- 59, R.S. KHATIAN NO.- 837, 840,
L.R.KHATIAN NO.- 2863, 1212, 1259, R.S.DAG NO.- 363 (P), L.R. DAG
NO.- 704, WARD NO.- 32, HOLDING NO.- 05, UDAYAN PALLY
P.S.NARENDARPUR, DIST (S) 24 PARGANAS, UNDER
RAJPUR-SONARPUR MUNICIPALITY

PARKING AREA - $120 \times 2 = 240$ SFT

SHOP AREA = 82 SFT

AREA SHOWN IN RED BORDER- ☐

SCALE:1=100



GROUND FLOOR PLAN



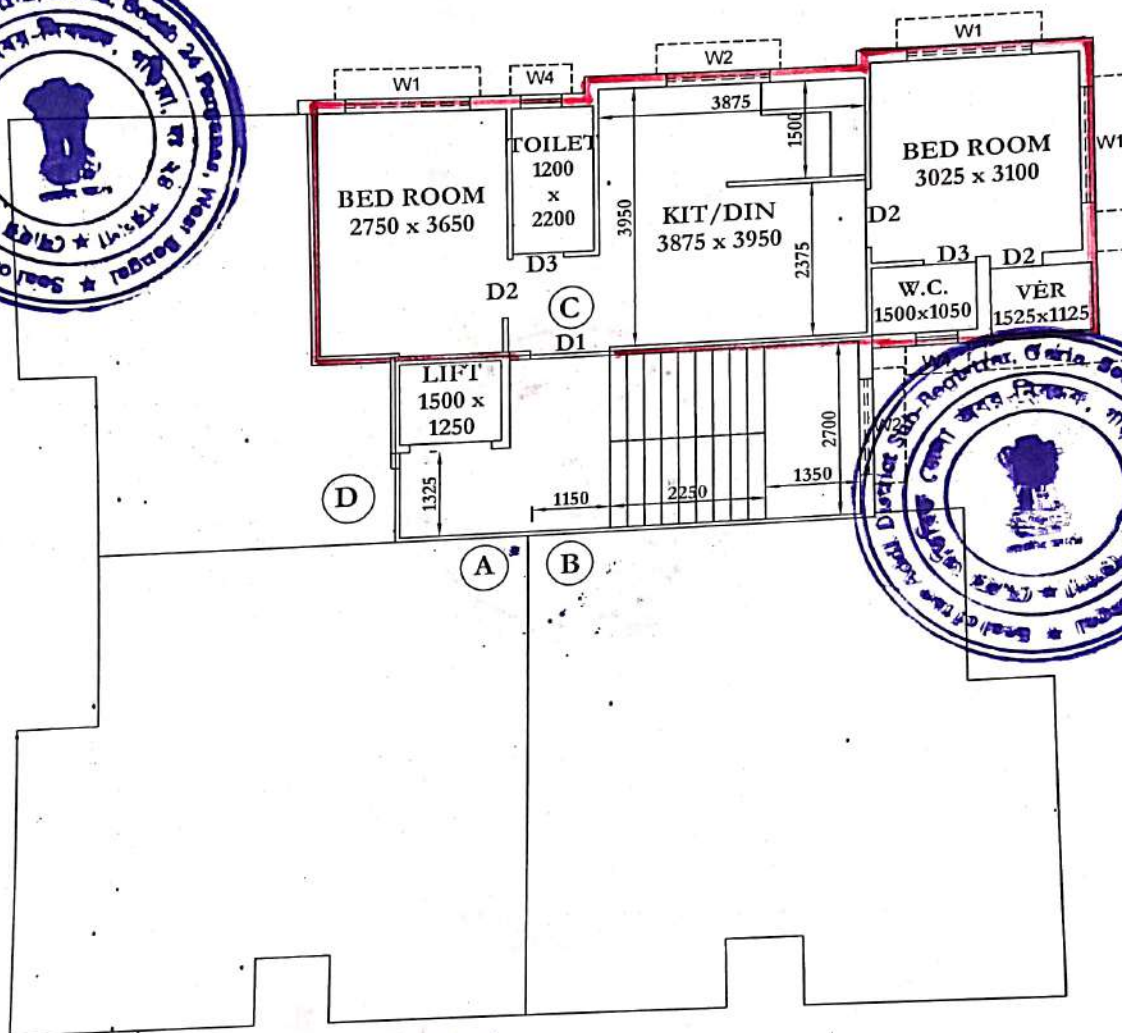
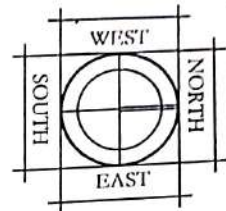
Jibam Das

UKNA ENTERPRISE
Subhode Nany Bose
Proprietor

DRAWN BY:

**FIRST FLOOR FLAT PLAN OF WEST- NORTH SIDE AT MOUZA-
SRIPUR BAGHERGHOLE , J.L.NO.- 59 , R.S. KHATIAN NO.- 837 ,
S40, L.R.KHATIAN NO.- 2863 , 1212 , 1259, R.S.DAG NO.- 363 (P) , L.R.
DAG NO.- 704 , WARD NO.- 32 , HOLDING NO.- 05 , UDAYAN PALLY
P.S.NARENDARPUR , DIST (S) 24 PARGANAS, UNDER
RAJPUR-SONARPUR MUNICIPALITY**

FLAT NO.- 1C
BUILT UP AREA= 575 SFT
AREA SHOWN IN RED BORDER- ☐
SCALE:1=100



FIRST FLOOR PLAN

Jiban Das

LOKNATH ENTERPRISE
Subrata Nong Rose
Proprietor

DRAWN BY:





 Government of India


 Sumit Dutta Chowdhury

 জন্মতারিখ/ DOB: 29/09/1976

 পুং / MALE



6398 0532 7135

 আমার আধার, আমার পরিচয়



 Government of India

 ঠিকানা:

 ডি ৫৮, আতাবাগ, বোরাল মেন

 রোড, কোলকাতা, দক্ষিণ ২৪ পরগণা,

 পশ্চিমবঙ্গ - ৭০০০৮৪

 Address:

 D 58, ATABAGAN, BORAL MAIN

 ROAD, Kolkata, South Twenty

 Four Parganas,

 West Bengal - 700084

6398 0532 7135





 help@uidai.gov.in

 www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AOMPD6925M



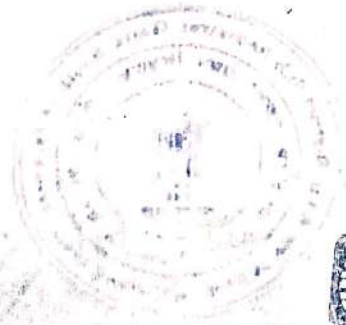
नाम / Name
JIBAN DAS

पिता का नाम / Father's Name
RADHA BALLAV DAS

जन्म की तिथि / Date of Birth
01/05/1985

हस्ताक्षर / Signature

22383



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :

आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४

Aaykar Sampark Kendras
For Income Tax Related
Queries call Toll Free Nos.

1961

or

18001801961

Jiban Das



भारत सरकार



आधार

भारत सरकार
Government of India



Enrolment No.: 0658/49620/27510

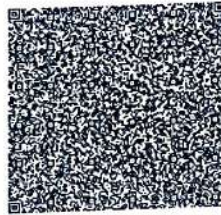
Download Date: 28/11/2019

To
Jiban Das
C/O Radha Ballav Das
SRIPUR UDAYAN PALLY
Rajpur Sonarpur(m)
Boral
South 24 Parganas West Bengal - 700154
9903938246

Issue Date: 05/11/2019

Signature valid

Digital Signature
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA ON
05/11/2019 11:23:55:39
IST



आपका आधार क्रमांक / Your Aadhaar No. :

2940 6578 6736
VID : 9165 8147 1940 8056

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



आधार

Download Date: 28/11/2019



Jiban Das
Date of Birth/DOB: 01/05/1965
Male/ MALE

Issue Date: 05/11/2019

2940 6578 6736
VID : 9165 8147 1940 8056

मेरा आधार, मेरी पहचान

Jiban Das

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBRATA NARAYAN BOSE

AMARENDRA NARAYAN BOSE

11/02/1983
 Permanent Account Number

ANKPB3814G

Subrata Narayan Bose
 Signature



In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, UTHISL
 Plot No. 3, Sector 11, CRRI B-Complex,
 New Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :-
आयकर पैन सेवा यूनिट, UTHISL
 प्लॉट नं. 3, सेक्टर 11,
 नयी मुंबई - 400 614.

Subrata Narayan Bose



भारत सरकार
GOVERNMENT OF INDIA



সুব্রত নারায়ন বসু
Subrata Narayan Bose
পিতা : অমরেন্দ্র নারায়ন বসু
Father : AMARENDRA NARAYAN BOSE
জন্ম সাল / Year of Birth : 1983
পুরুষ / Male



4309 5359 5452

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৫/১১, সতীন্দ্র পল্লী, গড়িয়া,
কোলকাতা, গড়িয়া, সউথ ২৪
পরগানা, পশ্চিমবঙ্গ, 700084

Address:
A/11, SATINDRA PALLY,
GARIA, Kolkata, Garia,
South Twenty Four
Parganas, West Bengal,
700084

1947
1800 150 1947

neip@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 001

Subrata Narayan Bose



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-005628732-1

Payment Mode Online Payment

GRN Date: 09/08/2020 11:55:24

Bank : Allahabad Bank

BRN : 090820001205149

BRN Date: 09/08/2020 12:00:11

DEPOSITOR'S DETAILS

Id No. : 2000914115/2/2020
[Query No./Query Year]

Name : SUBRATA NARAYAN BOSE

Contact No. :

Mobile No. : +91 9831214197

E-mail :

Address : A11SATINDRA PALLY P O GARIA KOL 700084

Applicant Name : Mr Sumit Dutta Chowdhury

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000914115/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	2000914115/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	3021
Total				13042

In Words : Rupees Thirteen Thousand Forty Two only



Thumb

1st finger

Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name JIBAN DAS

Signature Jiban Das



Thumb

1st finger

Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUBRATA NARAYAN BOSE

Signature Subrata Nong Bose

Thumb

1st finger

Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb

1st finger

Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Major Information of the Deed

Deed No :	I-1629-02406/2020	Date of Registration	14/08/2020
Query No / Year	1629-2000914115/2020	Office where deed is registered	
Query Date	07/08/2020 10:48:08 AM	1629-2000914115/2020	
Applicant Name, Address & Other Details	Sumit Dutta Chowdhury Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 6289811836, 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 : 3,00,000/-]	
Set Forth value		Market Value	
Rs. 1,30,000/-		Rs. 61,00,002/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,121/- (Article:48(g))		Rs. 3,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

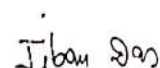
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Udayan Pally (Boral), Mouza: Sripur Bagharghole, , Ward No: 32, Holding No:5 JI No: 59, Pin Code : 700154

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-704 (RS :-)	LR-1212	Bastu	Bastu	5 Katha 42 Sq Ft	1,00,000/-	60,70,002/-	Width of Approach Road: 16 Ft.,
Grand Total :					8.3463Dec	1,00,000 /-	60,70,002 /-	

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.	30,000/-	30,000/-	Structure Type: Structure
Floor No: 1, 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	30,000 /-	30,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Jiban Das (Presentant) Son of Late Radha Ballav Das Executed by: Self, Date of Execution: 14/08/2020 , Admitted by: Self, Date of Admission: 14/08/2020 ,Place : Office	 14/08/2020	 LTI 14/08/2020	 14/08/2020
Sripur, Udayan Pally,, P.O:- Boral, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AOxxxxxx5M, Aadhaar No: 29xxxxxxxx6736, Status :Individual, Executed by: Self, Date of Execution: 14/08/2020 , Admitted by: Self, Date of Admission: 14/08/2020 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	LOKNATH ENTERPRISE A/11, Satindra Pally,, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.: ABxxxxxx0F, Aadhaar No: 00xxxxxxxx0000, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Subrata Narayan Bose Son of Mr Amarendra Narayan Bose Date of Execution - 14/08/2020, , Admitted by: Self, Date of Admission: 14/08/2020, Place of Admission of Execution: Office	 Aug 14 2020 12:39PM	 LTI 14/08/2020	 14/08/2020
A/11, Satindra Pally,, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ANxxxxxx4G, Aadhaar No: 43xxxxxxxx5452 Status : Representative, Representative of : LOKNATH ENTERPRISE (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sumit Dutta Chowdhury Son of Mr Subodh Dutta Chowdhury Alipore Police Court., P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
	14/08/2020	14/08/2020	14/08/2020

Identifier Of Mr Jiban Das, Mr Subrata Narayan Bose

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Jiban Das	LOKNATH ENTERPRISE-8.34625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Jiban Das	LOKNATH ENTERPRISE-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Udayan Pally (Boral), Mouza: Sripur Bagharghole, , Ward No: 32, Holding No:5 JI No: 59, Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 704, LR Khatian No:- 1212		Seller is not the recorded Owner as per Applicant.

Endorsomont For Dood Number : I - 162902406 / 2020

On 14-08-2020

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 11:22 hrs on 14-08-2020, at the Office of the A.D.S.R. GARIA by Mr Jiban Das, Executant.

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 61,00,002/-

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

Execution is admitted on 14/08/2020 by Mr Jiban Das, Son of Late Radha Ballav Das, Sripur, Udayan Pally,, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business

Indetified by Mr Sumit Dutta Chowdhury, , , Son of Mr Subodh Dutta Chowdhury, Alipore Police Court,, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-08-2020 by Mr Subrata Narayan Bose, proprietor, LOKNATH ENTERPRISE, A/11, Satindra Pally,, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Sumit Dutta Chowdhury, , , Son of Mr Subodh Dutta Chowdhury, Alipore Police Court,, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,021/- (B = Rs 3,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/08/2020 12:00PM with Govt. Ref. No: 192020210056287321 on 09-08-2020, Amount Rs: 3,021/-, Bank: Allahabad Bank (ALLA0210031), Ref. No. 090820001205149 on 09-08-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 10,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 918539, Amount: Rs.100/-, Date of Purchase: 18/01/2020, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/08/2020 12:00PM with Govt. Ref. No: 192020210056287321 on 09-08-2020, Amount Rs: 10,021/-, Bank: Allahabad Bank (ALLA0210031), Ref. No. 090820001205149 on 09-08-2020, Head of Account 0030-02-103-003

-02



Debasish Dhar
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 1629-2020, Page from 88687 to 88723

being No 162902406 for the year 2020.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2020.08.18 15:38:26 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/08/18 03:38:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)