

1-2458/12

Dev / Agreement

Total page No. 31

2477

1-2458/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 027827

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

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake Circle)

24 DEC 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT
executed on ..24th.. day ofDecember, 2018....., BETWEEN

Dipankar Bose

M/S. B.K. ENTERPRISE

Proprietor

2776
17.9.2018

Sangib No.

Sealdah

Magnum
Advocate
Court

নম্বর -

সন ও তারিখ -

ক্রেতার নাম -

সাকিন -

স্ট্যাম্প মূল্য -

ডেডার শ্রী -

বারাসাত কোর্ট

উত্তর ২৪ পরগণা

টি. ডি. নং -

স্ট্যাম্প ক্রয়ের তারিখ -

মোট স্ট্যাম্পের মূল্য -

ট্রেজারী অফিস - বারাসাত

ডেডার শ্রী তাপস কুমার সাহা

04 SEP 2018

200000



Addl. District Sub-Registrar
Bidhannagar (Salt Lake City)

24 DEC 2018

(1) **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha, by faith - Hindu, by Occupation - Business, by Nationality, Indian, having PAN No. AMUPS0833P, (2) **MS. PAYEL SINHA**, Daughter of Mr. Dipendra Prosad Sinha, by faith - Hindu, by Occupation - Housewife, by Nationality, Indian, having PAN No. ATNPS9120P, both residing at 35A/2B, South Sinthi Road, Post Office - Sinthi, P.S. - Sinthi, District - 24 Parganas North, Kolkata - 700050, West Bengal, hereinafter called and referred to as the "**LAND OWNERS**" (which term or expression shall unless repugnant to the context mean and include their legal heirs, executors, successors, administrators, representatives and/or assigns) of the **FIRST PART**.

AND

"**M/S. B.K ENTERPRISE**" a proprietorship concern, having its registered office at 316, Baidya Para, Sodepur, Barasat Road, P.O. - Ghola Bazar, P.S - Ghola, Kolkata- 700111, District - 24 Parganas North, represented by its sole proprietor **SRI BABLU KARMAKAR** son of Sri Biswanath Karmakar, by faith Hindu, by Nationality Indian, by occupation Business, having PAN No. ALLPK0694E, residing at BE, 29/15, Desh Bandhu Nagar, Post office at Desh Bandhu Nagar, Police Station at Baguiati, District North 24 Parganas, Kolkata -700059, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless and excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns, successor in office) of the **SECOND PART**.

Payel Sinha

WHEREAS by executing a Deed of Conveyance on 15/06/2004 duly registered in the office of the A.D.S.R. Bidhannagar Salt Lake City and recorded in Book No. 1, Volume No.X....., Pages fromX..... toX....., being No. 05762 for the year 2005, Shri Hemanta Kumar Paul son of Late Bsudev Paul, Sri Prasenjit Paul son Sri Hemanta Kumar Paul, Smt. Swapna Paul wife of Sri Hemanta Kumar Paul, all residing at C/o Rainbow House, Phulpukur Road, under Chinsurah Police Station, District - Hooghly and Kartick Sikder son of Shibdas Sikder, Mrs. Sikha Sikder wife of Kartick Sikder both residing at Khagrasole Road, P.S- Chinsurah, District Hooghly, on valuable consideration as mentioned therein sold, transferred conveyed forever to **MS. PAYEL SINHA & MR. DIPENDRA PROSAD SINHA** herein the Land Lord of All That piece of Parcel of Bastu Land measuring an area of 7 (Seven) Cottahs 4 (Four) Chattaks more or less along with 2 storied pucca building measuring more or less 750 Sq. ft. old Pucca structure standing thereon, comprised under C.S. Dag No. 3454, 3454/3921, R.S. Dag No. 2461 and 2462, C.S. Khatian No. 537 and 1529, R.S. Khatian No. 969 and 1641, Mouza - Gopalpur, P.S- Airport, District - 24 Parganas, under Touzi No. 126B/1, J.L. No. 2, R.S. No. 140, Sub Registry Office at ADSR Bidhan Nagar Salt Lake City.

WHEREAS by executing a Deed of Conveyance on 15/06/2004 duly registered in the office of the A.D.S.R. Bidhannagar Salt Lake City and recorded in Book No. 1, Volume No.

Dipendra Prosad Sinha
Payel Sinha

M/S. B.K. ENTERPRISE
Bablu Karmakar
Proprietor



M

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

24 DEC 2018

171, Pages from 51 to 74 being No. 02817 for the year 2005, **Shri Hemanta Kumar Paul** son of Late Bsudev Paul , **Sri Prasenjit Paul** son Sri Hemanta Kumar Paul , **Smt. Swapna Paul** wife of Sri Hemanta Kumar Paul, all residing at C/o Rainbow House , Phulpukur Road, under Chinsurah Police Station, District -- Hooghly and **Kartick Sikder** son of Shibdas Sikder , **Mrs. Sikha Sikder** wife of Kartick Sikder both residing at Khagrasole Road, P.S- Chinsurah , District Hooghly, on valuable consideration as mentioned therein sold, transferred conveyed forever to **MR. DIPENDRA PROSAD SINHA** herein the Land Lord of All That piece of Parcel of Bastu Land measuring an area of 3 (Three) Cottahs 8 (Eight) Chattaks more or less along with 100 square Kutchha structure standing there on, comprised under C.S. Dag No. 3454, 3454/3921, R.S. Dag No. 2461 and 2462, C.S. Khatian No. 537 and 1529, R.S. Khatian No. 969 and 1641, Mouza - Gopalpur, P.S- Airport, District - 24 Parganas, under Touzi No. 126B/1, , J.L. No. 2, R.S. No. 140, Sub Registry Office at A.D.S.R Bidhan Nagar Salt Lake City.

WHEREAS by executing a Deed of Conveyance on 18/12/1995, duly registered in the office of the Registrar-Delhi, being registered No.3332 and recorded in Book No. 1, Volume No. 1382 Pages from 58 to 72 for the year 1995, **Smt. Bharati Banerjee** wife **Manik Chandra Banerjee** of 21/1, Khetra Mitra Lane, Salkia, Howrah, **Smt. Kalpana Chatterjee**, wife of Late Shyama Prosad Chatterjee of 2, Nanda Lal Lane, Kolkata -700006, **Smt. Laxmi Mukherjee** wife of Ajit Mukherjee of 38, Rash Behari Avenue, Kolkata -700026, **Smt. Rupali Ghoshal** wife of Susanta Ghoshal of 202/A, Apurba Krishna Road, Sinthi, Kolkata- 700050, **Smt. Gouri Ganguly** wife late Khagendra Nath Ganguly of 33, Tara Sankar Sarani, Kolkata – 700037, **Sri Sailendra Nath Ganguly** son of Late Khagendra Nath Ganguly, **Sri Probir Kumar Ganguly** son of late Khagendra Nath Ganguly both residing at 33, Tara Sankar Sarani, Kolkata – 700037, represented by their attorney and Self **Sri Probir Kumar Ganguly** son of late Khagendra Nath Ganguly of 33, Tara Sankar Sarani, Kolkata – 700037, on valuable consideration as mentioned therein sold, transferred conveyed forever to **Shri Hemanta Kumar Paul** son of Late Basudev Paul , **Sri Prasenjit Paul** son Sri Hemanta Kumar Paul, **Smt. Swapna Paul** wife of Sri Hemanta Kumar Paul, all residing at C/o Rainbow House , Phulpukur Road, Police Station - Chinsurah, District – Hooghly and **Kartick Sikder** son of Shibdas Sikder , **Mrs. Sikha Sikder** wife of Kartick Sikder both residing at Khagrazole Road, P.S- Chinsurah , District Hooghly, of All That piece of Parcel of Bastu Land measuring an area of 11 (Eleven) Cottahs 8 (Eight) Chattaks 34 Square feet more or less, together with Pucca Structure standing there on , comprised under C.S. Dag No. 3454, 3454/3921, R.S. Dag No.2461 and 2462, under C.S. Khatian No. 537 and 1529, R.S. Khatian No. 969 and 1641, Mouza - Gopalpur, P.S- Airport, District - 24 Parganas, under Touzi No. 126B/1, J.L. No. 2, R.S. No.140, Sub Registry Office at A.D.S.R Bidhan Nagar, Salt Lake City.

WHEREAS, thus **MR. DIPENDRA PROSAD SINHA** and **MS. PAYEL SINHA** (herein the Land Lords) become the joint Owners of All that piece and Parcel of Bastu Land

Dipendra Prosad Sinha,
Payel Sinha

M/S. B.K. ENTERPRISE
Balu. Karmakar
Proprietor

measuring an area more or less 10 Cottahs 12 Chittacks, together with 750 Square feet old Pucca structure standing there on, comprised under C.S. Dag No. 3454, 3454/3921, R.S. Dag No. 2461, 2462, C.S. Khatian No. 537 and 1529, R.S. Khatian No. 969 and 1641, Mouza - Gopalpur, P.S- Airport, District - 24 Parganas, under Touzi No. 126B/I, J.L. No. 2, R.S. No. 140, Sub Registry Office at A.D.S.R Bidhan Nagar, Salt Lake City. And enjoy the same with peaceful possession and also mutate their names to the local BL& LRO Rajarhat being L.R. Khatian No. 23034 (Khatian number Dipendra Prasad Singha), 23035 (Khatian number Payel Sinha) under L.R. Dag No. 2461, 2462 and also mutate their names to Rajarhat Gopalpur Municipality being Holding No. R.G.M. 5/45, BI-G, Purbachal, under ward 05 and paying Kajna and taxes to the respective authority regularly till date and the aforesaid property more fully describe in the Schedule hereunder written which is free from all encumbrances.

WHEREAS the Owners herein desire to construct a multi-storied building on the said land but due to paucity of fund and/or lack of experience in construction work has approached the Developer herein with a proposal to construct a multi-storied building on the said land in accordance with the sanctioned plan duly sanction by the Rajarhat Gopalpur Municipality and /or Bidhannagar Municipal Corporation consisting of flats, garages, shops and the Developer have accepted the proposal of the Owner on the terms and conditions hereinafter appearing.

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

ARTICLE -1 DEFINITION

Unless in this presents it is repugnant or inconsistent with :-

- 1.1 **OWNERS** : Shall Mean (1) **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinhâ, (2) **MS. PAYEL SINHA**, Daughter of Mr. Dipendra Prosad Sinha, both residing at 35A/2b, South Sinthi Road, P.S. - Chitpur, District - 24 Parganas North, Kolkata - 700050, West Bengal.
- 1.2 **DEVELOPERS**: Shall mean "M/S. B.K ENTERPRISE" a proprietorship concern, represented by its sole proprietor **SRI BABLU KARMAKAR** son of Sri Biswanath Karmakar.
- 1.3 **PREMISES** : Shall exclusively mean of **ALL THAT** piece and parcel of Bastu land measuring an area more or less 10 Cottahs 12 Chittacks, together with 750 Square feet old Pucca structure standing thereon, comprised in, L.R. Dag No. 2461, 2462, L.R. Khatian No. 23034 (Khatian number Dipendra Prasad Sinha), 23035 (Khatian number Payel Sinha) under C.S. Dag No. 3454, 3454/3921, R.S. Dag No. 2461,

Dipendra Prasad Sinha
Payel Sinha

M/S. B.K. ENTERPRISE
Bablu Karmakar
Proprietor

2462, C.S. Khatian No. 537 and 1529, R.S. Khatian No. 969 and 1641, at Mouza - Gopalpur, P.S- Airport, under Touzi No. 126B/1, J.L. No. 2, R.S. No.140, Rajarhat Gopalpur Municipality and /or Bidhannagar Municipal Corporation being Holding No. R.G.M. 5/45, BI-G, Purbachal, Sub Registry Office at Bidhannagar, Salt Lake City, presently under ADSR Rajarhat, New Town, District of North 24 Parganas, Kolkata - 700136, which is more fully described in the **FIRST SCHEDULE** hereunder written.

- 1.4 **BUILDING:** - shall mean and include the Ground plus four storied building and /or as per building Plan proposed to be constructed building on the Municipal Holding No. R.G.M. 5/45, BI-G, Purbachal, Rajarhat Gopalpur Municipality, Ward No.05, Presently under Bidhannagar Municipal Corporation, ward No.4, P.S- Airport, in the District of North 24 Parganas.
- 1.5 **UNIT:** Shall mean the constructed area and/or spaces the building and /or constructed area capable of being occupied and enjoyed independently.
- 1.6 **THE SUPER BUILT UP AREA:** - shall mean the total covered area to comprise in the unit as certified by the Architect plus Proportionate Area of Stair, Lift plus 25% super built-up area and aggregate of the same.
- 1.7 **ARCHITECT:** shall mean person/s or firm appointed or nominated by the Developer for planning, drawing or making construction of the proposed building.
- 1.8 **THE PLAN :** would mean such plan prepared by the Architect for the construction of the building and as to be sanctioned by the authority of the Rajarhat Gopalpur Municipality/ Bidhannagar Municipal Corporation and/or by such other authority or authorities powered to sanction any building plan in accordance with law and/or any modified and/or revised plan.
- 1.9 **COMMON FACILITIES AND AMENITIES:** shall mean and include corridors, stair cases, Lift, Lift Machine Room on Top Floor, passages, ways, shifts, common lavatories, pump room, overhead water tank, water pump and motor, roof of the said building and other facilities which may be mutually agreed upon between the parties required for the purpose of establishment, enjoyment, proportion, maintenance and/or management of the said building.
- 1.10 **TRANSFERER:** shall mean, as required under The Indian Registration Act, 1908, as well as described under Transfer of Property Act 1882, for Transfer of flats, shops, parking space etc. with undivided un-demarcated proportionate share of the land.

Dipankar Roychowdhury
Roychowdhury

M/S. B.K. ENTERPRISE

Bellu Narayan
 Proprietor

- 1.11 **TRANSFEEEE/BUYERS**: shall mean the purchaser of any portion of the commercial, and/or residential unit of the building as to be constructed according to the sanctioned Plan of the Rajarhat Gopalpur Municipality/Bidhannagar Municipal Corporation .
- 1.12 **SALEABLE SPACE** : Shall mean the space in the building available for independent use and occupation, shops garages, flats and the spaces required.
- 1.13 **WORD IMPARTING** : Singular shall include plural and vice-versa, Masculine gender shall include feminine and genders, likewise words, imparting famine genders shall include masculine and genders and similar words imparting gender shall include masculine and famine gender.
- 1.14 **ADVOCATE** :-shall mean Sanjib Kumar Majumder, Advocate at Sealdah Court Complex, Room No. 101, 1st Floor, Kolkata – 700014, who will take all necessary legal steps time to time in connection with the property embodied in this agreement, also prepare sale agreement, Deed of Sale and all kinds of Agreements, deeds whatsoever in nature touching this projects with the cost of the proposed purchasers of flats, garages, shops etc. but this condition of content shall not be applicable for Owners herein.

ARTICLE II : DATE OF COMMENCEMENT

2. This agreement shall be deemed to have commenced with effect from the date of foundation of the building.

ARTICLE III : "OWNER'S REPRESENTATION

- 2.1 The First Part (Owners) is the absolute owner of **ALL THAT** piece and parcel of Bastu land measuring an area more or less 10 Cottahs 12 Chittacks, together with 750 Square feet old Pucca structure standing there on , comprised in , L.R. Dag No. 2461, 2462, L.R. Khatian No. 23034 (Khatian number Dipendra Prasad Sinha), 23035 (Khatian number Payel Sinha) under C.S. Dag No. 3454, 3454/3921, R.S. Dag No.2461, 2462, C.S. Khatian No. 537 and 1529, R.S. Khatian No. 969 and 1641, at Mouza - Gopalpur, P.S- Airport, under Touzi No. 126B/1, J.L. No. 2, R.S. No.140, Rajarhat Gopalpur Municipality and /or Bidhannagar Municipal Corporation being Holding No. R.G.M. 5/45, Bl-G, Purbachal, Sub Registry Office at Bidhannagar, Salt Lake City, presently under ADSR Rajarhat, New Town, District of North 24 Parganas, Kolkata – 700136, which is more fully described in the **FIRST SCHEDULE** hereunder written.

Dipendra Prasad Sinha
Payel Sinha

M/S. B.K. ENTERPRISE
Balbir Narayan
 Proprietor

- 3.1 The aforesaid premises is free from all encumbrances, charges, liens, independence, attachment, trust, acquisition requisition whatsoever or howsoever subject to what have been stated herein before and hereinafter.

ARTICLE - IV : DEVELOPER'S RIGHTS & REPRESENTATION

- 4.1 The Developer hereunder take to carry out the work of development of the said premises and for construction of the buildings consisting of several self contained flats and other constructions thereupon in accordance with the plan sanctioned by the Rajarhat Gopalpur Municipality/ Bidhannagar Municipal Corporation and/or by the competent authority or authorities to sanction the plan and/or on the basis of the modified plan and/or revised plan therefore.
- 4.2 That the building plan or any documents in relation with thereto as may be required for construction of the proposed building shall be prepared by the developer at their cost. If any addition, alteration and modifications in the plan and/or documents may be required for the purpose of obtaining necessary sanction from the appropriate authority, then it shall be prepared by the developer on behalf of the land Owner at their own cost and expenses and prior to submission the same before the competent authority the developer shall produce the same to the Owner for their approval. Be it mentioned here that after demolishing the existing structure (if any) over the Schedule Property by the Developer at their own cost and expenses, the developer shall take the broken materials of existing structure and the landlord have already delivered / handed over the possession of the said property to the Developer herein. The Developer shall prepare the Building Plan on the basis multi-storied to erect the proposed Building consisting several Flats, Shops, parking space and other units.
- 4.3 The developer shall also be entitled to assign to any third party the right of development of the instant premises, if necessary.
- 4.4 The Land owners has hand over all the deeds, porchas, municipal tax receipt, Dakhila in ORIGINAL relating to the said property to the developer at the time of execution of this presence. The Developer shall complete the investigation of the market ability of title schedule plot of land.
- 4.5 That the Developer shall amalgamate the said premises to the other land for better construction and the Land Owners herby giving their consent to amalgamate the said land.
- 4.6 The Land Owners shall grant to the developer a registered General Power of Attorney to do all acts, deeds and things as required for the purpose of promotion as well as commercial exploitation of the schedule plot of land and also for the purpose of execution of the agreement and/ deed of conveyance with the intending purchasers in respect of the developer's allocation and collection of money from those purchasers and hand over all locations, and/or dealing with and/or dispose of the developer's allocated of the F.A.R. as mentioned hereunder.

Dipendra Prasad Sinha
Rajul Sinha

M/S. B.K. ENTERPRISE
Balini Karmacharya
 Proprietor

- 4.7 That within 48 months from the date of obtaining the sanctioned building plan, the project shall be completed by the Developer. That the developer at his own costs and expenses shall complete the proposed project upon the plot of land more fully and particularly described in the First Schedule hereunder written
- 4.8 The land Owners and the developer shall be exclusively entitled to their respective shares in the projected building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim and interest therein whatsoever of the others and the land Owner shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation. It is further agreed that after dispose of the developer's share, the Developer shall have no right to any land and building save and except if it keeps any portion of the projected building of its own use.
- 4.9 That in so far as necessary all dealings by the developer in respect of the commercial cum residential building including agreement for sale or transfer concerning developer's allocation shall be in the name of the developer.
- 4.10 That the Developer shall construct the proposed building by amalgamating the Schedule Plot of land with adjacent Plot of land and on that event the shall co-operate with the same.
- 4.11 That the developer shall at its own costs and Expenses complete the commercial cum residential buildings and other constructions upon the said land in accordance with the sanctioned plan as well as revised plan and confirming to such specifications as are mentioned in the schedule hereunder written.
- 4.12 That the developer and / or purchaser / purchasers of any unit can obtain loan / mortgage any unit for loan from any financial institute , bank etc. in respect of the schedule of property and the land lord hereby giving their free consent for the same.

ARTICLE -V: DEVELOPER'S AUTHORITY

- 5.1 The land Owner hereby appoints the developer as the builder and/or Promoter for the purpose of the development of the said premises and/or construction of the residential cum commercial building as per the scheme of the development as herein agreed. The developer hereby also confirms this appointment.
- 5.2 The land Owner doth hereby entrust the work of development of the said premises on the terms and conditions contained in this agreement.
- 5.3 That the developer shall amalgamate the said land as he deem fit and proper.
- 5.4 The developer shall carry out the work of development in respect of the said premises.
- (a) By erecting and/or constructing a commercial cum a residential building or other structures in or upon the said premises at its own costs and expenses.
- (b) By allotting the Owner allocation as per provisions described in the Article -VI hereunder written out of the total projected building as per sanctioned plan and/or as ser total constructed area to the owner in due time.

Dipendra Prasad Saha
Rajesh Kumar

M/S. B.K. ENTERPRISE

Bela Karmacharya
 Proprietor

ARTICLE VI : OWNER'S ALLOCATION & CONSIDERATION

6.1 In consideration of the owner's permission and/or allowing the Developer herein to develop the said premises and construct Building thereon in the manner and "in terms of conditions of this agreement and according to Plan to be sanctioned by the Rajarhat Gopalpur Municipality and/or Bidhannagar Municipal Corporation and further allowing and empowering the developer to enter into agreement for sale and receive earnest money and full consideration moneys from the intending buyers and upon receiving full consideration to sell and transfer the units of the said proposed Building to be constructed within the local limits of Rajarhat Gopalpur Municipality, Ward No.05, Municipal Holding No. R.G.M. 5/45, Bl-G, Purbachal, Presently Bidhannagar Municipal Corporation, under ward No.4, P.S- Airport, in the District of North 24 Parganas., Kolkata - 700136, together with proportionate share of land to the intending purchasers.

That the Owners shall be entitled to get as follows:-

The Owners will entitle to get 20% of construction area of the buildings (including proportionate share of stair and Lift) from the 1st floor front side of the building as the Owners Allocation.

Apart from the above said Owners allocation of the Buildings/projects, the Land Owners will also be entitled to get Rs. 90,00,000/- (Rupees Ninety Lakhs) only as the consideration for development of the said land as following manner:-

- i) That the Owners will get Rs.30,00,000/- (Rupees Thirty Lakhs) only at the time of execution of this development agreement.
- ii) That the Owners will get Rs.10,00,000/- (Rupees Ten Lakhs) only within 3 (Three) months from the date of agreement .
- iii) That the Owners will get Rs.10,00,000/- (Rupees Ten Lakhs) only within 6 (six) months from the date of agreement .
- iv) That the Owners will get Rs.20,00,000/- (Rupees Twenty Lakhs) only within 12 (twelve) months from the date of agreement .
- v) That the Owners will get Rs.20,00,000/- (Rupees Twenty Lakhs) only within 15 (fifteen) months from the date of agreement .

ARTICLE VII : DEVELOPER'S ALLOCATION

Dipendra Kumar Saha

Payal Saha

M/S. B.K. ENTERPRISE

Balendu Kumar

Proprietor

- 7.1 In consideration of the development work and/or contribution for the proposed residential-cum-commercial building as the cost and expenses of developer, the Developer shall get and be entitled to have all and entire rest area barring Owner's Allocation consisting several units of the proposed building baring to the Owner allocation and consideration as mentioned in the Article-VI, as Owner allocation.
- 7.2 Subject to Owner allocation the developer shall be entitled to hold, occupy, possess and enjoy the entire rest area of the said building and be further entitled to deal with and/or dispose of the same in any manner whatsoever and to accept the entire amount of the sale proceeds and/or consideration and/or rental arising there from without any objection or obstruction by or on behalf of the Owner and/or any other person or party on their behalf or otherwise whatsoever.

ARTICLE VIII : PERIOD OF COMPLETION

- 8.1 That the time are the essence of the instant contract and the developer at its own cost and expenses shall complete the entire project within the specified time as mentioned hereunder :

That the developer at their own costs and expenses complete the entire construction work in habitual condition within **48 (Fourty Eight) months** from the date of obtaining the sanctioned building plan or from the date of foundation work of Building by the Rajarhat Gopalpur Municipality and/ or Bidhannagar Municipal Corporation , which will be extended for further 6 (Six) months period as by agreed by the parties, if any natural calamities will be occurred like Flood, Earthquake, Riot etc. and/or any other obstructions, hazards, accident, objections from any local individuals, organization or authorities and/or by any restraining order or injunction from any Court of Law.

ARTICLE IX : DEVELOPER'S OBLIGATION

- 9.1 It is agreed and made clear that the Owner herein shall not in any manner be liable and/or responsible for the costs charges and expenses for the development of the said premises and/or construction of the proposed commercial cum residential building and in this respect the developer hereby agrees to keep the Owner absolutely indemnified and harmless.
- 9.2 The developer herein shall Keep the Owner absolutely indemnified and harmless against all actions, claims and demands which may arise due to any deviation and/or violation of the West Bengal Municipal Act and Rules, The Contract Labour Abolition and Regulation Act, Workmen Compensation Act, 1923 and rules thereof and the West Bengal Building (Regulation of Promotion of construction and transfer of

Dipankar Prasad Sinha
Proprietor

M/S. B.K. ENTERPRISE

Balbir Kumar
 Proprietor

- Promoters) Act, 1993 and provisions of the W.B. Sales Tax or Income Tax for the income to be accrued from this venture or any other act or rules that may be applicable.
- 9.3 The developer herein shall solely be responsible or liable for the payment of salaries, wages, charges remuneration of all mistris, masons, supervisors, architects, contractors, engineers, chowkidars, darwan and other employees and staffs as may be retained appointed and/or employed by the Developer and in this regard, the Owner shall not in any manner be responsible.
- 9.4 The developer shall also be liable to indemnify the land Owner for the amount as may be incurred due to the Developer unfinished work and/or relating to the developer allocation in the proposed residential cum commercial building and the developer shall be liable for all or any from the sanctioned plan and if any fine and penalty levied by any Authority the same to be paid safely by the developer.
- 9.5 After Completion of the aforesaid Construction work, the developer shall bound to return and handover all the original documents and papers to the Owner herein which will be previously given by the Owner as per Clause 10.2 of this indenture.

ARTICLE X : OWNER'S OBLIGATIONS AND COVENANTS

- 10.1 The Owner shall render his best co-operation and assistance to the Developer in the matter of development of the said plot or construction of the proposed building as may be from time to time necessary or required.
- 10.2 The Owner herein shall sign execute and deliver all application, letters and papers and documents including all Original Deeds, Documents and other relevant papers in connection with the title of the Schedule land, as may be necessary or required for obtaining telephone, electricity, water, drainage, sewerage and other publicity service, in or upon the said building or portion thereof in the name of the transferee/ Owner or other person or persons in respect of Developer Allocation.
- 10.3 The Owner shall not in any manner object or obstruct the carrying out of the development if the said premises and/or construct of the said commercial own residential building and to do any act, deed, matter or development of the said premises and/or construction of the proposed building complex by the developer and selling/ transferring of flats/units by the developer to the intending purchaser/purchasers in respect of the Developer's Allocation only.
- 10.4 The Owner shall bind to execute a Notarized General Power of Attorney and a Registered General Power of Attorney in favour of the Developer herein.
- 10.5 Neither the Owner nor the developer herein shall in any manner encumber, mortgage, charge or otherwise deal with or dispose of the said plot and/or the said land of any portion thereof pending this agreement and/or development work.

ARTICLE XI : RATES AND TAXES AND MAINTENANCE CHARGES

Dipankar Banerjee
Royal House.

M/S. B.K. ENTERPRISE
Balendu Kumar
 Proprietor

- 11.1 The developer has to pay all Municipal Taxes, electric and Telephone Bills from the date of handing over possession of the said premises to the developer and all other rate's and taxes as may be payable by the developer relating of its allocated portion of the demise premises and in the event of failure by the developer to pay the same, the Owner shall be entitled to recover taxes as may be paid by the Owner on account of the allocated area of the developer.
- 11.2 The developer and the transferee of the flats and other space in the building shall bear and pay the proportionate amount of the Municipal taxes and other taxes and rates whatsoever on the basis of the areas of the flat and other spaces of the building as may require by him respectively.
- 11.3 The developer or the transferees of flat and other spaces of the said premises shall bear and pay the proportionate amount of cost of maintenance service charges on account of proper maintenance of common area essential service.
- 11.4 The land Owner herein shall also respectively bear and pay the proportionate amount of costs, maintenance and service charges as may be found payable on account of are as to be allotted to them.
- 11.5 It is made clear that so long the Owner's Association is formed the Flat Owner shall pay the maintenance charges @ Rs. 1 only per square feet to the Developer. As soon as the Association is in existence the said system will be automatically discontinued.

ARTICLE XIII : DOCUMENTATION

- 12.1 All fees, costs, charges and expenses for preparation of the proposed transfer deeds and all other deeds and documents shall be borne by the transferee of flats/shops/office and other spaces of the proposed commercial cum residential building and such fees, costs and expenses shall have to be related to the developer's allocation share not in any way relating to the Owner allocated area.
- 12.2 That all the deeds of transfer shall contain all the restrictions and covenants as required for the purpose of the protection of the best interest of best said and all deeds, and agreements shall be registered by the developer's advocate. The Owner having agreed to grant exclusive right for developing the said premises as per this development agreement, the Developer has agreed, undertake to build the said multistoried building at his own costs and expenses and the Owner shall not be required to contribute any sum towards construction of the said building and or development of the premises. It is hereby made clear that the Developer shall after completion of the construction of the said building in all respect deliver the possession of the Owner's allocation.

ARTICLE -XX : JURISDICTION

13. Courts at District as North 24 Parganas and/or any other competent Court shall have jurisdiction to entertain and trial of the same and/ or suits and proceedings arising out of these presents between the parties hereto.

Dipendra Prasad Sinha

M/S. B.K. ENTERPRISE

Balendu Kumar
Proprietor

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Plot of Land)

ALL THAT piece and parcel of Bastu land measuring an area more or less 14 decimal comprised in L.R/R.S. Dag No. 2461 and bastu land measuring more or less 4 decimal in L.R/R.S. Dag No.2462, i.e. Total land measuring more or Less 18 Decimal and /or 10 Cottahs 12 Chittacks, in L.R. Khatian No. 23034 (Khatian number Dipendra Prasad Sinha), 23035 (Khatian number Payel Sinha) under C.S. Dag No. 3454, 3454/3921, R.S. Dag No.2461, 2462, C.S. Khatian No. 537 and 1529, R.S. Khatian No. 969 and 1641, together with 750 Sq.ft. very Old Pucca Structure standing thereon at Mouza - Gopalpur, P.S- Airport, under Touzi No. 126B/1, J.L. No. 2, R.S. No.140, Rajarhat Gopalpur Municipality and /or Bidhannagar Municipal Corporation being Holding No. R.G.M. 5/45, Bl-G, Purbachal, under ward No.4, Sub Registry Office at Bidhannagar, Salt Lake City, presently under ADSR Rajarhat, New Town, District of North 24 Parganas, Kolkata - 700136, which is butted and bounded by: -

ON THE NORTH : Part of Dag No. 2462, 2461.

ON THE SOUTH : Part of Dag No. 2462

ON THE EAST : 19" wide Municipal Road ✓

ON THE WEST : Part of Dag No. 2457.

THE SECOND SCHEDULE ABOVE REFERRED TO**PART-I****(Owners Allocation)**

The Owners will entitle to get 20% of construction area of the buildings (including proportionate share of stair and Lift) from the 1st floor front side of the building as the Owners Allocation.

Apart from the above said Owners allocation of the Buildings/projects, the Land Owners will also be entitled to get Rs. 90,00,000/- (Rupees Ninety Lakhs) only as the consideration for development of the said land as following manner:-

- i) That the Owners will get Rs.30,00,000/- (Rupees Thirty Lakhs) only at the time of execution of this development agreement. ✓
- ii) That the Owners will get Rs.10,00,000/- (Rupees Ten Lakhs) only within 3 (Three) months from the date of agreement .
- iii) That the Owners will get Rs.10,00,000/- (Rupees Ten Lakhs) only within 6 (six) months from the date of agreement .

Dipendra Prasad Sinha

Payel Sinha

M/S. B.K. ENTERPRISE

B.K. Enterprises
Proprietor

- iv) That the Owners will get Rs.20,00,000/- (Rupees Twenty Lakhs) only within 12 (twelve) months from the date of agreement .
- v) That the Owners will get Rs.20,00,000/- (Rupees Twenty Lakhs) only within 15 (fifteen) months from the date of agreement .

PART-II
DEVELOPERS ALLOCATION

The Developer / other party will get rests of the remaining area of the multi-storied proposed multi storied building to be constructed by the Developer herein except land owners' allocation together with undivided common proportionate share of land and common area and facilities is attached with the said land as proportionate basis.

THE THIRD SCHEDULE ABOVE REFERRED TO
(COMMON AREAS COMMON FACILITIES AND COMMON EXPENSES)

The Owners along with the other co-owners, occupiers, society or Syndicate or association shall allow each other the following easement and quasi easement rights privileges etc.

- i) Land under the said building described in the First Schedule .
- ii) All side spaces, back spaces, paths, passages, drain ways in the land of the said building.
- iii) General lighting of the common portions and space for installations of electric meter in general and separate.
- iv) Drains and sewers from the building in the Municipal connection drains and/or sewerage.
- v) Stair case and staircase landings.
- vi) Lift Lobbies in each floor,
- vii) Common septic tank,
- viii) Common water pump.
- ix) Common water reservoir.
- x) Water and sewerage evicton from the pipes of the every units, to drain and sewerage common to the said building,
- xi) Common electric line.
- xii) Top roof of the said building,
- xiii) Caretaker room (if any).
- xiv) Lift.

THE FOURTH SCHEDULE AS ABOVE REFERRED TO
SPECIFICATION OF THE CONSTRUCTION

(For land owner)

Structure	:	R.C.C. framed structure with columns, beams.
External	:	8" thick brick wall and plastered with cement mortar.

Dipendra Prasad Sinha
Rajul Sinha

M/S. B.K. ENTERPRISE
Baldev Kumar
Proprietor

Internal Wall	:	5" and/or 3" thick wall and plaster with cement wall.
Flooring	:	Flooring is Marble with 4' skirting (all Bed rooms, drawings, dining space and verandah) 1
Bath Room	:	Bath room fitted upto 6' height with designer glazed tiles of standard brand bath room floor standard marble. One toilet of white commode of standard brand with standard P.V.C. cistern, another toilet of Orissa type white pan of standard brand with standard P.V.C. cistern. All fittings are standard type.
Kitchen	:	Marble floor, a Slab for placement of gas with black stone top shall be provided and 2'-0" height glazed tiles will be fitted over the Black stone. One Sink, Two Water Taps and one basin in Dining paces.
Doors	:	Wooden flush doors with magic eye, panel palla for bedrooms and PVC doors for Toilet and Bathroom
Windows	:	Steel window frame with fully glass, Panel will be good quality will be provided in the windows.
Water supply	:	Water supply from the overhead reservoir
Plumbing	:	Toilet concealed wiring with two bib cock, one shower, in toilets all fittings are standard quality.

OTHER WORKS:

- a) Full concealed wiring.
- b) In bed room two light points only, one fan point and one 5 amp point and One AC. Point in each Flat.
- c) Living/Dining room : three light points, two fan points, and one T.V. point.
- d) Kitchen : one light point, one exhaust fan point and one 15 amp Plug point and one aqua guard point,
- e) Toilet : one light point, one exhaust fan point.
- f) Verandah : one light point and one plug point.
- g) One light point and one calling bell point at main entrance.
- h)

ELECTRIC: mother meter and transformer (if any) will be installed by the Developer at its cost and individual electric meter will be borne by the Land Owner for their allocation.

PAINTING : inside wall of the flat will be finished with plaster of paris.

EXTRA WORK: Any work other than specified above would be regarded as extra work for which separate payment is required to be paid.

Dipendra Kumar Sinha
Ray Choudhary

M/S. B.K. ENTERPRISE
Satish Kumar
 Proprietor

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

SIGNED & DELIVERED by the
Developer at Kolkata

Siddhanta Prasad Sinha

In presence of :-

1.

Ratna Sinha

(RATNA SINHA)

35A/2B South Sinthi
Road. KOL-56

Rajul Sinha

SIGNATURE OF THE LAND OWNERS

2. *Hirangshu Ranjan Sen*
BA-14/10, D.B. Nagar
Bagmati, KOL-56

M/S. B.K. ENTERPRISE

Balbir Kumar
Proprietor

SIGNATURE OF THE DEVELOPER



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

24 DEC 2018

ACKNOWLEDGEMENT OF RECEIPT OF MONEY

Received from the within mentioned Developer the within mentioned sum of Rs.30,00,000/- (Rupees Thirty Lakhs) only by Cheque by the land owners.

DATE	BANK	BRANCH	CHEQUE NO./ CASH	AMOUNT RS.
04/12/2018	SBI	Airport	439020	5,00,000/-
04/12/2018	SBI	Airport	439021	5,00,000/-
16/12/2018	SBI	Airport	439022	10,00,000/-
20/12/2018	SBI	Airport	439023	10,00,000/-
Total Amount				Rs.30,00,000/-

IN WITNESS WHEREOF the Owners hereto set and subscribe his hand seal the day month and year mentioned at the outset.

Witnesses

1. Ratna Sinha.
(RATNA SINHA)
35A/2B South Sinthi
Road, K-150
2. Haranagshree Ranjan Sen
BA-14/10, D.B. Nagar
Bagmati, Kol-59

Dipender Prasad Sinha
Rajul Sen

SIGNATURE OF THE LAND OWNERS

Drafted and prepared by me

Sanjib Kumar Majumder
Sanjib Kumar Majumder,

Advocate, WB122/2009

Sealdah Court Complex, Room No. 101, 1st Floor,

Police Station – Entally, Kolkata – 700014,

Email: sanjib201011@gmail.com

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

GRN: 19-201819-032085483-1
GRN Date: 24/12/2018 12:36:49
BRN: IK00WBUDR0

Payment Mode Online Payment

Bank: State Bank of India
BRN Date: 24/12/2018 12:37:44

DEPOSITOR'S DETAILS

Id No.: 15041000327873/4/2018
[Query No./Query Year]

Name: Sanjib Kumar Majumder
Contact No.: Mobile No.: +91 9874824114
E-mail:
Address: Hatiara Vivekananda Pally New Town Kol157
Applicant Name: Mr SANJIB MAJUMER
Office Name:
Office Address:
Status of Depositor: Advocate
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 4

L 2458/18

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15041000327873/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	15041000327873/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	30021

Total

39942

In Words: Rupees Thirty Nine Thousand Nine Hundred Forty Two only



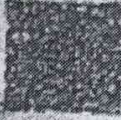
SPECIMEN FORM FOR TEN FINGER PRINTS

SL No.	Signature of the Executants / Presentants					
	rt <i>Dipendra Prasad Singh</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
Right Hand						
	<i>Pooja Bhatia</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
Right Hand						
	<i>Baldev Kumar</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
Right Hand						

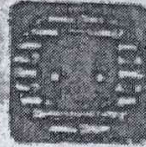
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AMUPS0833P



नाम / Name
DIPENDRA PROSAD SINHA

पिता का नाम / Father's Name
KALIDAS SINHA



जन्म तिथि / Date of Birth
31/12/1960

Dipendra Prosad Sinha
हस्ताक्षर / Signature

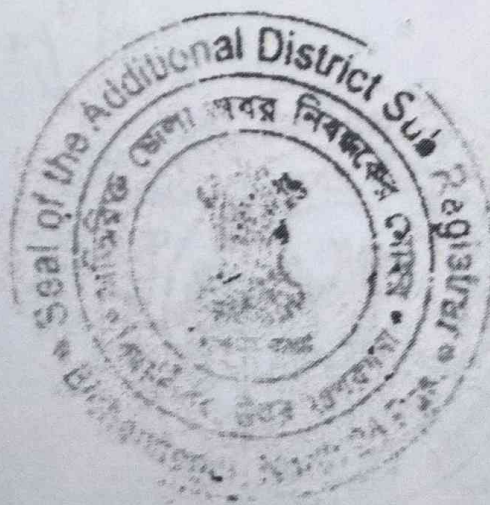
Dipendra Prosad Sinha

Dipendra Prosad Sinha





Bablu Karmakar



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ATNPS9120P



नाम /NAME
PAYEL SINHA

पिता का नाम /FATHER'S NAME
DIPENDRA PRASAD SINHA

जन्म तिथि /DATE OF BIRTH
17-05-1982

हस्ताक्षर /SIGNATURE

Payel Sinha.

Shahin

आयकर आमुक्त, (कम्प्यू. अपा.), कोल.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Payel Sinha

Payel Sinha



Major Information of the Deed

Deed No :	I-1504-02458/2018	Date of Registration	24/12/2018
Query No / Year	1504-1000327873/2018	Office where deed is registered	
Query Date	20/12/2018 4:23:50 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	SANJIB MAJUMER SEALDAH COURT, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9874824114, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Rs. 90,00,000/-		
Stamp duty Paid(SD)	Rs. 10,021/- (Article:48(g))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Purbachal Tentultala, Mouza: Gopalpur Pin Code : 700136

Vishwakarma, Mouza: Gupairpur Pin Code : 700136								
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2462	LR-23034	Bastu	Bastu	18 Dec	85,00,000/-	91,63,638/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road.
Grand Total :					18Dec	85,00,000 /-	91,63,638 /-	

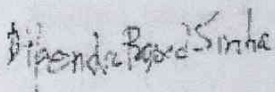
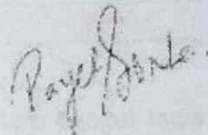
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	750 Sq Ft.	5,00,000/-	5,62,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		750 sq ft	5,00,000 /-	5,62,500 /-	

Major Information of the Deed :- I-1504-02458/2018-24/12/2018

Lord Details :

Name,Address,Photo,Finger print and Signature

	Name	Photo	Fingerprint	Signature
1	Mr DIPENDRA PROSAD SINHA Son of Late KALIDAS SINHA Executed by: Self, Date of Execution: 24/12/2018 , Admitted by: Self, Date of Admission: 24/12/2018 ,Place : Office	 24/12/2018	 LTI 24/12/2018	 24/12/2018
35A/2B SOUTH SINTHI ROAD, P.O:- SINTHI, P.S:- Chitpur, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMUPS0833P, Status :Individual, Executed by: Self, Date of Execution: 24/12/2018 , Admitted by: Self, Date of Admission: 24/12/2018 ,Place : Office				
2	Ms PAYEL SINHA Daugther of Mr DIPENDRA PROSAD SINHA Executed by: Self, Date of Execution: 24/12/2018 , Admitted by: Self, Date of Admission: 24/12/2018 ,Place : Office	 24/12/2018	 LTI 24/12/2018	 24/12/2018
35A/2B SOUTH SINTHI ROAD, P.O:- SINTHI, P.S:- Chitpur, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ATNPS9120P, Status :Individual, Executed by: Self, Date of Execution: 24/12/2018 , Admitted by: Self, Date of Admission: 24/12/2018 ,Place : Office				

Developer Details :

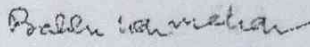
SI No	Name,Address,Photo,Finger print and Signature
1	Ms B K ENTERPRISE 316 BAIDYA PARA SODEPUR, P.O:- GHOLA BAZAR, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700111 , PAN No.:: ALLPK0694E, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1504-02458/2018-24/12/2018

26/12/2018 Query No:-15041000327873 / 2018 Deed No I - 150402458 / 2018, Document is digitally signed.

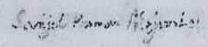
Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri BABLU KARMAKAR (Presentant) Son of Shri BISWANATH KARMAKAR Date of Execution - 24/12/2018, , Admitted by: Self, Date of Admission: 24/12/2018, Place of Admission of Execution: Office			
Dec 24 2018 2:58PM	LTI	24/12/2018	24/12/2018

BB 1/6 DESH BANDHU NAGAR, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALLPK0694E Status : Representative, Representative of : Ms B K ENTERPRISE (as PROPRIETOR)

Identifier Details :

Name & address
Mr SANJIB KUMAR MAJUMDER Son of Mr S N MAJUMDER SEALDAH COURT, P.O:- EANTALLY, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr DIPENDRA PROSAD SINHA, Ms PAYEL SINHA, Shri BABLU KARMAKAR

24/12/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DIPENDRA PROSAD SINHA	Ms B K ENTERPRISE-9 Dec
2	Ms PAYEL SINHA	Ms B K ENTERPRISE-9 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DIPENDRA PROSAD SINHA	Ms B K ENTERPRISE-375.00000000 Sq Ft
2	Ms PAYEL SINHA	Ms B K ENTERPRISE-375.00000000 Sq Ft

Major Information of the Deed :- I-1504-02458/2018-24/12/2018

26/12/2018 Query No:-15041000327873 / 2018 Deed No :- I-150402458 / 2018, Document is digitally signed.

Page 28 of 31

Details as per Land Record

North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road:
Tentultala, Mouza: Gopalpur Pin Code : 700136

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
LR Plot No:- 2462(Corresponding RS Plot No:- 2462), LR Khatian No:- 23034	Owner: दीपेन्द्र प्रसाद सिन्हा, Gurdian: मृत कालिदास सिन्हा, Address: निज , Classification: बाख़, Area: 0.02000000 Acre,	Mr DIPENDRA PROSAD SINHA

Endorsement For Deed Number : I - 150402458 / 2018

On 20-12-2018

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 97,26,138/-

[Signature]

Priya Mukherjee

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

North 24-Parganas, West Bengal

On 24-12-2018

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

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

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

Presented for registration at 13:50 hrs on 24-12-2018, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri BABLU KARMAKAR ,

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

Execution is admitted on 24/12/2018 by 1. Mr DIPENDRA PROSAD SINHA, Son of Late KALIDAS SINHA, 35A/2B SOUTH SINTHI ROAD, P.O: SINTHI, Thana: Chitpur, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Business, 2. Ms PAYEL SINHA, Daughter of Mr DIPENDRA PROSAD SINHA, 35A/2B SOUTH SINTHI ROAD, P.O: SINTHI, Thana: Chitpur, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Service

Indetified by Mr SANJIB KUMAR MAJUMDER, , Son of Mr S N MAJUMDER, SEALDAH COURT, P.O: EANTALLY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 24-12-2018 by Shri BABLU KARMAKAR, PROPRIETOR, Ms B K ENTERPRISE (Sole Proprietorship), 316 BAIDYA PARA SODEPUR, P.O:- GHOLA BAZAR, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700111

Indetified by Mr SANJIB KUMAR MAJUMDER, , Son of Mr S N MAJUMDER, SEALDAH COURT, P.O: EANTALLY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Major Information of the Deed :- I-1504-02458/2018-24/12/2018

26/12/2018 Query No:-15041000327873 / 2018 Deed No :- I - 150402458 / 2018, Document is digitally signed.

Page 29 of 31

Payment of Fees

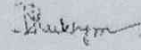
Certified that required Registration Fees payable for this document is Rs 30,021/- (B = Rs 30,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/12/2018 12:37PM with Govt. Ref. No: 192018190320854831 on 24-12-2018, Amount Rs: 30,021/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00WBUDR0 on 24-12-2018, 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 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2776, Amount: Rs. 100/-, Date of Purchase: 17/09/2018, Vendor name: T K Saha
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/12/2018 12:37PM with Govt. Ref. No: 192018190320854831 on 24-12-2018, Amount Rs: 9,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00WBUDR0 on 24-12-2018, Head of Account 0030-02-103-003-02



Priya Mukherjee

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

North 24-Parganas, West Bengal



Major Information of the Deed :- I-1504-02458/2018-24/12/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2018, Page from 95882 to 95912

being No 150402458 for the year 2018.



Digitally signed by Debajyoti

Bandyopadhyay

Date: 2018.12.26 14:29:49 +05:30

Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 12/26/18 2:29:18 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BIDHAN NAGAR

West Bengal.

(This document is digitally signed.)