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अभिषेक पश्चिम बंगाल WEST BENGAL

AR 842889

ANNAPURNA NIRMAL
Ain Bar Ref. Drindya. Dr.
Wingthar (an) Partner

06/12/24
01:38 P.M.
Q-2-2917924/24
ADSR Sodepur
North 24 Parganas
06 DEC 2024

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this the 6th day of December, 2024 (Two Thousand and Twenty Four) as per **CHRISTIAN ERA.**

Witness that the execution is registered in
registration. The said deed is signed / stamped
and the said deed is registered in the
register with the said documents and the date
of the execution.

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Alokendra Bandhopadhyay
Advocate

ANNAPURNA NIRMAL
Ain Bar Ref.
Partner


ADSR Sodepur
North 24 Parganas
06 DEC 2024

Jyoti Rayan Scribe by

BETWEEN

1. SRI JYOTI RANJAN SINHA ROY (PAN: AKOPS2620Q), Son of Late Bibhuti Ranjan Sinha Roy, by Nationality - Indian, by Religion - Hindu, by Occupation - Retired, Residing at: 4/83, Nil Ganj Road, Kalyannagar, P.O. Kalyannagar Via Pansila, Police Station - Rahara, Dist. North 24 Parganas, Kolkata - 700112, hereinafter called and referred to as the "**LAND OWNER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and/or assigns) of the **FIRST PART**.

2. "M/S. ANNAPURNA NIRMAN" (PAN : AAZFA0012H), a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No. : L-79151/2014 having its registered office at: 13/12/ A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardaha, District North 24 Parganas, Kolkata 700117, hereby represented by its partners namely,

2.1 SRI ASIM BOSE ROY (PAN: APAPB9184R), Son of Late Satya Ranjan Bose Roy, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 3 no. Mahajati Nagar, P.O.- Agarpara, P.S. Khardah, Dist.- North 24 Parganas, Kolkata - 700109,

2.2 SRI ANINDYA DAS (PAN: ARWPD6238N), Son of Late Dillip Kumar Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - Gaipur, Natun Para, P.O. Gobordanga, P.S. Habra, Dist. North 24 Parganas, PIN : 743252,

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ANNAPURNA NIRMAN
Asim Bose Roy
Partner

ANNAPURNA NIRMAN
Asim Bose Roy
Partner

Jyoti Ranjan Sinha Roy

2.3 SRI KINGSHUK DAS (PAN: AVYPD3462A), Son of Sri Kanti Ranjan Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at-1 No. Surya Sen Nagar, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata-700117, hereinafter called and referred to as the **"THE DEVELOPER"** (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean, include it's heirs, successors-in-office, legal representatives and assigns) of the **SECOND PART.**

3. Devolution of Title.

3.1 Whereas the State of West Bengal as per State Acquisition Act 1954 by exercising its all powers had acquired vast area of land lying within the Mouza - Bandipur, Jamindar (Provat Kumar Ghosh) Khatian No. 200 (Kaa, Khaa and Gaa), Proja Khatian No. 201, 402, 378 & 399, within the District North 24 Parganas and after acquired the said land The State Government of West Bengal for the development and to better enjoyment of the beneficiaries of the homeless occupiers of the above acquired land had transferred and assigned in favour of "The Kalyannagar Co-Operative Colony Society Ltd." Office at Kalyannagar, (hereinafter for the sake of brevity called as Society), lying at P.O. Rahara, P.S. Khardah (now it is Rahara), Mouza- Bandipur, District - North 24 Parganas and authorised the said Society to endeavour the transferred land after developing and distributing such lands amongst its members.

Alokendra Bandopadhyay

ANNAPURNA NIRMAL

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Asim Bose Roy
Partner

ANNAPURNA NIRMAL
Asim Bose Roy
Kingshuk Das

Sri Kanti Ranjan Das

3.2 Thereafter Said Society After getting absolute Possession and being the absolute Owner one Deed of Indenture was made by and between "The Kalyannagar Co-Operative Colony Society Ltd." Office at Kalyannagar, P.O. Rahara, P.S. Khardah (now it is Rahara), District North 24 Parganas, represented by its Secretary Nripen Chandra Sengupta, as the VENDOR therein and Sri Jitendra Kumar Mitra (Son of Late Biseswar Mitra) represented as the Purchaser/Buyer therein, where the said Vendor duly sold, transferred and conveyed ALL THAT piece and parcel of homestead land measuring more or less 06 Cottah 14 Chittaks 20 Square feet comprised with Scheme Plot No. 323 and part or portion of Western Side of Scheme Plot no. 324, lying within the Mouza- Bandipur, J.L. No. 17, Re. Su. No. 90, C. S. Khatian No. 201, 402, 378, & 399, within the local jurisdiction of Khardah Municipality, under Police Station - Khardah (now it is under Rahara), District North 24 Parganas, Sub-Registrar Office at Barrackpore (Now It is under A.D.S.R. Sodepur) through one registered Deed of Sale, which was registered on 2nd day of January 1957, in the Office of S.R. at Barrackpore, recorded into Book No. I, Volume No. 5, Written in pages from 228 to 233, Being No. 17 of 1957.

3.3 Thus by the above Deed of Sale said Jitendra Kumar Mitra became the absolute Owner and during his all right, title and interest and while in absolute Possession said Jitendra Kumar Mitra duly sold and transferred in respect of land measuring more or less 01 (one) Cottah to one

ANNAPURNA NERMAN
Ain Base Roy
Kangshu Das Partner

Jyoti Ranjan S. Roy


Aikendra Bandyopadhyay
Attorney

ANNAPURNA NERMAN

Ain Base Roy
Partner

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Monoranjan Basu Roy out of his above purchased land and remaining area of land measuring more or less 05 Cottah 14 Chittaks 20 Square feet lying within the Mouza- Bandipur, J.L. No. 17, Re. Su. No. 90, within the local jurisdiction of Khardah Municipality, Ward No. 7, P.O. Kalyannagar, via Pansila, under Police Station - Khardah (now it is under Rahara), Kolkata - 700112, District North 24 Parganas, had kept under his absolute possession as a legal Owner and had been seized and possessed his all right, title and interest over his said remaining area of land measuring more or less 05 Cottah 14 Chittaks 20 Square feet.

3.4 Thereafter said Jitendra Kumar Mitra being the absolute owner of the Said Premises, having all right, title and interest and free from encumbrances had sold, transferred, assigned and conveyed the said Premises unto one Bibhuti Ranjan Sinha Roy (Son of Late Haran Chandra Sinha Roy) the father of the present Owner herein through a registered Deed of Sale, which was registered on 13/02/1960, recorded in the Office of S.R. Barrackpore, entered into Book No. 1, Volume No. 17, Written in pages from 19 to 24, Being No. 999 for the year 1960.

3.5 That by the above Deed of Sale said Bibhuti Ranjan Sinha Roy alias Bibhuti Ranjan Singha Roy became the absolute Owner of the 05 Cottah 14 Chittaks 20 Square feet of landed property by exercising his all sorts of rights, title and interest without any hindrance, and without any impediment free from all encumbrances and had built Kacha structure thereon by his own funds.

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Jyoti Ranjan Sinha Roy

ANNAPURNA JIT IAN
From late Ref. Anindya Das.
Kingshuk Das, Patton

3.6 Thereafter said Bibhuti Ranjan Sinha Roy alias Bibhuti Ranjan Singha Roy died intestate on 23/01/1998 and his wife Smt. Basana Singha Roy predeceased him who died on 11/01/1998 followed by the Dayabhaga Hindu School of Law, leaving behind them his only son namely Sri Jyoti Ranjan Sinha Roy and only daughter Uditā Mahapatra as their only legal heirs and successors who jointly by the law of inheritance owned the said landed property as left by Late Bibhuti Ranjan Sinha Roy.

3.7 Thereafter above named Uditā Mahapatra also died intestate on 06/01/2024, leaving behind her only daughter Smt. Suchismita Mahapatra, as the only legal heiress and successor according to the Hindu Succession Act, 1956, be it mentioned herein that Soumyo Mahapatro, the only son of said deceased Uditā Mahapatra died in bachelor long before her who died on 13/08/2019.

3.8 By the foregoing facts and events above named Sri Jyoti Ranjan Sinha Roy and Smt. Suchismita Mahapatra jointly became the Owners of the said Premises consisting with land measuring more or less 05 Cottah 14 Chittaks 20 Square feet with Kacha Tin Shed Structure measuring more or less 800 Square feet lying and situates within the Khardah Municipality, Ward No. 7, P.O. Kalyannagar via Pansila, Monza- Bandipur, J.L. No. 17, Re. Su. No. 90, comprised and contained in C.S. Khatian No. 201, 402, 378, & 399, Corresponding R.S. Dag No. 1601, under R.S. Khatian No. 1184, & 1187, corresponding L.R. Dag No. 1601/2454, Under L.R. Khatian No. 421, Police Station - Rahara (formerly it

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Atsanta Bandyopadhyay

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ANNAPURNA NIRMAN

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Jyoti Ranjan Sinha Roy

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was Khardah), District North 24 Parganas, Kolkata - 700112, A.D.S.R. Office at Sodepur and having each equal undivided impartible half 1/2 share i.e. each having undivided impartible share of land measuring more or less 02 Cottah 15 Chittaks 10 Square feet with proportionate impartible undivided share of Kacha structure measuring more or less 400 Square feet.

3.9 That the said Suchismita Mahapatra while enjoying her undivided 1/2 share of the said landed property i.e. undivided 02 Cottah 15 Chittaks 10 sq.ft. of landed property togetherwith Kacha structure measuring more or less 400 sq.ft. she sold out the same Infavour of Sri Jyoti Ranjan Sinha Roy (Son of Late Bibhuti Ranjan Sinha Roy) by executing a Deed of Conveyance which was executed & registered on 29.07.2024 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. 1, Volume No. 1524-2024 noted within the pages from 165077 to 165101 being no. 152405635 for the year 2024.

Became absolute Owner : The said Sri Jyoti Ranjan Sinha Roy (the Land Owner herein) by the law of inheritance and by way of above Registered Deed of Conveyance became the absolute Owner of the entire land measuring 05 Cottah 14 Chittaks 20 Square feet be the same and or little more or less which is as per physical & actual measurement at present stands as 04 Cottah 14 Chittaks with Kacha structure standing thereon and the said Sri Jyoti Ranjan Sinha Roy duly mutated his name with the local Khardaha Municipality and got Municipal Holding No. 4/83,

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Arjun Kumar Dandopadhyay

Advocate

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Kingston Roy, Partner

Jyoti Ranjan Sinha Roy

Nil Ganj Road, Under Ward No. 7 and he also recorded his name in the L.R. Record of right vide L.R. Khatian No. 6343 which is clearly stated and described in the First Schedule herein below, and since then said Sri Jyoti Ranjan Sinha Roy has been seized and possessed the same by exercising his all right, title and interest with hereditament indefeasible right free from all encumbrances.

Declaration about absolute Ownership : the above named Sri Jyoti Ranjan Sinha Roy Land Owner herein indemnifies and declares that besides him there is/are no other legal, representatives and or any claimant/s in the eye of the law regarding the First Schedule property and the present Land Owner is the lawful entitled the Premises having full and absolute Ownership right of the First Schedule Property containing an area of land admeasuring more or less 04 Cottah 14 Chittaks lying within the limit of Khardah Municipality, Holding No. 4/83, Nil Gaunj Road, Under Ward No. 7, lying within the Mouza- Bandipur, comprised and contained in R.S. Dag No. 1601, under R.S. Khatian No. 1184 & 1187, corresponding to L.R. Dag No. 1601/2454, under L.R. Khatian No. 6343, Police Station- Rahara, (formerly it was Khardah), Kolkata- 700112, District North 24 Parganas.

Non encumbrances : The Land Owner also indemnifies that he has good marketable title on his said Holdings and the same is free from all encumbrances, charges, liens, acquisitions, vesting by Government under

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Alakanda Bhattacharya

Advocate

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ANNAPURNA NIRMAL
Sri Jyoti Ranjan Sinha Roy
Kolkata-700112

Sri Jyoti Ranjan Sinha Roy

any Act, Lis pendens, attachment whatsoever or otherwise well and sufficiently entitled to the entirety of the said premises.

6.1 Engagement of Developer : The Land Owner now desires to build up a multistoried building upon the First Schedule land measuring more or less 04 Cottah 14 Chittaks after demolishing the existing structure and due to paucity of fund & time and other reasons whatsoever, which are unavoidable, in such a situation the Land Owner has no alternative but to search for a good, reputable developer concern towards the selection of a Joint Venture in regard to the development of his Said Premises and with a view of that aspect the Land Owner approached before the Developer namely "**M/S. ANNAPURNA NIRMAN**", a Partnership Firm represented by its Partners therein.

6.2 That after several meetings and duly scrutinizing of the proposals of the Developer herein namely "**M/S. ANNAPURNA NIRMAN**", a Partnership Firm represented by its Partners and all other relevant aspects, the Land Owner of the Said Premises has considered the proposal and is agreeable to such terms and conditions as mutually agreed upon and decided to assign the job of execution of the said project to the Developer as per the consensus arrived at in the said meetings of the Land Owner and the Developer where the Developer agreed to develop by dismantling the existing structure standing thereon and thereafter construct a new multistoried Building thereon strictly in adherence and in conformity with the Sanctioned Building Plan that will be obtained from the Khardah Municipality. The Land Owner of this present has arrived at an understanding with the

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Atulendra Banerjee

Advocate

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ANNAPURNA NIRMAN
from Govt. Rep. Ministry. Dm.
Kingshuk Das, Partner

Jyoti Rayan Saha Ray

Developer's concern towards the development of the captioned land as aforesaid by utilizing the Developer Concern's expertise.

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

1.1 OWNER : Shall mean **Sri Jyoti Ranjan Sinha Roy, Son of Late Bibhuti Ranjan Sinha Roy alias Bibhuti Ranjan Singha Roy** and his legal heirs and successors.

1.2 DEVELOPER : Shall mean "**M/S. ANNAPURNA NIRMAN**" (**PAN : AAZFA0012H**), a Partnership Firm having its Office at : 13/12/A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardaha, District North 24 Parganas, Kolkata 700117, represent the Firm until further information by the Firm.

1.3 PROJECT : This shall mean a Project has been envisaged in consultation with the Owner by the Developer. A schematic plan has been prepared, made by the Architect of the Developer based on the requirement of the project, which is of mixed use comprising of residential cum commercial. There shall be other infrastructures like Water Supply, along with the Security System, for the Common area & Lift/s. (hereinafter referred to as the **Said Project**). The preliminary scheme and planning of the Said Project may go through minor changes as per the requirement of sanctioning parameters of the appropriate Municipal Authority (hereinafter referred to as the "Khardah Municipality") and/or any other appropriate authorities, as the case may be, along with finer tuning by the Architect for any improvement of the Said Project.



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*Atokendra Bandhopadhyay
Kingshuk Roy, Partner*

Jyoti Ranjan Sinha Roy

1.4 PREMISES : ALL THAT piece and parcel of land measuring 04 Cottah 14 Chittaks with structure lying and situated on the Premises lying within, the limit of Khardah Municipality, Holding No. 4/83, Nil Gaunj Road, Under Ward No. 7, P.O. Kalyannagar Via Pansila, appertaining to the Mouza-Bandipur, comprised and contained in R.S. Dag No. 1601, under R.S. Khatian No. 1184, & 1187, corresponding to L.R. Dag No. 1601/2454, under L.R. Khatian No. 6343, Police Station - Rahara, (formerly it was Khardah), Kolkata-700112, District North 24 Parganas.

1.5 BUILDING : Shall mean and Include proposed multistoried building/s G+4 storied to be constructed on the First Schedule property for the purpose of residential flats/apartments & commercial space under this agreement in the land as mentioned in the schedule hereunder written in accordance with the Plans to be sanctioned by the concerned Municipal, authorities.

1.6 SALEABLE SPACE : Shall mean the space in the constructed building/s for independent use and occupation from the Developer's Allocation.

1.7 OWNER'S ALLOCATION COMPRISED OF CONSTRUCTED AREAS AND CONSIDERATION AMOUNT IN LIEU OF HIS SAID PREMISES (TO THE EXTENT OF G+IV STORIED BUILDING ONLY)

The Owner shall be entitled to get the 40% (Forty Percent) Built Up area from the newly proposed Constructed Building upon the land measuring 04 Cottah 14 Chittaks comprised with complete 02 (Two) residential

Dr. K. Rajan Singh

*ANNA PURNA NIRMAM
Aim Base by Anindya C. Das.
Kongthas Das, Partner*

Unit/Flat & 01 (One) Covered Garage in lieu of exploitation of his First Schedule lands for use of residential purposes. The Flat and Garage that will be allotted under the name of the Owner as follows :-

i) One self contained residential Flat/unit, being No. 'C', measuring an area 920 sq.ft. Built-up area a little more or less on the First Floor, South-East Facing of the newly proposed Building.

ii) One self contained residential Flat/unit, being No. 'C', measuring an area 920 sq.ft. Built-up area a little more or less on the Second Floor, South-East Facing of the newly proposed Building.

iii) One Covered Garage (Cemented Flooring), Vide Garage No. 2, measuring an area more or less 185 Sq. ft. Built up area on the Ground Floor, South Facing.

A. The Developer shall pay an amount of Rs. 1,00,000/- (Rupees One Lakh) on the date of execution of this Development Agreement to the Owner.

B. The Developer shall further pay an amount of Rs. 14,00,000/- (Rupees Fourteen Lakh) immediate after 30 days from the date of execution of this Development Agreement to the Owner.

C. The Developer shall pay another an amount of Rs. 25,00,000/- (Rupees Twenty Five Lakh) immediate after getting vacant khas possession of the First Schedule property after handing over the same by the Owner in favour of the Developer.


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Kangaboo Das, Partner

The full and final adjustment regarding payment of consideration will be made based upon the Owner's above 40% forty Percent including the Owner's Flat and above Garage by making payment of consideration amount @ Rs. 2600/- (Rupees Two Thousand Six Hundred) per Square feet upon such excess and/or less Square feet by the Developer or Owner respectively. And that adjustment will be made at the time of hand over the Owner's Allocation in the proposed Building.

The above Flat/Unit shall be constructed following the sanctioned Building Plan and shall provide common enjoyment and facilities with the other occupiers/Owners of the Building which is clearly stated and mentioned in the Fourth Schedule herein below.

The above allocations (hereinafter referred to as the "Owners' Allocation") are fixed, deemed final and free of cost. No further claim, whatsoever in nature, will be entertained in the future in the New Project under the clause Owner's Allocation. On completion of the respective Flats, the Developer shall hand over the Owner's Allocation to the Owner together with the rights to common facilities and amenities in the building. That Hand over of the Allocation of the Flats will be done at the request of the Owner amicably in the presence of the Developer's authorized representative and the Owner hereby accepts the same without any dispute. The specification of construction and finishing for the flats to be delivered free of cost by the Developer to the Owner will be finished as per the Third Schedule hereunder written.


Atulendra Prasad Singh

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ANNEXURE
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Partner

The Development Agreement along with the finalization of the Owner's Allocation in the Said Project has been based on the computation of a Project on the land area more or less 05 Five 14 Fourteen Chittaks 20 Twenty Square feet.

1.8 DEVELOPER'S ALLOCATION (SHARE)

Besides the Owner's Allocation as stated in clause 1.7 all the remaining constructed space/area i.e. together with common space, after allocating the Owners' Share, under this agreement in the project to be developed by the Developer Firm on the said land, will be in absolute control of the Developer which they can sale to anybody at any price and that will be determined by the Developer Firm. None of the Owners shall have any right or claim over any part of the area under the Developer's Allocation including those reserved by the developer for their own use for any purpose excluding the roof area/s of the building(s) under the entire project. The Developer or its nominee will have the right in perpetuity of putting up signage, hoardings including neon signs of its name on the roof or the side of the parapet wall or common area of the building/s, without compromising the aesthetics of the building/buildings, the cost of material, installation and maintenance cost of such display and signage will be borne by the Developer. The Developer shall start marketing including the soft launching program of the Said Project on the Developer's Allocation only, at any suitable point of time, whenever it deems fit and proper. All sale proceeds of the Developer's Allocation

ANNAPURNA NIRMAL

Asim Barua, Partner
Arindya Barua, Partner

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whether earnest money or total consideration money shall absolutely belong to the Developer and the Owner shall not have any claim or right in respect of the same.

1.9 Building plans : Such plans will be prepared by the Developer Firm for the construction of the multistoried building at the subject land including its modification, rectification, and amendments, if any and to be submitted for sanction before the concerned Municipal authorities as the case may be.

1.10 Power to sign proposed sanction plan and amendments thereto

The Owner does hereby authorize the Developer Firm to sign as his constituted attorney in the plan to be submitted before the concerned Municipality and in any amendment of such plan.

1.11 Cost of this agreement : The Developer shall bear the cost of Stamp Duty and Registration Charge and any other legal fees and charges to be paid on this Agreement and the Power of Attorneys.

1.12 Jurisdiction : Any proceedings arising out of or in connection with this Agreement may be brought in any court of competent jurisdiction in North 24 Parganas only.

1.13 Notice and address : The address of the parties for the purpose of any correspondence shall be as stated above. Each party shall give notice under acknowledgment to the other of any change in address as soon as possible.



Makanda Bandopadhyay

Advocate

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Dr. B. B. Bandyopadhyay

ANIL K. ROY
Anil K. Roy
Kingshuk Das

All communications shall be sent by registered post with acknowledgment due or delivered personally with written acknowledgment and will be deemed to have been received by the addressee within three working days of dispatch.

1.14 Force majeure : The parties hereto shall not be considered to be liable for any obligation, hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure conditions, i.e. flood, earthquake, riot, war, storm, tempest, civil, commotion, strikes, etc.

ARTICLE - I- COMMENCEMENT

This Agreement shall be deemed to have commenced on and from the date of its execution.

ARTICLE - II -OWNER RIGHT AND REPRESENTATIONS

2.1 The Owner indemnifies that he has been seized and possessed of and/or otherwise well and sufficiently entitled to the said Premises.

2.2 None other than the Owner has any right, title, interest, claim and/or demand over and in respect of the said property and/or any portion thereof.

2.3 The owner further indemnifies that the said Premises is free from all encumbrances, charges, liens, Lis-pendens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.



Atokanta Bandyopadhyay

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Atokanta Bandyopadhyay
Partner
Atokanta Bandyopadhyay
Partner

Atokanta Bandyopadhyay

2.4 The owner would be born all costs and charges regarding the Mutation his land before the Settlement Record with his name.

2.5 Owner shall be liable to pay G.S.T., Income Tax/charges and or other duties as levied by the Government as per provision.

2.6 The Owner in pursuant to the Development Agreement also shall grant in favour of the Developer or its nominee or nominees, one registered Development Power of Attorney, and such Development Power of Attorney shall remain irrevocable to enable the Developer to implement the envisaged development expeditiously including all other acts and deeds and only to the extend of the Developers Allocation regarding Sale, transfer, Agreement For sale and to receive all consideration amount and to issue a valid receipt and discharge the same.

ARTICLE - III - DEVELOPER'S RIGHTS

3.1 The Owner hereby grants the exclusive right to the Developer to build upon and to exploit commercially the said property and construct thereon the said building in accordance with the building Plans to be duly sanctioned by the concerned Municipal authorities with or without any amendment and/or modification thereto made or caused to be made by the Developer hereto.

3.2 The Developer shall be exclusively entitled to sell and or any such instrument which is thought fit for the Developer only towards the Developer's Allocation in the constructed



Alankar Bandyopadhyay

Author

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Dr. K. S. Singh

Dr. B. B. Singh
Dr. B. B. Singh

new building as per clause no. 1.8 as stated above with exclusive right to transfer or otherwise deal or dispose of the same.

3.3 The Developer besides the Owner's constructed area shall have the authority to deal only with its properties i.e. Developer's Allocation in terms of the agreement to negotiate with any person or persons or enter into any contract of agreement or borrow money or taking any advance against only the Developer's allocation or acquire right under this agreement.

3.4 That the Developer shall carry out the construction work at their own costs in a most skillful manner and shall remain fully liable for all its acts deeds and things whatsoever.

3.5 Booking from intending purchaser/s for the Developer's entire allocation will be taken by the Developer but the agreement with the intending purchaser/s will be signed in their own name on behalf of the owners as its Constituted Attorney.

3.6 On completion of the proposed buildings when the flats are ready for giving possession to the intending purchasers the possession letter will be signed by the Developer as the representative and Power of Attorney holder of the Owner. The Deed of Conveyances will be also signed by the Developer on behalf of and as representative by dint of Power of Attorney holder of the Owners.

3.7 All construction costs will be borne by the Developer and no liability on account of the construction cost will be charged from the owner's allocation.



Alakanda Bandyopadhyay

Attorney

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ANINDA PURNA NIRMAL
Asim Bose Roy - Anindya Das
Kingsdutta Das - Partner

By this agreement

3.8 That the Developer has the absolute right to amalgamate all the adjacent plots of the other Owner in a single holding before the Khardah Municipality of the Schedule property and also has the right to amalgamate besides the plots of the Schedule property further adjacent plots if it needs in future.

ARTICLE - IV - CONSIDERATION

4.1 In consideration of the Owner has agreed to grant the Developer firm to construct, erect, build, and complete the said multi-storied building as per the sanctioned plan from the concerned Municipal authorities and hand over the said Owner's allocation after completion of the said multi-storied building and the Developer has agreed to build the said multi-storied building at their own cost and expense and the owner shall not be required to contribute towards the construction of the said multi-storied building or otherwise subject to the provision that the owners shall not interfere during the development in any manner whatsoever.

ARTICLE -V - SPACE ALLOCATION

5.1 On completion of the new building according to the sanction building plan the developer shall be entitled to the entire portion of their allocation including the said common service areas and all sorts of easements rights and the proportionate share in the land and the developer shall have every liberty to commercially exploit the same.

5.2 Subject as aforesaid the common portion of the open spaces of the said building/s shall jointly belong to the developer and its nominee or nominees including the Owners.

ANNAPURNA NIRMAL

Annapurna Roy Choudhury Sen.
Wingate Rd. Partner

*By
T. K. Roy
20/10/20*



Alokendu Banerjee

Address

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5.3 All the flats and other areas in the said multi-storied building/s (referred to as "the Developer's Allocations") shall belong to the Developer and the Developer shall be at liberty to sell transfer or deal with or dispose of the same as a seller in such manner and on such terms and conditions as the Developer may deem fit and proper.

ARTICLE -VI COMMON RESTRICTION

The Owner's Allocation in the new Building shall be subject to the same terms and conditions on transfer and use as are applicable to the Developer's Allocation in the said new Building, intended for the common benefits of all occupiers of the new Building which shall include the following.

6.1 All the Parties shall abide by all laws, Bye Laws, rules, and regulations of the Government, local bodies and Associations when formed in the future as the case may be without invading the rights of the Owners.

6.2 The original Agreement, Original Title Deed and all other necessary documents and permission in original from different proper Authority, Original Sanction Plan, original Tax receipts etc. in respect of the said Premises shall be kept at the Office of the Developer for the inspection of the intending purchaser/s subject to the above all original deeds and documents are to be treated as the property of the Flat Owners' Association and duly hand over the same by the Developer to the Owners after completion of the sell of the Developer's Allocation and formed the said Flat Owners Association.



Alokendu Bandyopadhyay

Advocate

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ANNAPURNA MITTAL
Joint Secy
Kingshuk Das, Partner
Anindya Das.

Typed by
Kingshuk Das

ARTICLE - VII - BUILDING

7.1 The Developer shall at its cost construct, erect and complete the buildings at the said property in accordance with the sanction plan with good and standard quality (as per I.S. Standard) materials as may be specified by the Architects from time to time.

7.2 Subject as aforesaid, the decision of the Developer regarding the quality of the materials shall be final and binding between the parties hereto.

7.3 The Developer Firm shall be authorized in the name of the Owner in so far as it is necessary to apply for and obtain quotas entitlements and other allocations for cement, steel, bricks and other building materials allocable to the Owner for the construction of the buildings and to similarly authorized to apply for obtaining temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the new building/s and other inputs and facilities required and or available for the construction or enjoyment of the buildings for which purpose the Owner shall execute, in favour of the Developer Firm, a Power of Attorney and other authorities as shall be required by the Developer Firm.

7.4 The Developer Firm shall at their own cost and expenses and without creating any financial or other liability on the Owner, construct and complete the said building comprising of various flats and/or Units/apartments, Garages/Shops therein in accordance with the sanction plan and any amendment thereto or modification thereof caused to be made by the Developer Firm.

[Signature]

Alokendra Bandyopadhyay

Advocate

ANUPURNA NIRMAL
Aam Bare Pap Shindya Bar.
Kingshen Rao, P. 11/19

Jyoti Rabon
Sah Singh

7.5 All costs charges and expenses including Architect's fees shall be discharged by the Developer and the Owners shall bear no responsibility in this context.

7.6 The Name of the Building will be at the choice of the Developer .

ARTICLE - VIII PRE COMMENCEMENT AND CONSTRUCTION COMPLETION

8.1 Pre-commencement period starts from the date of signing and registering the Development Agreement and execution and registration of the Power of Attorney by the Owner in favour of the Developer. All expenses related to such execution and registration of Agreements and Power of Attorneys would be borne by the Developer.

8.2 That either from the date of obtaining sanctioned Building Plan and or from the date of demolishing the existing structure whichever is later since from such date (subject to force majeure conditions) require **30 (Thirty) months** to complete the Owner's Allocation and hand over the possession and also hand over immediate after obtaining the Completion Certificate or Partial Completion Certificate from the competent authority. Some works relating to common areas and infrastructure facilities may, however, continue for some time but the Developer guarantees that the Owner will not be deprived of his right to enjoy the common facilities without any inconveniences to be faced by them.

8.3 Once the sanction of the building plan is obtained from the appropriate authority as well as getting vacant possession of the demised land, the Developer shall start

ANNA PURNA NIRMALAN
Him Base Reg. Shindya Dev.
Kingshuk Das, Partner

Dyot Kaur
Shindya


Atulendra Banerjee
Advocate

Contd...23

construction activity immediately and the Owner will not raise any objection thereto as time is the essence of the Said Project.

8.4 Once the construction activities get started, no question of withdrawal of Agreements or revocation of Power of Attorneys shall arise from either side of the Owner or the Developer and all conditions of this Agreement shall prevail.

ARTICLE - IX - COMMON EXPENSES

The Owner shall pay and bear all property tax and other dues and outgoings in respect of the entire property accruing due till the date of handing over vacant possession by the Owner to the Developer Firm.

ARTICLE - X - OWNER'S OBLIGATIONS

10.1 The Owner shall hand over the vacant possession of the entire said Schedule property to the Developer simultaneously with the execution of these presents for construction of the building/s on the said property in terms of this Agreement.

10.2 The Owner hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction and completion of the said building at the said property by the Developer.

10.3 The Owner hereby agrees and covenants with the Developer not to do any act deed or thing whereby the Developer may be restrained from selling, assigning, and/or disposing of any of the Developer's allocation in the building at the said property.



Atalendu Bandyopadhyay

Admission

Contd...24

Sent by
Dy. Ranjan

Asin Bose Roy
Kangshuk Das

10.4 The Owner shall authorize the Developer to mortgage the property for raising necessary funds/finance from the FIs' and/or Bank or Banks or Body-Corporate as and when it would be required, save & except mortgaging the owner shares in the project & on the indemnification of the Owner that any liability on the aspects of financial nature shall be fully & satisfactorily borne by the said developer only without encumbering title, interest, etc. of the owner share in the said project.

10.5 The Owner shall not let out, grant, lease, mortgage, and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

10.6 The Owner hereby agreed and undertakes that the owner shall cause to join as such party or parties in the Deed of Conveyance as Vendor or Confirming Parties so as to transfer to the Developer its allocation to the Intending purchasers if felt required by the Developer Firm.

10.7 On the date of execution and registration of the Development Agreement the Owner shall hand over the Original Title Deeds and all relevant documents to the Developer and after forming the Association/Society/Committee of the proposed Building such original documents will be returned back to the Owner

10.8 Once the above registration will execute no prior permission is required to proceed for Development and construction work from the Owner and after handing over the peaceful possession of the land of the Owner unto the Developer no further maintenance will pay by the Owner.



Alokendra Banthapadhyay
Advocate

Contd.....25

ANNAPURNA MURUGAN
Hain Bara Roy & Anindya Sen
Kingshuk Das, Partner

Singh
Tyagi
Kumar

10.9 Subject to the provision contained in this deed including the schedule and subject to the provision of Law for the time being in force the Owner shall be entitled to exclusive ownership possession and enjoyment of the said Flats with other rights attached hereto hereby conveyed tighter with all the benefit and facilities as herein specifically provided, and it shall be heritable and transferable.

10.10 The Owner will examine the facilities, fittings and fixtures provided in the building including the said flat, and after fully satisfying himself with regard thereto and the nature, scope, and extent of the benefits rights interest provided to the Owner and shall no claim or demand whatsoever against the Developer after taking possession of the respective Flats as captioned "Owner's Allocation".

ARTICLE - XI - DEVELOPERS' OBLIGATION

11.1 The Developer shall conceptualize planning, designing, and implementing the project construction at the said property in accordance with the said sanction plan and the specification/s mentioned in the Schedule written hereunder and with standard materials with the intent that the said building will be a decent residential building at its own costs.

11.2 The Developer hereby agrees and covenants with the Owner to complete the construction of the said new buildings within 30 (thirty) months from the date of starting of construction which may extend to another 6 (six) months for reasons beyond the Developer's control.

Makam Bhandopadhyay

Advocate

Contd...26

ANNAPURNA MURDARE
Him. Sec. Reg. Udaipur. Dist.
Kingshuk Das. Advocate

Jyoti Rayan Sahu Reg.

11.3 The Developer shall pay the monthly rent @ Rs. 12,000/- per month to the Land Owner for his temporary accommodation during the construction period and such rent will be continued till handing over the Owner's Allocation in the proposed New Building.

Be it specifically mentioned here that the entire sale proceeds of the building materials after demolishing the existing structure towards First Schedule Property shall be conducted by the Developer absolutely.

ARTICLE -XII - DEVELOPER'S INDEMNITY

12. The Developer hereby undertakes to keep the Owner indemnified against all actions suits, proceedings, and claims that may arise out of the Developer's actions with regard to the development of the said property.

ARTICLE -XIII- MISCELLANEOUS

13.1 The Owner and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership.

13.2 The Developer shall take the necessary steps to negotiate with the adjacent Plot/s holder/s for necessary amalgamation with the scheduled land of the Owner and to sign and execute necessary papers, and documents towards such amalgamation.

THE FIRST SCHEDULE (SAID PREMISES)

ALL THAT piece and parcel of land measuring more or less **04 Cottah 14 Chittaks** with Kacha Tin Shed Structure measuring more or less **800 Square feet** lying and situates within **Mouza- Bandipur, J.L. No. 17, Re. Su. No. 90**

ANNA PURNA NIRMAN

For and on behalf of
Kingshuk Das, Partner

For and on behalf of
Sanku Singh

comprised and contained in C.S. Khatian No. 201, 402, 378 & 399, Corresponding R.S. Dag No. 1601, under R.S. Khatian No. 1184, & 1187, corresponding **L.R. Dag No. 1601/2454**, Under L.R. Khatian No. 6343, Police Station Rahara (formerly it was Khardah), under Khardah Municipality being Municipal Ward No. 7, Holding No. 4/83, Nilgunj Road, Kalyan Nagar, P.S. Khardah, District: North 24 Parganas, Kolkata -700112, under A.D.S.R. Sodepur, which is the subject property of this Development Agreement.

BUTTED AND BOUNDED BY

On the North : Scheme Plot No. 315 & 316 (Tirupati Apartment).

On the South : 16ft. wide Kalyannagar Road.
On the East : "Elkanna Road".

On the East : "Ekanta Apan Apartment" & Scheme Plot No. 324 (Part).

On the West : House of Monoranjan Bose Roy & Scheme
Plot No. 322.

**THE SECOND SCHEDULE IS REFERRED
TO AS OWNER'S ALLOCATION**

THE OWNER'S ALLOCATION
The Owner shall be entitled to get the 40% (Forty Percent) Built Up area from the newly proposed Constructed Building upon the land measuring 04 Cottah 14 Chittaks comprised with complete 02 (Two) residential Unit/Flat & 01 (One) Covered Garage in lieu of exploitation of his First Schedule lands for use of residential purposes. The Flat and Garage that will be allotted under the name of the Owner as follows :-

ANNAFURNA NICHAN
Asim Bose Raj Asim
Kingdoms Inc. Partner

Det. Ramirez Sent by

Udskrevet af Huset den 12. April 1901

i) One self contained residential Flat/unit, being No. 'C', measuring an area 920 sq.ft. Built-up area a little more or less on the First Floor, South-East Facing of the newly proposed Building.

ii) One self contained residential Flat/unit, being No. 'C', measuring an area 920 sq.ft. Built-up area a little more or less on the Second Floor, South-East Facing of the newly proposed Building.

iii) One Covered Garage (Cemented Flooring), Vide Garage No. 2, measuring an area more or less 185 Sq. ft. Built up area on the Ground Floor, South Facing.

(Builtup Area Means : Covered Area of Flat / Unit + Share of Stair, Lift & Lobby)

A. The Developer shall pay an amount of Rs. 1,00,000/- (Rupees One Lakh) on the date of execution of this Development Agreement to the Owner.

B. The Developer shall further pay an amount of Rs. 14,00,000/- (Rupees Fourteen Lakh) immediate after 30 days from the date of execution of this Development Agreement to the Owner.

C. The Developer shall pay another an amount of Rs. 25,00,000/- (Rupees Twenty Five Lakh) Immediate after getting vacant khas possession of the First Schedule property after handing over the same by the Owner in favour of the Developer.

The full and final adjustment regarding payment of consideration will be made based upon the Owner's above 40% forty Percent including the Owner's Flat and above

Not Raised Side by

*ANWAR PURNA CHAMAN
Atm Bar Roy, Prindya, Bha.
Kingshuk Das, Partner*


Atanku Bandyopadhyay
Attorney

Garage by making payment of consideration amount @ Rs. 2600/- (Rupees Two Thousand Six Hundred) per Square feet upon such excess and/or less Square feet by the Developer or Owner respectively. And that adjustment will be made at the time of hand over the Owner's Allocation in the proposed Building.

**THE THIRD SCHEDULE REFERRED
TO AS DEVELOPER'S ALLOCATION**

Besides the Owners' Allocation as stated in the Second Schedule herein above all the remaining constructed space/ area i.e. 60% (Sixty percent) built up area together with common space, after allocating the Owners' Share, under this agreement in the project to be developed by the Developer Firm on the said land, will be in absolute control of the Developer which they can sale to anybody at any price and that will be determined by the Developer Firm. None of the Owners shall have any right or claim over any part of the area under the Developer's Allocation including those reserved by the developer for their own use for any purpose excluding the roof area/s of the building(s) under the entire project. The Developer or its nominee will have the right in perpetuity of putting up signage, hoardings including neon signs of its name on the roof or the side of the parapet wall, or common area of the building/s, without compromising the aesthetics of the building/buildings, the cost of material, installation and maintenance cost of such display and signage will be borne by the Developer. The Developer shall start marketing including the soft launching

Type Revision Date by

ANNA PURNA VERMAN
Asm. Base Roy - Anindya Das.
Kingshuk Das, Partner

M

Alokendra Bandhopadhyay

Advocate

Contd...30

program of the Said Project on the Developer's Allocation only, at any suitable point of time, whenever it deems fit and proper. All sale proceeds of the Developer's Allocation whether earnest money or total consideration money shall absolutely belong to the Developer and the Owner shall not have any claim or right in respect of the same.

**THE FOURTH SCHEDULE SPECIFICATION OF
BUILDING WITH FLATS**

- Building And Wall : RCC Super structure with Grade-1 quality materials, local brickfield's bricks.
- External Wall : 8" inch thickness brick wall, plaster with cement mortar.
- Internal Wall : 5" inch thickness and plaster with cement mortar for the common wall.& inside partition wall 3"/5" inch thickness with cement mortar.
- Flooring : All floors finished with floor Tiles 16" x 16" except Toilet and Kitchen
- Toilet : Bathroom wall will be finished with Glazed Tiles of the standard brand up to Lintel height Toilet of Indian / commodes type, standard P.V.C . cistern. The floor is finished with Floor Marble. All fittings are in standard type one wash hand basin is in the dining space of each Flat & one Hand shower

ANNA PURNA NIRMAL

*For Bar Roy Shindya San.
Kingshuk Das - Partner*

*Dr. K. K. Das
Sole Agent*

- Kitchen : Kitchen wall will be finished with Glazed Tiles of the standard brand up to Linten height from the cooking platform finished with Black Stone, Floor will be finished with Marble
- Doors : All doors will be flash doors, Bathroom P.V.C., and all frames Malaysia Sal wood (except Bathroom).
- Windows : Aluminium sliding and /or openable windows will be provided with black glass fitted.
- Water Supply : According to the supply of Municipal water
- Plumbing : Toilet conceal type with two bibcock, one shower, and one point for the flush tank, all fittings are standard quality.
- Verandah : Grill/ brick will be provided up to 2'6" in height.
- Electricity : Full concealed wiring.
Bedroom - Two light points, One fan, One 5 amp. Plug point, - One light point, one point for the water purifier. One point for A.C. as per the choice of the Owner with complete electrical Accessories.

ANNAPURNA NTRM 'N

Haim Bar Papadindya Bm.
Kingshuk Das Patra

Tyari Kalyan Saha

(32)

Toilet

: The toilet wall will be finished with Glazed Tiles of the standard brand up to Lintel height - One light point & one exhaust point, One light point at the main entrance, and one Gezer point.

Walls

: Inside wall of the Flat will be finished with plaster with Putty and an external wall with super snowcem or equivalent.

Painting

: All doors and windows Name and grill painted with two coats primer & painting finish.

Main Entrance

: One Collapsible Gate will be provided on the Main Entrance of the Building.

Extra Work

: Any work other than that specified above would be extra work for which separate payment is required to be paid by Owners accordingly.

THE FIFTH SCHEDULE ABOVE REFERRED TO

COMMON AREAS AND FACILITIES FOR THE FLAT OWNER/S

1. The foundation, columns, beams, supports, Path and Passages for free egress and ingress leading to the said Unit.
2. Water Pump Motor, Water Tanks, Water Pipes, and other Plumbing installations.
3. Overhead & Underground Water Reservoir, Electric Meter room/space if any.

71

Alokendu Bandyopadhyay

Architect

Contd...33

ANNAPURNA NIRMAM
from Late Roy Anindya Das.
Kingshuk Das. Partner

Took Reason Sub. by

(33)

4. Drainage sewers and rainwater pipes. Drainage and sewerage evacuation pipes from the Units to the Municipal Drainage
5. Such other common parts, areas, equipment installations, fixtures fillings, in or about the said building as are necessary including the common areas.
6. Stair and all its landings, Top floor roof, lift.
7. All other areas, facilities, and amenities for common use and enjoyment of Said Complex.

**THE SIXTH SCHEDULE ABOVE REFERRED TO AS
MAINTENANCE FOR THE FLAT OWNERS**

1. All costs of maintenance, operating, replacing, repairing, whitewashing, painting, decorating, and rebuilding, reconstructing, lighting the common portions and the common areas of the proposed building including the outer walls.
2. All charges, and deposits for supplies of the common utilities to the co-owners in common.
3. Costs/expenses of constitutions and operation of the association.
4. Cost of running, maintenance, repairs, and replacements of pumps, its motor. Lift, and other as used as commonly.
5. Electricity charges for electrical energy consumed for the operation of the common services including water pumps and Lift etc.

71

ANNA PUTTA NIRMALAN
Avin Das Agg
Vijendra Das, Partner

Dr. Ravi Kumar Singh

THE SEVENTH SCHEDULE COMMON EASEMENT RIGHT

The Owners shall allow each other and the association upon its formation and taking over maintenance and management of the Building the following rights easements quasi easement privileges and or appurtenances.

- 1) The Owner with the Other CO- owners of the different flats shall use the said general common areas and facilities for the purpose for which they are intended without hindering or encroaching upon the lawful rights of the other flat owners.
- 2) The right of passage in all the common portions.
- 3) The right of passage of utilization including connection for telephone, television, pipes, etc. through each and every part of the Building to the said Flat.
- 4) Right of support shelter and protection of each portion of the building by the Owners.
- 5) Such right support easement and appurtenances and as are usually held, used occupied or enjoyed as part or parcel of the said Flat.

ANNAPURNA NIRMAN

Haim Bar Roy Chindya Dan
Kingshuk Das, Partner

Dy. K. Roy or Sub. Dy.

(35)

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

SIGNED SEALED AND DELIVERED
in the presence of

WITNESSES:

1. *Sauri Parman Das*
Suvasi Nagar Colony,
Panipat, U.P. - 156141
Kolkata - 700 114

2. *Subir Kumar Bhattacharya*
Chatterjee Road,
Kolkata - 700 114.

Jyoti Ranjan Sinha Ray.
SIGNATURE OF THE LAND OWNER

ANNAPURNA NIRMAN

Asim Bose Roy
Anindya Das.
Kingshuk Das.

Partner

SIGNATURE OF THE DEVELOPER

Drafted by :

Alokendu Bandyopadhyay.
ALOKENDU BANDYOPADHYAY

Advocate
Calcutta High Court, District Judge's Court Barasat,
Barrackpore Court
Enl. No.-WB-570/2004

Laser Setter :

Preetam Das
Preetam Das

Memo of Consideration

The land owner do hereby Received a sum of **Rs. 1,00,000.00 (Rupees One Lakh)** Only from the within named Developer/s as payment of owner's allocation in the following memo:

| <u>Date</u> | <u>Cheque No.</u> | <u>Bank Name</u> | <u>Amount</u> |
|-------------|-------------------|------------------|---------------|
| 25.11.2024 | 839200 | SBI | Rs. 90,000.00 |
| 25.11.2024 | 839201 | SBI | Rs. 10,000.00 |

Total : Rs. 1,00,000.00

In Word : **Rupees One Lakh Only.**

SIGNED AND DELIVERED

IN PRESENCE OF FOLLOWING

WITNESSES:

1. **Sauir Baran Das**
Swastinagar Colony
Panipati, Gurgaon
Kolkata - 700 114.
2. **Satish Chandra**
Lower Chatterjee Road
Kolkata - 700 114.

Tyoti Ranjan Sinha Roy
SIGNATURE OF THE LAND OWNER

ANNAPURNA NIRMAN

Arim Bose Roy
Kingdom Dab. Anindya Das.
Partner

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



(1) Name : **SRI JYOTI RANJAN SINHA ROY**

Jyoti Ranjan Sinha Roy

LEFT HAND FINGER PRINT

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE



Jyoti Ranjan Sinha Roy

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI ASIM BOSE ROY**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Asim Bose Roy

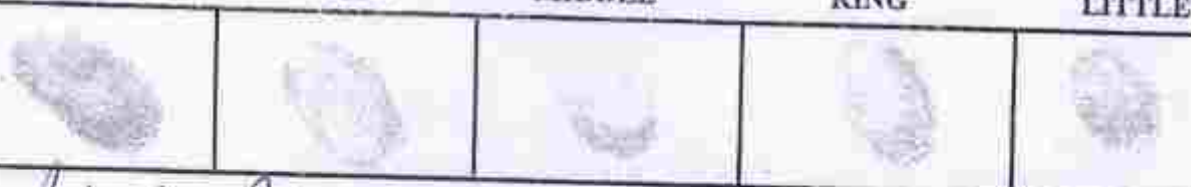
LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE



Asim Bose Roy

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

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

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



(1) Name : **SRI ANINDYA DAS**

LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
| | | | | |

RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
| | | | | |

Anindya Das

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI KINGSHUK DAS**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
| | | | | |

RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
| | | | | |

Kingshuk Das

SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



061220242030485071

Payment Detail

| | | | |
|-----------------|--------------------|---------------------|---------------------|
| Payment ID: | 061220242030485071 | Payment Init. Date: | 06/12/2024 10:43:17 |
| Amount: | 10942 | No of GRN: | 1 |
| Bank/Gateway: | SBI EPay | Payment Mode: | SBI Epay |
| BRN: | 9664553181539 | BRN Date: | 06/12/2024 10:43:30 |
| Payment Status: | Successful | Payment Init. From: | Department Portal |

Depositor Details

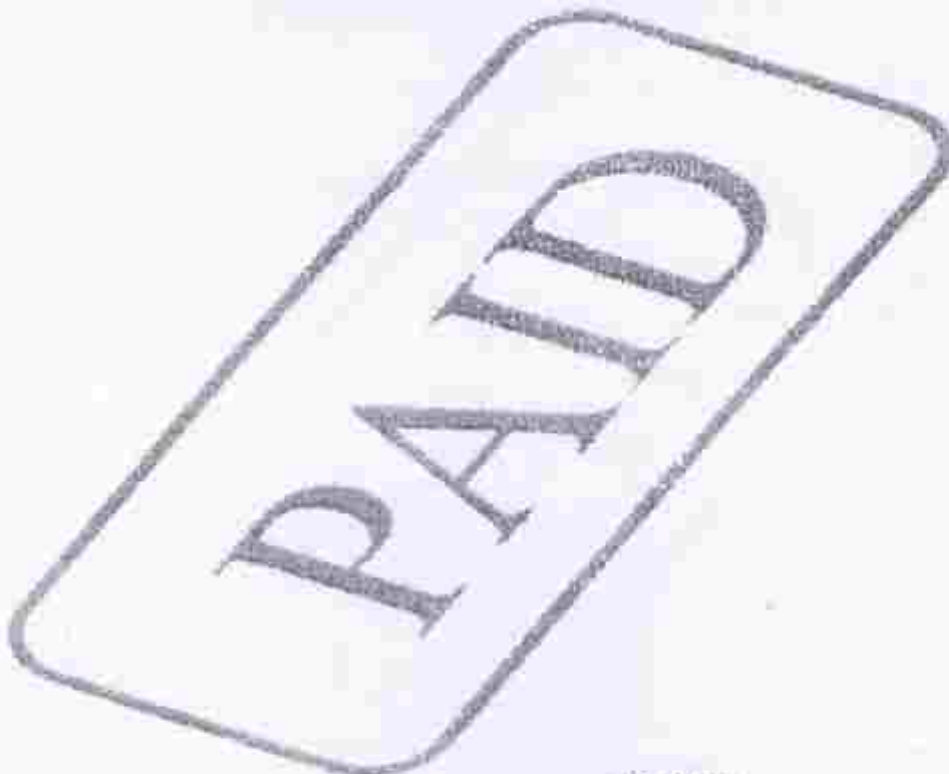
Depositor's Name: Mr Alokendu Bandyopadhyay
Mobile: 9830075574

Payment (GRN) Details

| Sr. No. | GRN | Department | Amount (₹) |
|---------|--------------------|---------------------------------------------|------------|
| 1 | 192024250304850728 | Directorate of Registration & Stamp Revenue | 10942 |
| Total | | | 10942 |

IN WORDS: TEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192024250304850728

GRN Details

| | | | |
|-------------------|---------------------|---------------------|-------------------------|
| GRN: | 192024250304850728 | Payment Mode: | SBI Epay |
| GRN Date: | 06/12/2024 10:43:17 | Bank/Gateway: | SBIePay Payment Gateway |
| BRN : | 9664553181539 | BRN Date: | 06/12/2024 10:43:30 |
| Gateway Ref ID: | 84709608 | Method: | Axis Bank-Retail NB |
| GRIPS Payment ID: | 061220242030485071 | Payment Init. Date: | 06/12/2024 10:43:17 |
| Payment Status: | Successful | Payment Ref. No: | 2002917924/2/2024 |
| | | | [Query No*/Query Year] |

Depositor Details

| | |
|---------------------------|-------------------------------------------------------|
| Depositor's Name: | Mr Alokendu Bandyopadhyay |
| Address: | 76, Central Road, Anandaloke, Sodepur, Kolkata-700110 |
| Mobile: | 9830075574 |
| Period From (dd/mm/yyyy): | 06/12/2024 |
| Period To (dd/mm/yyyy): | 06/12/2024 |
| Payment Ref ID: | 2002917924/2/2024 |
| Dept Ref ID/DRN: | 2002917924/2/2024 |

Payment Details

| Sl. No. | Payment/Ref No | Head of AC Description | Head of AC | Amount (Rs) |
|---------|-------------------|----------------------------------------|--------------------|-------------|
| 1 | 2002917924/2/2024 | Property Registration-Stamp duty | 0030-02-103-003-02 | 9921 |
| 2 | 2002917924/2/2024 | Property Registration-Registration Fee | 0030-03-104-001-16 | 1021 |
| Total | | | | 10942 |

IN WORDS: TEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

PAID

পত্রসংখ্যা: খতিয়ান নং- ৬০৪০

[১৫০৬০১৭]



জে.এল.নং- ১৭

খানা- খড়দহ

জন্ম-

টাকা

খতিয়ান তৈরির তারিখ - 04/10/2024

জমির পরিমাণ(এ)- ০.০৬০০

(০) মোট দাগের সংখ্যা- ১

| | (৪) অত্রঘরের দখলকারের বিবরণ | (৫) স্বর | (৬) মতব্য |
|---------|-----------------------------|----------|-----------|
| নাম- | জ্যোতি রঞ্জন সিনহা রায় | স্বায়ত | |
| পিতা- | বিভূতি রঞ্জন সিনহা রায় | | |
| ঠিকানা- | নিজ | | |

(৭) অত্রঘরের নিজ দখলীয় জমি

| দাগ নং | জমির প্রকৃতি | মতব্য | দাগের মোট পরিমাণ(এ) | দাগের মধ্যে অত্রঘরের অংশ | দাগের মধ্যে অত্রঘরের জমির অংশের পরিমাণ |
|--------|--------------|-------|---------------------|--------------------------|----------------------------------------|
| | | | | | একর হেক্টর |
| | | | ০.০৬০০ | ১.০০০০ | ০.০৬০০ |

১৫০১/২৪৫৪

বাস্ত

আগত খং নং - 421,421

দাপান- ---1

অনুমতি দা

(১) বিভূতি কুশল সিংহরায়

পিতা-হুম্মার চন্দ

স্বা-নিজ

অংশ-1.00০০

মোট দাগের সংখ্যা- এক মাত্র

Certified to be true copy u/s 75 of The Bharatiya Sakshya Adhiniyam 2023

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No. 22581

Digitally signed by RAKESH DUTTA
Date: 2024.11.14 18:58:59 IST

Page 1 of 1

১৪/১১/২০২৪ ০৪:৫৪ PM

Office of the KHARDAHA MUNICIPALITY
KHARDAHA

PROPERTY TAX RECEIPT

Assessee Id : 1267393

Assessment No. : 1202501267393

Old No. : 3451

Holding No : 4/83

Receipt Date : 13/06/2024

Receipt No : 2024-2025/O/2434

Name of the Assessee : JYOTI RANJAN SINGHA ROY

Ward No : 7

Locality/Street : NIL GANJ ROAD

Received the sum of Rs. 436.00 (in words) RUPEES FOUR HUNDRED THIRTY-SIX ONLY
on account of property tax and surcharge as detailed below :

| | Details of Arrear Received (Year wise) | | | | | Current (2024-2025) | | | | |
|--------------------------------------|----------------------------------------|-----------|-----------|-----------|--------------|-----------------------------|---------------------------|--------------------------|----------------------------|--------------|
| | Year (Others) | 2021-2022 | 2022-2023 | 2023-2024 | Total Arrear | 1st Qtr Amount April - June | 2nd Qtr Amount July - Sep | 3rd Qtr Amount Oct - Dec | 4th Qtr Amount Jan - March | Total Amount |
| Property Tax | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 121.00 | 121.00 | 121.00 | 121.00 | 484.00 |
| | | | | | | -12.10 | -12.10 | -12.10 | -12.10 | -48.40 |
| Rebate On Property Tax | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Surcharge Amt | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Interest | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Amount : | | | | | | | | | | 435.60 |
| Round off Amount : | | | | | | | | | | 0.40 |
| Net Amount : | | | | | | | | | | 436.00 |
| Collecting Sarkar/Counter : | | | | | | | | | | |
| Bank Transaction ID : ZHD52067622617 | | | | | | | | | | |
| Pay Mode: Online, Amount: 436.00 | | | | | | | | | | |

Paid At : Municipality



Authorized Signatory

Major Information of the Deed

| | | | |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------|
| Deed No. : | I-1524-08628/2024 | Date of Registration | 06/12/2024 |
| Query No / Year | 1524-2002917924/2024 | Office where deed is registered | |
| Query Date | 18/11/2024 2:12:44 PM | A.D.S.R. SODEPUR, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | Alokendu Banoyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL., PIN - 700120, Mobile No. : 9830075574, Status: Advocate | | |
| Transaction | Additional Transaction | | |
| [4305] Sale, Development Agreement or Construction Agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-] | | |
| Set Forth value | Market Value | | |
| Rs. 50,00,000/- | Rs. 74,49,999/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 10,021/- (Article:48(g)) | Rs. 1,021/- (Article:E, E, B) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assentment slip.(Urban area) | | |

Land Details :

District: North 24-Parganas, P.S.: Khardaha, Municipality: KHARDAH, Road: Nilganj Road (Khardaha Municipality),
Mouza: Bandipur, Ward No: 7, Holding No:4/83 Ji No: 17, Pin Code : 700112

| Sch No | Plot Number | Khatian Number | Land Use Proposed RQR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-----------------------|--------------|-------------------------|-----------------------|---------------|
| L1 | RS-1601 | RS-1184 | Baru | Baru | 4 Katha 14 Chatak | 48,00,000/- | 74,09,999/- |
| Grand Total : | | | | 8.0438Dec | 48,00,000 /- | 74,09,999 /- | |




Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 800 Sq Ft. | 2,00,000/- | 2,40,000/- | Structure Type: Structure |

Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete

| | | | |
|---------|-----------|-------------|-------------|
| Total : | 800 sq ft | 2,00,000 /- | 2,40,000 /- |
|---------|-----------|-------------|-------------|




Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| | Name | Photo | Finger Print | Signature |
| | Mr Jyoti Ranjan Sinha Roy (Presentant) Son of Late Bibhuti Ranjan Sinha Roy Executed by: Self, Date of Execution: 06/12/2024 Admitted by: Self, Date of Admission: 06/12/2024, Place Office |  <small>06/12/2024</small> |  <small>06/12/2024</small> |  <small>06/12/2024</small> |
| 4/83, Nilganj Road, Kalyannagar, City:- , P.O:- Kalyannagar Via Pensila, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700112 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.: AKXXXXXX0Q, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 06/12/2024 , Admitted by: Self, Date of Admission: 06/12/2024 ,Place : Office | | | | |

Developer Details :




| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | ANNAPURNA NIRMAN 13/12/A/44, Station Road, Khardaha, Shreyasi Apartment, 1st Floor, City:- , P.O:- Khardaha, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 Date of incorporation:XX-XX-20XX3 , PAN No.: aaxxxxxx2h, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| | Name | Photo | Finger Print | Signature |
| | Mr Asim Bose Roy Son of Late Satya Ranjan Bose Roy Date of Execution - 06/12/2024, , Admitted by: Self, Date of Admission: 06/12/2024, Place of Admission of Execution: Office |  <small>06/12/2024</small> |  <small>06/12/2024</small> |  <small>06/12/2024</small> |
| 3No, Mahajati Nagar, City:- , P.O - Agarpara, P.S-Khardaha, District-North 24-Parganas, West Bengal, India, PIN - 700109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: APxxxxxx4R, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner) | | | | |

ANNAPURNA NIRMAN

Asim Bose Roy
Partner

| Name | Photo | Finger Print | Signature |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Mr Anindya Das Son of Late Chirp Kumar Das Date of Execution - 06/12/2024, Admitted by Self, Date of Admission: 06/12/2024, Place of Admission of Execution: Office |  |  |  |
| Doc: S/2024-1-10916 | L1: 06/12/2024 | 06/12/2024 | |

Gaipur, Natan Para, City:- Habra, P.O:- Gobordanga, P.S:-Habra, District:-North 24-Parganas, West Bengal, India, PIN:- 743252, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No.: ARxxxxxx8N,Aadhaar No Not Provided by UIDAI Status: Representative, Representative of: ANNAPURNA NIRMAN (as Partner)

| Name | Photo | Finger Print | Signature |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Mr Kingshuk Das Son of Mr Kanti Ranjan Das Date of Execution - 06/12/2024, Admitted by Self, Date of Admission: 06/12/2024, Place of Admission of Execution: Office |  |  |  |
| Doc: S/2024-1-10916 | L1: 06/12/2024 | 06/12/2024 | |

1No. Surya Sen Nagar, City:- P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1, PAN No.: AVxxxxxx2A,Aadhaar No Not Provided by UIDAI Status: Representative, Representative of: ANNAPURNA NIRMAN (as Partner)

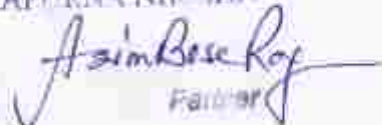
Identifier Details :

| Name | Photo | Finger Print | Signature |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Mr Samir Baran Das Son of Late: Prama Nanda Das Gaipur Nagan Colony, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 |  |  |  |
| 06/12/2024 | 06/12/2024 | 06/12/2024 | |

Identifier Of Mr Jyoti Ranjan Sinha Roy, Mr Asim Bose Roy, Mr Anindya Das, Mr Kingshuk Das

| Transfer of property for L1 | | |
|-----------------------------|---------------------------|-------------------------------------|
| Sl.No | From | To, with area (Name-Area) |
| 1 | Mr Jyoti Ranjan Sinha Roy | ANNAPURNA NIRMAN-8,04375 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To, with area (Name-Area) |
| 1 | Mr Jyoti Ranjan Sinha Roy | ANNAPURNA NIRMAN-800.00000000 Sq Ft |

ANNAPURNA NIRMALAN


Partner

Endorsement For Deed Number : I - 152408628 / 2024

On 06-12-2024

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 of Indian Stamp Act 1899.

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

Presented for registration at 11:45 hrs on 06-12-2024, at the Office of the A.D.S.R. SODEPUR by Mr. Jyoti Ranjan Sinha Roy, 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 99,999/-

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

Execution is admitted on 06/12/2024 by Mr Jyoti Ranjan Sinha Roy, Son of Late Bibhuti Ranjan Sinha Roy, 4/63, Kalyan Road, Kalyannagar, P.O. Kalyannagar Via Parsija, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Retired Person.

Identified by Mr Samir Baran Das, Son of Late Prema Nanda Das, Swasti Nagar Colony, P.O: Panihati, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Law Clerk.

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

Execution is admitted on 06-12-2024 by Mr Asim Bose Roy, Partner, ANNAPURNA NIRMAN (Partnership Firm), 13/12/A44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, City:-, P.O:- Khardaha, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700117.

Identified by Mr Samir Baran Das, Son of Late Prema Nanda Das, Swasti Nagar Colony, P.O: Panihati, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Law Clerk.

Execution is admitted on 06-12-2024 by Mr Anindya Das, Partner, ANNAPURNA NIRMAN (Partnership Firm), 13/12/A44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, City:-, P.O:- Khardaha, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700117.

Identified by Mr Samir Baran Das, Son of Late Prema Nanda Das, Swasti Nagar Colony, P.O: Panihati, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Law Clerk.

Execution is admitted on 06-12-2024 by Mr Kingshuk Das, Partner, ANNAPURNA NIRMAN (Partnership Firm), 13/12/A44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, City:-, P.O:- Khardaha, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700117.

Identified by Mr Samir Baran Das, Son of Late Prema Nanda Das, Swasti Nagar Colony, P.O: Panihati, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Law Clerk.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021.00/- (B = Rs 1,000.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,021/-.

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB, Online on 06/12/2024, 10:43AM with Govt. Ref. No. 192024250304550728 on 06-12-2024, Amount Rs: 1,021/-, Bank: SBI ePay (SBIPay), Ref. No. 9664553181539 on 06-12-2024, Head of Account 0030-03-104-001-16.

ANNAPURNA NIRMAN

Asim Bose Roy
Partner

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,921/-

Description of Stamp

Stamp Type: Impressed, Serial no 232, Amount: Rs. 100.00/-, Date of Purchase: 02/12/2024, Vendor name: Rana

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 08/12/2024 10:43AM with Govt. Ref. No: 152024250304850728 on 08-12-2024, Amount Rs: 9,921/-, Bank

EPay (SBIPay), Ref. No. 9864553161539 on 08-12-2024, Head of Account 0030-02-103-003-02



Debjani Halder

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

ANNAPURNA LUTIAN

Aniruddha Roy
Partner

State of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2024, Page from 254147 to 254197
being No 152408628 for the year 2024.



Debjani

Digitally signed by DEBJANI HALDER
Date: 2024.12.09 16:42:27 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 09/12/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

ANNAPOORNA DEVI

Annapurna Devi
Partner