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Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore South 24-pargana

02.11.2021

THIS AGREEMENT FOR DEVELOPMENT is made on this the 7th day of October, Two Thousand Twenty One

BETWEEN

(1) SRI MIHIR NASKAR, son of Sri Manik Lal Naskar, an Indian Citizen

00089743

26 JUN 2021

No Rs Date
Name *Surbh Marumder*

Address Advocate

Vendor **ALIPORE JUDGE COURT**
Kolkata - 700 027

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

Sonu Koley



Sonu Koley



Mithin Narkar



Sam Narkar



Sourav Chakraborty
54/10, Lotus Park
Kolkata - 700047



having **PAN : AEQPN6905D** and (2) **SRI ARUN NASKAR**, son of Sri Manik Lal Naskar, an Indian Citizen, having **PAN : ACHPN7426L**, both by nationality Indian, both by faith - Hindu, both having residence at Mahamayapur, Garia, Post Office - Garia, Police Station - Narendrapur (previously Sonarpur), Kolkata - 700084, District : South 24 - Parganas, hereinafter jointly be referred to as the **OWNERS** (which expression unless repugnant to the context shall mean and include their respective heirs, executors, administrators representatives and assigns) of the ONE PART

A N D

MESSRS ' PUJA BUILDERS ', having its office at Kamduni More, Khariberai, Post Office - Kamdenu, Police Station - Rajarhat, PIN : 700135, North 24-Parganas, rep[resented by it's proprietor **SRI SONU ROHRA**, son of Sri Harish Kumar Rohra, having **PAN : AIRPR2484C**, by nationality Indian, by faith Hindu, residing at P-73, Block 'C' Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, hereinafter be referred to as the **DEVELOPER** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the OTHER PART.

W H E R E A S :

1. The ownerss, by virtue of a Deed of Sale made on 14.02.2013, between one Sri Gopicharan Mondal, son of Late Jyotish Chandra Mondal, referred therein as vendor therein in favour of the said Sri Mihir Naskar and Sri Arun Naskar, referred therein as the purchasers therein, the ownerss herein, the said deed of sale was duly registered in the office of the A.D.S.R, Sonarpur, recorded in Book No. I, CD Volume No. 5, pages from 3072 to 3083, Being No. 01775, for the year 2013, the said vendor therein, for the consideration stated therein, sold, transferred, assigned and assured to the purchasers therein, ALL THAT the homestead land (Bastu) measuring about **2** Cottah in



Mouza – Barhans Fartabad, Touzi No. 109, J.L. No. 47, comprised in R.S. & L.R. Dag No. 1186, R.S. & L.R. Khatian No. 596, within the jurisdiction of the Rajpur-Sonarpur Municipality, ward no. 28, Police Station – Sonarpur, District – South 24-Parganas.

2. The ownerss, by virtue of a Deed of Sale made on 14.02.2013, between Sri Netai Chandra Mondal and Sri Swapan Kumar Mondal, both sons of Late Jyotish Chandra Mondal, referred therein as vendor therein in favour of the said Sri Mihir Naskar and Sri Arun Naskar, referred therein as the purchasers therein, the ownerss herein, the said deed of sale was duly registered in the office of the A.D.S.R, Sonarpur, recorded in Book No. I, CD Volume No. 5, Pages from 3061 to 3071, Being No. 01776, for the year 2013, the said vendor therein, for the consideration stated therein, sold, transferred, assigned and assured to the purchasers therein, ALL THAT the homestead land (Bastu) measuring about **2** Cottah in Mouza – Barhans Fartabad, Touzi No. 109, J.L. No. 47, comprised in R.S. & L.R. Dag No. 1186, R.S. & L.R. Khatian No. 596, within the jurisdiction of the Rajpur-Sonarpur Municipality, ward no. 28, Police Station – Sonarpur, District – South 24-Parganas.

3. The ownerss, by virtue of a Deed of Sale made on 10.10.2013, between Sri Biren Chandra Mondal, Sri Gopal Chandra Mondal and Sri Sukumar Mondal, all sons of Late Satish Chandra Mondal, referred therein as vendors therein in favour of the said Sri Mihir Naskar and Sri Arun Naskar, referred therein as the purchasers therein, the ownerss herein, the said deed of sale was duly registered in the office of the A.D.S.R, Sonarpur, recorded in Book No. I, CD Volume No. 26, Pages from 1398 to 1411, Being No. 11465, for the year 2013, the said vendor therein, for the consideration stated therein, sold, transferred, assigned and assured to the purchasers therein, ALL THAT the homestead land (Bastu) measuring about **3** Cottah in Mouza – Barhans Fartabad, Touzi No. 109, J.L. No. 47, comprised in R.S. & L.R. Dag No. 1186, R.S. & L.R. Khatian No. 596, within the jurisdiction of the Rajpur-Sonarpur Municipality, ward no. 28, Police Station – Sonarpur, District – South 24-Parganas.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

- 8 OCT 2021

4. The ownersss, by virtue of a Deed of Sale made on 06.11.2013, between Sri Dilip Mondal and others, referred therein as vendors therein in favour of the said Sri Mihir Naskar and Sri Arun Naskar, referred therein as the purchasers therein, the ownersss herein, the said deed of sale was duly registered in the office of the A.D.S.R, Sonarpur, recorded in Book No. I, CD Volume No. 26, Pages from 7315 to 7330, Being No. 11767, for the year 2013, the said vendor therein, for the consideration stated therein, sold, transferred, assigned and assured to the purchasers therein, ALL THAT the homestead land (Bastu) measuring about 1 Cottah in Mouza - Barhans Fartabad, Touzi No. 109, J.L. No. 47, comprised in R.S. & L.R. Dag No. 1186, R.S. & L.R. Khatian No. 596, within the jurisdiction of the Rajpur-Sonarpur Municipality, ward no. 28, Police Station - Sonarpur, District - South 24-Parganas.

5. The ownersss herein by virtue of the abovesaid Deeds of Sale the said Sri Mihir Naskar and Sri Arun Naskar, became the ownersss herein, jointly became the ownersss of ALL THAT the homestead land (Bastu) measuring about 8 Cottahs in Mouza - Barhans Fartabad, Touzi No. 109, J.L. No. 47, comprised in R.S. & L.R. Dag No. 1186, R.S. & L.R. Khatian No. 596, within the jurisdiction of the Rajpur-Sonarpur Municipality, ward no. 28, Police Station - Sonarpur, District - South 24-Parganas (more fully and particularly described in the first schedule hereunder written and hereinafter he referred to as the SAID PREMISES).

6. The ownersss with the intention to develop the said premises by constructing a multi-storied building thereon, enter into this agreement with the developer for construction of such a building for the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH that the parties hereto have agreed to abide by the terms and conditions of this agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the followings :

ARTICLE : I



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

.. 8 OCT 2020.

- 1.1. OWNERSS : **SRI MIHIR NASKAR** and **SRI ARUN NASKAR**
- 1.2. VENDORS : **SRI MIHIR NASKAR** and **SRI ARUN NASKAR**
- 1.3. DEVELOPER : MESSRS 'PUJA BUILDERS',
- 1.4. PREMISES : ALL THAT the homestead land (Bastu) measuring about **8** Cottahs along with a tile shed structure of cemented flooring measuring about 100 sq. feet in Mouza – Barhans Fartabad, Touzi No. 109, J.L. No. 47, comprised in R.S. & L.R. Dag No. 1186, R.S. & L.R. Khatian No. 596, within the jurisdiction of the Rajpur-Sonarpur Municipality, ward no. 28, Police Station – Sonarpur, District – South 24-Parganas (more fully and particularly described in the first schedule hereunder written).
- 1.5. DEVELOPMENT AGREEMENT : The instant agreement made between the owners and the developer.
- 1.6. BUILDING : A multi storied building to be constructed by the developer on the said premises in accordance with the sanction of the building plan.
- 1.7. PLAN : The sanction of building plan from the competent authority for construction of the said building at the said premises at the cost of the developer with such additions, alterations and modifications as would be deemed necessary by the developer.
- 1.8. ARCHITECT : The person and/or firm to be appointed by the developer for planning, designing and supervising the said building.
- 1.9. ADVOCATE : The person to be appointed by the developer who only look after all legal matters in connection with the project under this agreement.
- 1.10. OWNERSS' ALLOCATION : Save and except the developer's allocation the area the ownerss will be entitled to get **40%** area in the said building as per sanctioned building plan (more fully and particularly described in the second schedule hereunder written).



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

- 8 OCT 2021

- 1.11. DEVELOPER'S ALLOCATION : Save and except the owners's allocation the area the developer will be entitled to get **60%** area in the said building as per sanctioned building plan (more fully and particularly described in the third schedule hereunder written).
- 1.12. PAYMENT : The developer will make the owners a refundable payment of **Rs. 30,00,000-00 (Rupees Thirty lacs) only** before or simultaneously with execution of this agreement as per payment schedule stated herein after.
- 1.13. SALEABLE PORTION : All the portion in the building pertaining to developer's allocation.
- 1.14. COMMON SERVICE AREAS : All the common service facilities to be enjoyed by both the owners and the developer in the building (more fully and particularly described in the fourth schedule hereunder written).
- 1.15. TRANSFEROR : In context of this agreement the owners herein in respect of the undivided proportionate share of land pertaining to the developer's allocation.
- 1.16. TRANSFEREE : The purchaser who will purchase flat/space in the building from the areas pertaining to developer's allocation.
- 1.17. TRANSFER : Transfer of proportionate undivided share/interest of land in the premises by the owners attributable to the developer's allocation
- 1.18. CONSIDERATION : Owners's allocation at the cost of the developer will be treated as consideration to be given to the owners against which the owners will transfer the undivided proportionate share of land in the premises attributable to the developer's allocation
- 1.19. DELIVERY OF POSSESSION OF LAND : In the context shall mean, the owners will hand over to the developer the peaceful vacant well demarcated physical possession of the premises within one month from the date of this agreement.



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

- 8 OCT 2021

1.20. TIME : The developer will be started the construction works of the entire project within **18** months from the execution of this agreement and will complete the entire project and deliver the peaceful vacant physical possession of the owners' allocation within **36** months from the date of the commencement of the construction works of the entire project as per sanctioned building plan along with all required approval from the concerned building department of the Rajpur-Sonarpur Municipality subject to getting delivery of possession of the entire landed property from the owners with free from all encumbrances subject to force majeure i.e; the event of natural calamities which may be beyond control of the Developer. Notwithstanding the developer will be entitled to another six months as bonus time to complete the project.

1.21. POWER OF ATTORNEY : The owners will execute power of attorney appointing the developer or its nominee as his lawful constituent attorney to do the acts stipulated hereunder.

1.22. COMMON EXPENSES : The expenses and cost of maintaining the common parts of the building which will be borne or paid proportionately by the owners and the developer and/or their nominee (more fully and particularly described in the fifth schedule hereunder written).

1.23. UNDIVIDED SHARE : The undivided proportionate share or interest in the land of the premises attributable to the flat/car parking space/space/shops/show room pertaining to the developer's allocation.

1.24. PROJECT : The work of development of the said premises undertaken by the developer.

1.25. UNIT : Any independent flat/space/shop/show room in the new building, which is capable of being exclusively owned, used and/or enjoyed by any unit owners and which is not the common portion.

1.26. UNIT OWNERS : Any person who acquires, holds and/or owns and/or agrees to acquire hold and/or own any unit in the building and shall include the owners and the developer for the units held by them from time to time.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
- 8 OCT 2021

1.27. MANNER OF WORK and SPECIFICATIONS : The materials and accessories which are to be used for construction of the building (more fully and particularly described in the annexure annexed hereto)

ARTICLE - I

2. OWNERS represent as follows :-

- 2.1. The owners is the absolute owners in respect of their respective plot (more fully described in the first schedule hereunder written).
- 2.2. There is no agreement holder in respect of the said premises.
- 2.3 There is no tenant in of the said premises.
- 2.4. There is no suits, litigations or legal proceedings in respect of the premises or part thereof.
- 2.5. No person other than the ownersss have any, title of any nature whatsoever in the premises or any part thereof.
- 2.6. The right, title and interest of the ownersss in the premises are free from all encumbrances and the owners has a marketable title thereto.
- 2.7. The premises or any part thereof is at present not affected by any requisitions or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the ownersss.
- 2.8. Neither the premises nor any part thereof has been attached and/or is liable to be attached due to Income Tax, Revenue or any other public demand.
- 2.9. The owners have not in anyway deal with the premises whereby the right, title and interest of the ownersss as to the ownersship, use, development and enjoyment thereof is or may be affected in any manner whatsoever.



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE
- 8 OCT 2021

2.10. The owners shall have no difficulty in producing income tax clearance certificate or any permission, if required, for completion of transfer of the developer's allocation to the developer and/or its nominees and/or otherwise in fulfilling their obligations hereunder.

2.11. The owners is fully and sufficiently entitled to enter into this agreement, as on the date of execution of this agreement.

ARTICLE III : OWNERSS' RIGHT :

3.1. The owners will get the ownerss' allocation described in the second schedule hereunder written without any hindrance from the developer.

ARTICLE IV - OWNERSS' OBLIGATION :

4.1. The owners shall answer and comply with all requisitions made by the advocate of the developer for establishing the title of the ownerss to the premises and shall make out a marketable title but notwithstanding the same, the ownerss shall remain liable to rectify all latent defects in the title, if any at their own costs and expenses.

4.2. The owners will make delivery of possession of the said landed property to the developer within three months from the date of execution of this agreement.

4.3. The developer shall be entitled to construct and complete the building in accordance with the sanction of the building plan without any interference or hindrance from the side of the owners.

4.4. During the continuance of this agreement the owners will not let out, grant, lease, mortgage and/or create any charge in respect of the premises or any portion thereof without the consent in writing of the Developer entirety.

4.5. The owners do hereby also declare that he had not executed any agreement for development and/or any kind of amount taken from anybody



from any third party for anyway whatsoever in respect of this landed property.

4.6. The owners will execute all deeds of conveyance for conveying the undivided proportionate share of land relating to the Developer's allocation in the building.

4.7. The owners will execute the POWER OF ATTORNEY authorizing the developer to do the following acts deeds and things :

- i. To develop the said premises by constructing building thereon.
- ii. To represent to the ZilaParishad, Municipality, Corporation and/or any competent authority.
- iii. Sign the plan and all the relevant papers in respect of the building plan and all other relevant documents relating to the said premises present the same to the ZilaParishad, Municipality, Corporation and/or any competent authority.
- iv. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.
- v. To obtain clearances from all government departments and authorities including fire Brigade, BLRO, JLRO, ZilaParishad, Municipality, Corporation, Police and the Authorities Urban Land Ceiling and Department and all other competent authorities as may be necessary.
- vi. To sign and apply for sanction of drainage, water, electricity and others utilities as may be necessary for the convenience.
- vii. To appear before any, officer of the Municipality, Corporation and/or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
.. 8 OCT 2021

- viii. To represent before any court of law .
- ix. To appear and to act in all courts, civil, criminal and tribunal whenever required
- x. To sign and verify complaints and written statements petitioners, objection, memo of appeals, affidavits and applications of all kind and file those in any court of law.
- xi. To engage and appoint any advocate/pleader or counsel whenever and wherever required.
- xii. To represent me to the Registration Office, Land Acquisition Department and any Competent authority for obtaining clearances, if any, in respect of the said property.
- xiii. To settle any dispute arising in respect of the said property.
- xiv. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell 60% from the developer's share, as mentioned in the third schedule, of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers at such price which the said attorneys, in their absolute discretion, think proper and/or to cancel and/or repudiate the same ONLY after obtaining of the plan and demarcation and determination of the respective allocations of the owners and the developer.
- xv. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said 60%, from the developer's share, as mentioned in the third schedule, of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and to give good, valid receipt



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

-8 OCT 2021

and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.

- xvi. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or his nominee or assignee.
- xvii. To sign and execute all other deeds, instruments and assurances which our attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said 60%, from the developer's share, as mentioned in the third schedule, of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof.
- xviii. To present any such conveyance or conveyances in respect of the said 60%, from the developer's share, as mentioned in the third schedule, of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which the said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects.

4.8. The owners will, if required, execute agreement for sale in respect of the undivided proportionate share of land pertaining to the developer's allocation and present the same before the registration authority in respect of flats/spaces, pertaining to the developer's allocation for registration at the cost of the developer and/or its nominee.

4.9. The owners will hand over all the original documents such as the original title deeds, partition deed, mutation certificate and/or any other



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
- 8/OCT 2020 -

requisite documents relating to the said property upon execution of this agreement for development.

4.10. The owners will execute and register a general power of attorney in favour of the Developer or its nominee authorising inter alia : to sell and transfer the undivided proportionate share/interest of land in the premises attributable to the developer's allocation and receive consideration for the flats/spaces/car parking spaces/shop pertaining to the developer's allocation at its discretion.

4.11. The owners will execute agreement for sale in respect of sale of undivided proportionate share of land pertaining to the developer's allocation and present the same before the registration authority in respect of flats, spaces and shop pertaining to the developer's allocation for registration at the cost of the developer and/or its nominee.

4.12. The owners, with the execution of this agreement, will hand over all original documents, title deeds relating to the said premises to the Developer against proper receipt. Those documents will remain with developer till the completion of the new building thereafter those documents will remain with the Association of the said building owners.

4.13. The owners will be solely responsible for delivering the peaceful, physical possession of the premises to the developer free from all encumbrances whatsoever.

4.14. The owners will extend all reasonable cooperation to the developer for effecting construction of the said building.

4.15. The owners shall from time to time, sell and convey to the developer and/or its nominee undivided proportionate share in the land contained in the premises appurtenant to the units and car parking spaces pertaining to the developer's allocation in the said building and the consideration for the same payable to the developer shall be a part of the cost of construction of



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
- 8 OCT 2020

the owners's allocation. The cost of preparation, stamping, and registration of the conveyances shall be borne and paid by the unit owners.

4.16. In case of any encumbrances relating to the title or ownership be found on the premises, then in such event the ownersss shall be liable to meet up and remove the same at their own costs and expenses. In case the ownersss do not than the developer shall be liberty to do so and to recover the said costs from the ownersss.

4.17. That the ownersss shall from time to time, grant such further power or authorities to the developer and/or its nominees concerning the project, for the developers doing the various works envisaged hereunder, including the entering into an agreement for sale and/or construction of the new building and/or portion thereof (excluding the owners's area) and to receive all amount in pursuance there.

4.18. The ownersss will be entitled to get the ownersss' allocation only after refunding of the sum of Rs. 30,00,000-00 (Rupees Thirty lakh) only to the developer herein.

4.19. The ownersss will bear all the previous/pending taxes and impositions on the premises and/or part thereof till the execution of this agreement.

ARTICLE – V : DEVELOPER'S RIGHT

5.1. The owners hereby grant exclusive right to the developer to build and complete the building.

5.2. The Developer shall have the exclusive right to added and/or amalgamate any adjacent landed property to expand this project in which the owners shall have objection for any reason whatsoever without affecting the owner's allocation as stated in this agreement and will also provide common access within this existing project.



DISTRICT SUB-REGISTRAR -III
SOUTH 24 PGS., ALIPORE
- 8 OCT 2021

5.3. The owners hereby grant exclusive right to the developer to commercially exploit the developer's allocation without any obstruction and/or claim from the owners. The developer will have full right and absolute authority to enter into any agreement with any purchaser in respect of the developer's allocation at any price of its discretion and receive advance/consideration in full thereof.

5.4. The developer will have exclusive right to extend the project by amalgamating the adjacent plots of the third parties for which the owners will have no objection.

5.5. The developer will have exclusive right to make the common access between the existing project with the extended project and also will make the facilities and other utilities as common between the adjacent projects made by the said developer herein in which the owners shall have no objection in anyway whatsoever.

5.6. The developer shall be entitled to occupy and use the premises SUBJECT TO the terms of this agreement, for the duration of the project. The developer shall be entitled to use the premises for setting up a temporary site office and/or quarters for its guard and other staff and shall further be entitled to put up boards and signs advertisement in the project and post its watch and ward staff.

5.7. Upon being inducted into the premises, the developer shall be at liberty to do all works as be required for the project and to utilize the existing electricity and water in the premises, at its costs and expenses. The developer shall have the right to obtain temporary connection of utilities for the project and the owners shall sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required.

5.8. The developer will be entitled to receive, collect and realise all money out of the developer's allocation without creating any personal liability of the owners.



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE
- 8 OCT 2020 -

5.9. The developer shall cause such changes to be made in the plans as the architect may approve and/or shall be required by the concerned authorities, from time to time.

5.10. The developer will be authorised in the name of the firm so far as it necessary to apply for and obtain quota of cement, steel, brick and other building materials for construction of the building.

5.11. The developer will be entitled to deliver unit pertaining to the developer's allocation to the purchaser.

5.12. The developer will be entitled to transfer the undivided proportionate share of land in the premises attributable to the developer's allocation by virtue of the Power of Attorney to be given by the owners to the developer its nominee.

5.13. The developer will be entitled to make publicity and advertisement in all possible manners for the benefit of commercial exploitation of the developer's allocation in the building.

5.14. The developer will be entitled to get the vacant peaceful possession of the said premises free from all encumbrances whatsoever from the owners without any obstruction from any quarter.

5.15. The owners shall give such co-operation to the developer and sign all papers, confirmation and/or authorities as may be reasonably required by the developer from time to time, for the project, at the cost and expenses of the developer.

5.16. The owners shall give such co-operation to the developer in respect of the mutation and any other modification in the record of the BL&LRO and Municipality and will also co-operate with the developer to amalgamate another land with the existing land for the expansion of the existing project as may be reasonably required by the developer from time to time, for the project, at the cost and expenses of the developer.



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

- 8 OCT 2021

5.17. The developer will deliver the owners' allocation after getting refund of of the said sum of Rs. 30,00,000-00 (Rupees *Thirty* lakh) only.

5.18. The developer will be entitled to execute agreement for sale and/or deed of sale in favour of its nominee in respect of the areas to be adjusted against the sum of Rs. 30,00,000-00 (Rupees *Thirty* lakh) only as aforesaid.

ARTICLE – VI : DEVELOPER'S OBLIGATION :

6.1. The developer will obtain sanction of the building plan within 18 months from execution of these presents.

6.2. The developer will be started the construction works of the entire project within **18** months from the execution of this agreement and will complete the entire project and deliver the peaceful vacant physical possession of the owners' allocation within **36** months from the date of the commencement of the construction works of the entire project as per sanctioned building plan along with all required approval from the concern building department of the Rajpur-Sonarpur Municipality subject to getting delivery of possession of the entire landed property from the owners with free from all encumbrances subject to force majeure i.e; the event of natural calamities which may be beyond control of the Developer. Notwithstanding the developer will be entitled to another six months as bonus time to complete the project.

6.3. If the developer fails to complete the construction job within the **36** months from the date of obtaining the peaceful vacant physical possession of the said premises from the owners and/or obtaining the sanction of the building plan, whichever is later, in that case owners shall entitle the get an amount of Rs. 10,000-00 each per month in lieu of the compensated amount from the developer herein.



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE
8 OCT 2020

6.4. All costs, charges and expenses for construction of the building and/or the development of the said premises shall be borne and paid by the developer exclusively.

6.5. The developer will complete the ownerss' allocation with the specification annexed hereto .

6.6. The developer shall construct the building with standard materials available in the market.

6.7. The developer will bear all cost arising out of the construction of the building.

6.8. The developer will bear all the taxes and impositions on the premises and/or part thereof from the date of execution of this agreement till it delivers the ownerss' allocation to the ownerss.

6.9 The developer will provide the ownerss a duly attested photo copy of the sanction plan.

6.10. The developer will start work within ninety days from obtaining sanction plan subject to get the peaceful vacant possession from the ownerss herein.

ARTICLE VII : OWNERSS' INDEMNITY :

7.1. The developer indemnifies the ownerss against all claims, actions, suits and proceedings arising out of any acts of the developer in connection with the construction of the building.

7.2. The developer shall indemnify and keep the ownerss indemnified in respect of all costs, expenses, liberties, claims, and/or proceedings arising out of any acts done in pursuance of the authorities as aforesaid.



7.3. The developer shall keep the ownersss saved harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance hereof including.

7.4. The developer shall indemnifies the ownersss against all claims or demand that may be made due to any thing done by the developer during the construction of the said building.

7.5. The developer indemnifies the ownersss against all claim and demands of the suppliers, contractors, workmen and agents of the developer on the account whatsoever include any accident of other loss.

7.6. The developer indemnifies the ownersss against any demand and/or demand/claim made by the unit holder un respect of the developer's allocation.

7.7. The developer indemnifies the ownersss against any action taken by the Corporation and/or other authority for any illegal or faulty construction or otherwise of the building.

ARTICLE VIII : COMMON UNDERSTANDINGS :

8.1. In case it is required to pay any outstanding dues to the municipality/corporation or any other outgoings and liabilities in respect of the premises till the date the ownersss hand over the vacant and peaceful possession of the premises to the developer, the developer shall pay such dues and bear the costs and expenses thereof. The developer shall pay the Municipal rates and taxes and electricity bills till the date of handing over possession of the ownersss' allocation to the owners.

8.2. The ownersss shall be solely and exclusively entitled to the ownersss' allocation and the developer shall be solely and exclusively entitled to the developer's allocation.



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE
- 8 OCT 2021

8.3. The ownerss' allocation shall be constructed by the developer for and on behalf of the ownerss. The rest of the building shall be constructed by the developer for and on behalf of itself.

8.4. The ownerss and the developer shall be entitled absolutely to their respective allocation and shall be at liberty to deal therewith in any manner they deem, fit and proper SUBJECT HOWEVER TO the general restrictions for mutual advantage inherent in the ownersship flat schemes. They will also be at liberty to enter into agreement for sale of their respective areas SAVE THAT insofar as the same relates to common portions (as described in the fourth schedule hereto common expenses and other matter of common interest, the owners and the developer shall adopt the same covenants and restrictions. The form of such agreement to be utilized by the parties shall be such as be drawn by the advocates in consultation with the parties hereto, but the same shall be in accordance with the practices prevailing in respect of ownersship flat buildings in Kolkata.

8.5. The ownerss shall be entitled to all monies that be received from the unit ownerss of the owners's allocation whether the same by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the developer shall be entitled to all such monies receivable in respect of the developer's allocation PROVIDED HOWEVER that the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the developer from all the units ownerss till formation of the society or any other association of the unit ownerss.

8.6 The developer will provide electricity connection for the entirety of the building including the ownerss' allocation and the ownerss shall reimburse the developer proportionately, the total of deposits and expenses as be required to obtain electricity from the WBSEB.

8.7 Upon completion of the building and/or floors therein, from time to time, the developer shall maintain and manage the same in accordance with such rules as may be framed by the advocates and as in conformity with



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

-- 8 OCT 2021

other buildings containing ownership flats. The developer and the owners and/or their transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management.

8.8 If so required by the developer, the owners shall join and/or cause such persons as may be necessary to join as a confirming parties in any documents conveyance and/or any other documents of transfer that the developer may enter into with any person who desire to acquire units comprised in the developer's allocation and similarly, the developer shall join in respect of the owners' area.

ARTICLE IX : COMMON RESTRICTIONS :

9.1. Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any activity detrimental to the peaceful living of the other occupiers of the building.

9.2. Neither party shall demolish or permit to demolish any wall or make any structural alteration to the building.

9.3. Both parties shall abide by all laws, bye-laws, rules and regulations of the competent authority in enjoying the occupation of the building.

9.4. Both parties will jointly form an ad-hoc common body/committee to look after the maintenance of the building. But with the owners take possession of the owners' allocation and the developer sell major parts of its allocation, the developer will have no liability to the said committee and/or any association to be formed.

9.5. Neither party shall use or permit to use of their respective allocation or any portion of the new building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

8 OCT 2021

9.6. Both parties will allow the said association or the common person to enter into their respective allocation for maintenance of the building upon giving notice in writing.

9.7. Both parties will bear proportionate tax, maintenance cost, day to day expenditure of their respective allocation.

ARTICLE X : MISCELLANEOUS :

10.1. The ownerss and the developer have entered into this agreement purely as a contract and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.

10.2. Save and except this agreement no agreement and/or oral representation between the parties hereto exists or will have any validity.

10.3. The building will be provided with LIFT facility.

10.4. The ownerss allocation and the developer's allocation in the building will demarcated after obtaining the building plan from the competent authority.

ARTICLE XI : FORCE MAJURE :

11.1. The developer will complete the ownerss' allocation within the stipulated period subject to unless it is prevented by the circumstances which may be found beyond control of the developer.

ARTICLE XII : JURISDICTION :

12.1. The court under which jurisdiction the property under this agreement lies will have the exclusive jurisdiction over this agreement.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

8 OCT 2021

ARTICLE XIII : ARBITRATION :

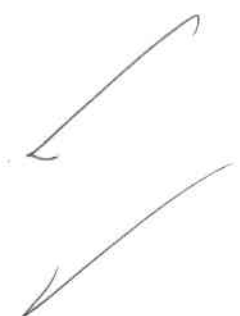
13.1. All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred to Arbitration to such person or persons as be mutually accepted, failing which Two Arbitrators, one to be appointed by each of the parties. The Arbitrators shall be entitled to appoint an umpire. Such Arbitration shall otherwise be in accordance with the Arbitration and Cancellation Act 1996.

THE FIRST SCHEDULE REFERRED TO ABOVE

(Description of the **LAND**)

ALL THAT the homestead land (Bastu) measuring about 8 Cottahs along with a tile shed structure of cemented flooring measuring about 100 sq. feet in Mouza - Barhans Fartabad, Barhans Road, Touzi No. 109, J.L. No. 47, comprised in R.S. & L.R. Dag No. 1186, R.S. & L.R. Khatian No. 596, within the jurisdiction of the Rajpur-Sonarpur Municipality, ward no. 28, Police Station - Sonarpur, District - South 24-Parganas butted and bounded in the following manner :

On the North	:	by Land under R.S. Dag No. 1185
On the South	:	by Land under R.S. Dag No 1190 & 1193
On the East	:	by Land under R.S. Dag No. 1183
On the West	:	by Land under R.S. Dag No. 1187



THE SECOND SCHEDULE REFERRED TO ABOVE

(OWNERS' ALLOCATION)

Save and except the developer's allocation the ownerss will be entitled to ALL THAT the 40% area in the building proportionate to the said area of land



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

- 8 OCT 2020 -

TOGETHER WITH undivided proportionate share and interest in the land underneath and all rights on the common areas and facilities attached thereto as per plan. The common areas in the building and/or the said premises will be used in common with the developer.

THE THIRD SCHEDULE REFERRED TO ABOVE

(DEVELOPER'S ALLOCATION)

SAVE and except the owners' allocation as aforesaid the developer will be entitled to rest **60%** area in the building TOGETHER WITH undivided proportionate share and interest in the land underneath the said flats and all rights on the common areas and facilities attached thereto The common areas in the building and/or the said premises will be used in common with the owners

THE FOURTH SCHEDULE AS REFERRED TO HEREINABOVE

(Common areas)

R. C. C. Columns,

Under ground water reservoir,

Overhead water tank, boundary wall.

Space for meter and pump,

Passage, courtyard, open areas with all easement rights,

Septic tank,

Stair and stair case, stair top room,



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

- 8 OCT 2020

Electric installations ,

Lift, lift well, and

All other areas to be used commonly by the flat/space owners of the building. .

THE FIFTH SCHEDULE AS REFERRED TO HEREINABOVE

(Common expenses to be effected from the date of transfer)

Expenses for maintaining, repairing, redecorating the building and/or part thereof and pending taxes and duties

Expenses for lighting of the common areas and/or part thereof.

THE SIXTH SCHEDULE AS REFERRED TO HEREINABOVE

(PAYMENT SCHEDULE)

1. Upon execution of this Agreement	Rs. 10,00,000-00
2. Within Seven days of execution of this agreement	Rs. 20,00,000-00
	Rs. 30,00,000-00

IN WITNESSES WHEREOF the parties hereto put their respective hands



and seal on these presents on the day month and year first above written.

WITNESSES:

1. *Airban Naskar*
Garia Fortabad
KOL-89

1. *Mihir Naskar*
(MIHIR NASKAR)

2. *Arun Naskar*
(ARUN NASKAR)

2. *Sourav Chakraborty*
54/10, Lotus Park,
Kolkata - 700047.

OWNERS

For MESSRS 'PUJA BUILDERS',

Sonu Raha

Proprietor
DEVELOPER



Drafted by me and prepared in my office

Subit Majumdar
(SUBIT MAJUMDAR)

Advocate

High Court, Calcutta

Kolkata - 700 001

Enrolment No. WB/242/2004



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

- 8 OCT 2021

MEMO OF RECEIPT

RECEIVED from the within named developer the within mentioned sum of **Rs. 10,00,000-00** (Rupees Ten lacs) only by several cheques on different dates

WITNESSES:

1. *Anirban Naskar*

1. *Mihir Naskar*
(MIHIR NASKAR)

2. *Arun Naskar*
(ARUN NASKAR)

2. *Souzan Chakraborty*

OWNERS



ANNEXURE

Technical specification
Scope of works & Amenities inside the Flat

FOUNDATION :

The foundation of the building shall be reinforced cement concrete.

SATRUCTION :

The main structure of the building shall be of reinforced cement concrete frame structure comprising of R.C.C. Columns beams slabs etc.

ELEVATION :

Attractive designed front elevation with exclusive finish.

WALLS :

The external walls of the building be 200/125 mm thick brick and partition wall inside the flats shall be of 75 mm and 125 mm thick,. Both to be bounded with cement mortar.

PLASTERING :

All internal surface shall be plastered with cement sand finished with plaster of paris. All external walls shall be plastered with cement and sand and painted with cement paints of reputed make.

FLOORING AND SKIRTING :

All and other flooring and skirting inside the flat including the balcony shall be made with tiles. The toilets shall have ceramic tiles with anti skid tile flooring. The kitchen will have tile flooring.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

-- 8 OCT 2021

DOORS :

All doors frame will be made of sal wood. The main door will be of sal wood. Internal door shall be commercial water proof flush type affixed on proper timber frame painted with primer paint. Toilets will have plastic door. The main door shall be provided with one magic eye.

WINDOWS :

All window shall be aluminum frame with integrated grill and will be fitted with glass.

TOILET FITTINGS :

All toilets will have tile flooring. All toilets be provided with concealed plumbing for water. Each bath room shall have European W.C. or Indian type pan which the purchaser will choose, one cistern and one basin. Each toilet will have concealed stop cock, bib cocks and shower. The commode and the basin will have white colour.

KITCHEN FITTINGS/FIXTURES :

The kitchen will have tile flooring The kitchen shall have R.C.C. cooking platform with black stone. 3' x 3' ceramic tiles on cooking slab.

ROOF : Proper roof treatment with water proofing.

STAIRS : All landings and steps of the stair-case will be of kota tiles/marble.

ELECTRICALS : Meter-Individual meter to be fitted by individual costing.

All electrical lines, to be concealed having quality copper wires of proper



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

- 8 OCT 2021

gauge with earthing arrangements all switch boards to be of PVC with infront cover of parapet sheet with switch/plus/sockets etc. are to be provided on all electrical points.

ELECTRICAL POINTS :

Bed Rooms : Two light points, one fan point, one multi-plug point (5 Amps) computer points in all bed rooms, Only. One Washing point.

Toilets: One light point, one exhaust fan point, 15 Amps, one Geezer point .

Living/Dining Room : Two light points, two fan points one plut point (15 amps), one T.V. point and one Refrigerator point.

Kitchen : Aqua guard point and exhorts point with a 15amp. point

Stairs : One light point in each landing.

Roofs' : To light points

Ground floor : Adequate light points.

Stairs : All landings and steps of the stair-case will be of cota tile/marble.

Ground floor : Total opening land to be laid with crazy or checker tiles.

WATER SUPPLY ;

One underground water reservoir for storing the Kolkata Municipal Corporation supplied water reservoir are to be provided with adequate horse power capacity of pump of reputed make.

The party has to pay extra money for any extra work other than what are stated in hereto.



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

8 OCT 2021

Thumb 1st finger middle finger ring finger small finger

	Left hand					
	Right hand					

Name MIHIR NASKAR

Signature Mihir Naskar

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name ARUN NASKAR

Signature Arun Naskar

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name SOMU ROHRA

Signature Somu Rohra



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

- 8 OCT 2021

Thumb 1st finger middle finger ring finger small finger



Left hand					
Right hand					

Name.....SOURAV CHAKRABORTY

Signature.....Sourav Chakraborty

Thumb 1st finger middle finger ring finger small finger

PHOTO	Left Hand					
	Right Hand					

Name.....

Signature.....

Thumb 1st finger middle finger ring finger small finger

PHOTO	Left Hand					
	Right Hand					

Name.....

Signature.....



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

.. 8 OCT 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MIHIR NASKAR
MANIK NASKAR

17/11/1964

Permanent Account Number

AEQPN6905D

Mihir Naskar
Signature

Mihir Naskar

पति का नाम

PERMANENT ACCOUNT NUMBER

ACHPN7426L



पति का नाम

ARUN NASKAR

पति का नाम FATHER'S NAME

MANICK LAL NASKAR

पति का नाम DATE OF BIRTH

20-02-1969

पति का नाम SIGNATURE

Arun Naskar

[Signature]

पति का नाम N. B. (1)

COMMISSIONER OF INCOME TAX, N. B.

इस कार्ड के साथ / जिस पर यह नुमा (पति का नाम)
आने अधिकारी का मुद्रित / नाम कर है
संयुक्त आयकर (पति का नाम) एवं (पति का नाम)
के ।

पति का नाम

संयुक्त - 700 069

In case this card is lost/ found, kindly inform/ return to
the issuing authority.

Joint Commissioner of Income-tax Systems & Technology,
P-5,

Chowringhee Square,
Calcutta-700 009.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SONU ROHRA

HARISH ROHRA

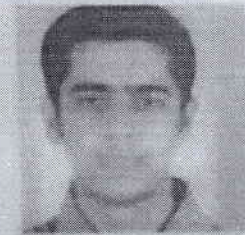
22/12/1984

Permanent Account Number

AIRPR2484C

Sonu Rohra

Signature



10032015

Sonu Rohra



भारत सरकार
GOVERNMENT OF INDIA



সৌরভ চক্রবর্তী
Sourav Chakraborty
পিতা : সুভাষী চক্রবর্তী
Father : Suvasis Chakraborty
জন্ম সাল / Year of Birth : 1997
সুপুরুষ / Male



7628 9796 3173

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
কৃষ্ণাবাটী, গৌরহাটী, হুগলী,
পশ্চিমবঙ্গ, 712613

Address:
Krishnabati, Gourhati,
Hooghly, West Bengal,
712613



1947
1800 180 1947



hooghly@uidai.gov.in



www.uidai.gov.in



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

Major Information of the Deed

Deed No :	I-1603-11022/2021	Date of Registration	02/11/2021
Query No / Year	1603-2002002311/2021	Office where deed is registered	
Query Date	02/10/2021 2:15:13 PM	1603-2002002311/2021	
Applicant Name, Address & Other Details	Subit Majumdar Alipore Judge Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8389040143, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]	
Set Forth value		Market Value	
		Rs. 97,46,327/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,121/- (Article:48(g))		Rs. 10,053/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Barhans Road, Mouza: Barhans Fartabad, JI No: 0, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1186	RS-596	Bastu	Bastu	8 Katha		97,20,002/-	Width of Approach Road: 10 Ft.,
Grand Total :					13.2Dec	0 /-	97,20,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	26,325/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	0 /-	26,325 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MIHIR NASKAR Son of Mr Manik Lal Naskar Mahamayapur, Garia,, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ASxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Pvt. Residence
2	Mr ARUN NASKAR Son of Mr Manik Lal Naskar Mahamayapur, Garia,, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PUJA BUILDERS Kamduni More, Khariberai,, City:- Not Specified, P.O:- Kamdhenu, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.: Alxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SONU ROHRA (Presentant) Son of Mr Harish Kumar Rohra 73, Bangur Avenue, Block - C, City:- Not Specified, P.O:- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx4C, Aadhaar No: 70xxxxxxxx0159 Status : Representative, Representative of : PUJA BUILDERS (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sourav Chakraborty Son of Mr Suvasis Chakraborty 54/10, Lotus Park, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047			
Identifier Of Mr MIHIR NASKAR, Mr ARUN NASKAR, Mr SONU ROHRA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr MIHIR NASKAR	PUJA BUILDERS-6.6 Dec
2	Mr ARUN NASKAR	PUJA BUILDERS-6.6 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr MIHIR NASKAR	PUJA BUILDERS-50.00000000 Sq Ft
2	Mr ARUN NASKAR	PUJA BUILDERS-50.00000000 Sq Ft

On 05-10-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 97,46,327/-



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 08-10-2021

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

Presented for registration at 00:58 hrs on 08-10-2021, at the Private residence by Mr SONU ROHRA ,.

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

Execution is admitted on 08/10/2021 by 1. Mr MIHIR NASKAR, Son of Mr Manik Lal Naskar, Mahamayapur, Garia,, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others, 2. Mr ARUN NASKAR, Son of Mr Manik Lal Naskar, Mahamayapur, Garia,, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others

Indetified by Mr Sourav Chakraborty, , , Son of Mr Suvasis Chakraborty, 54/10, Lotus Park, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 08-10-2021 by Mr SONU ROHRA, Proprietor, PUJA BUILDERS (Sole Proprietorship), Kamduni More, Khariberai,, City:- Not Specified, P.O:- Kamdhenu, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Mr Sourav Chakraborty, , , Son of Mr Suvasis Chakraborty, 54/10, Lotus Park, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Law Clerk



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 21-10-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,053/- (B = Rs 10,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 10,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/10/2021 11:16AM with Govt. Ref. No: 192021220094404581 on 07-10-2021, Amount Rs: 10,053/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1584099771 on 07-10-2021, 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 online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/10/2021 11:16AM with Govt. Ref. No: 192021220094404581 on 07-10-2021, Amount Rs: 10,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1584099771 on 07-10-2021, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 02-11-2021

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

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

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/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no AE7593, Amount: Rs.100/-, Date of Purchase: 26/06/2021, Vendor name: I Chakraborty



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 364400 to 364442
being No 160311022 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.12.06 17:03:37 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/12/06 05:03:37 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)