

16685/23

E-15972/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 892409

09/10/23

Q.7/2500988/23


Certified that the document is in registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

*[Signature]*  
District Sub-Register-II  
Alipore, South 24-parganas  
09/10/2023

## DEVELOPMENT AGREEMENT


THIS DEVELOPMENT AGREEMENT is made on this the 9<sup>th</sup> day of October, 2023 A.D. BETWEEN (1) SRI SHAMBHU NATH CHAKRABORTY, PAN ACQPC0530R & AADHAAR No. 9442 5826 4552, son of Late Kamakhya Charan Chakraborty, by religion Hindu, Indian citizen, by occupation Retired, residing at 198/1, Raipur Road, Post Office Naktala, Police Station Netaji Nagar (formerly Police Station Jadavpur), Kolkata-700047, (2) SMT SUTAPA CHAKRABORTY, PAN APJPC1033K & AADHAAR 3256 0972 4535, wife of Late Samir Chakraborty, by religion Hindu, Indian

citizen, by occupation Household duties, residing at 198/1, Raipur Road, Post Office Naktala, Police Station Netaji Nagar (formerly Police Station Jadavpur), Kolkata-700047, (3) SMT SAHELI CHAKRABORTY SAHA, PAN ASRPC1299C & AADHAAR 2611 9784 2278, wife of Sri Debjit Saha, daughter of Late Samir Chakraborty, by religion Hindu, Indian citizen, by occupation Service, residing at 28, D.P.S. Road, Post Office Tollygunge, Police Station Charu Market, Kolkata-700033, hereinafter jointly referred to as the "OWNERS / FIRST PARTIES" (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include their heirs, executors, administrators, successors, legal representatives, and/or assigns) of the FIRST PART



AND

M/S PUNA ROY LABOUR CONTRACTOR, a Proprietorship Firm, having its Registered Office at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar (formerly Jadavpur), Kolkata - 700047, represented by its proprietor namely SRI PUNA ROY, PAN ADHPR1923M & AADHAAR No. 3738 2393 1466, son of Late Bina Roy, by religion Hindu, Indian citizen, by occupation Business, residing at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar, Kolkata - 700047, hereinafter referred to as the "DEVELOPER / SECOND PARTY" (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs, executors, administrators, successors, legal representatives, and/or assigns) of the SECOND PART



WHEREAS the Owners / First Parties hereto jointly are being the owners and are seized and possessed of All That piece and parcel of 'Bastu' land measuring about 05 (Five) Cottahs 08 (Eight) Chittaks together with one single storied residential building measuring more or less 1000 square feet standing thereon which is situated and lying within the limit of Kolkata Municipal Corporation, under Ward No. 99, Premises No. 198/1, Raipur Road, Assessee No. 210990400714, which is comprised in Dag No. 611/1313 under Khatian No. 154, in Mouza Raipur, J.L. No.33, R.S. No. 39, Pargana Khaspur, Police Station formerly Jadavpur and presently under Police

Station Netaji Nagar, Post Office Naktala, Kolkata-700047, District South 24 Parganas together with all easement rights, benefits, facilities and other advantages attached therein which is more fully and particularly described in the Schedule - 'A' hereunder written and hereinafter referred to as the 'Said premises';

AND WHEREAS by one Deed of Sale dated 05<sup>th</sup> day of December, 1956 A.D., one Smt Suniti Chakraborty, wife Kamakshya Charan Chakraborty and the mother of the Owner / First Party No.1 hereto had purchased the said premises which is fully and particularly described in the Schedule - 'A' hereunder written from it's the then owner namely Motiar Rahaman Mollah, son of Late Mona Molla, of Raipur, Kolkata and the said deed was duly registered at the office of the District Registrar, Alipore, 24 Parganas and recorded in Book No. I, Volume No. 14, pages 212 to 217, Deed No. 5456, for the year 1956;

AND WHEREAS thus said Smt Suniti Chakraborty since deceased, became the absolute owner of the said premises and got her name mutated with the Calcutta Municipal Corporation, vide Assessee Number 21-099-04-0071-4 and the said land was known and numbered as premises No. 198/1, Raipur Road, Ward No. 99, Kolkata-700047 and while had been possessing, enjoying and occupying the said landed property by constructing her dwelling house therein, said Smt Suniti Chakraborty died intestate on 03/12/1985, leaving behind her two daughters namely Smt Putul Mukherjee (Chakraborty), wife of Late Atul Ranjan Mukherjee and Smt Diipali Mukherjee (since deceased), wife of Late Bijan Mukherjee and two sons namely Sri Shambhu Nath Chakraborty the Owner / First Party No.1 hereto and Sri Samir Chakraborty (since deceased) as her surviving legal heirs and successors who all upon her death inherited and each became entitled to undivided 1/4<sup>th</sup> (one-fourth) share of the aforesaid property left by the said deceased Suniti Chakraborty;

AND WHEREAS it is pertinent to mention that the husband of said Suniti Chakraborty had predeceased her on 13/01/1966;

AND WHEREAS said Smt Diipali Mukherjee (since deceased) during her life time on 09/06/1999 had executed one Deed of Gift by which she had transferred her undivided 1/4<sup>th</sup> (one-fourth) share of the said premises which

is fully and particularly described in the Schedule - 'A' hereunder written by way of gift in favour of her brother namely Sri Shambhu Nath Chakraborty the Owner / First Party No.1 hereto and the said deed was duly registered at the office of the Additional District Sub Registrar, Alipore, South 24 Parganas and recorded in Book No. 1, Volume No. 127, pages 148 to 162, Deed No. 01856, for the year 2003;

AND WHEREAS by one Deed of Gift dated 18/07/2008 said Smt Putul Mukherjee (Chakraborty) had transferred her undivided 1/4<sup>th</sup> (one-fourth) share of the said premises which is fully and particularly described in the Schedule - 'A' hereunder written by way of gift in favour of her brother namely Sri Samir Chakraborty (since deceased) and the said deed was duly registered at the office of the District Sub-Registrar-I, Alipore, South 24 Parganas and recorded in Book No. 1, C.D. Volume No. 8, pages 1312 to 1329, Deed No. 03500, for the year 2008;

AND WHEREAS subsequently the certain typographical mistake inadvertently cropt in the aforesaid Deed of Gift dated 18/07/2008 was detected and in order to remove any mis-conception or doubt arising there from, said Sri Samir Chakraborty (since deceased) on 08/04/2009 had executed one Deed of Declaration for clarifying the said mistakes in the aforesaid Deed of Gift dated 18/07/2008 and the said deed was duly registered at the office of the District Sub-Registrar-I, Alipore, South 24 Parganas and recorded in Book No. 1, C.D. Volume No. 6, pages 2480 to 2487, Deed No. 01280, for the year 2009;

AND WHEREAS accordingly said Sri Shambhu Nath Chakraborty and Sri Samir Chakraborty (since deceased) jointly became the owners and each having entitled to eight annas share of the said premises which is fully and particularly described in the Schedule - 'A' hereunder written and had mutated their respective names in the records of the Kolkata Municipal Corporation vide Assessee Number 210990400714 and while were in possession of the said premises in khas by way of making payment of taxes in their names, said Samir Chakraborty died intestate on 30/04/2023 leaving behind his wife namely Smt Sutapa Chakraborty and only daughter namely Smt Saheli Chakraborty Saha, the Owners / First Parties No. 2 and 3 hereto respectively as his

surviving legal heirs and successors and they upon his death inherited and jointly became entitled to undivided  $\frac{1}{2}$  (half) share of the said premises which is fully and particularly described in the Schedule - 'A' hereunder and they had mutated their respective names in the records of the Kolkata Municipal Corporation and the Owners / First Parties hereto jointly were / are in possession of the said premises in khas;

AND WHEREAS the Owners/First Parties hereto are desirous to develop the said premises by way of construction of one multi-storied building thereon and due to paucity of fund and lack of technical knowledge, the Owners/First Parties hereto could not materialize the same and on account of fulfilment of such desire they were in search of a Developer who will undertake such construction work on the said land by collecting men, materials and providing proper finance and technical expertise for construction of one multi-storied building at the said premises in accordance with Building Plan to be sanctioned by concerned authority. After coming to know the said intention of the First Parties/Owners, the Second Party/Developer made contact with the First Parties/Owners and after lots of discussions, exchange of opinions and settlement of specific terms and conditions between the parties to this Instrument both the First Parties/Owners and the Second Party/Developer agreed to come to a conclusion to enter into a Joint Venture Agreement between each other.

AND WHEREAS for avoiding all future disputes, misunderstanding and complication, First Parties/Owners and the Second Party/Developer became agreed to sign and execute this Joint Venture Agreement on certain terms and conditions with some rights and obligations to be performed by the parties as binding upon them and the same are more fully stated hereinafter.

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

The First Parties/Land Owners hereby accepts the offer of the Second Party/Developer in connection with construction of one multi-storied building on the said property which is described in the Schedule - A hereunder written on the terms and condition hereinafter appearing.

ARTICLE - I: COMMENCEMENT

This Agreement will be effected on and from this day and shall remain in force until such time all the terms and conditions set forth herein are complied with and fulfilled by both the Parties.

ARTICLE - II: DEFINITIONS

A) LAND OWNERS SHALL mean and include :

(1) SRI SHAMBHU NATH CHAKRABORTY, son of Late Kamakhya Charan Chakraborty, residing at 198/1, Raipur Road, Post Office Naktala, Police Station Netaji Nagar (formerly Police Station Jadavpur), Kolkata-700047, (2) SMT SUTAPA CHAKRABORTY, wife of Late Samir Chakraborty, residing at 198/1, Raipur Road, Post Office Naktala, Police Station Netaji Nagar (formerly Police Station Jadavpur), Kolkata-700047, (3) SMT SAHELI CHAKRABORTY SAHA, wife of Sri Debjit Saha, daughter of Late Samir Chakraborty, residing at 28, D.P.S. Road, Post Office Tollygunge, Police Station Charu Market, Kolkata-700033, hereinafter referred to as the OWNERS and in their absence their respective legal heirs, successors and assignees.

B) DEVELOPER SHALL mean and include :

M/S PUNA ROY LABOUR CONTRACTOR, a Proprietorship Firm, having its Registered Office at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar (formerly Jadavpur), Kolkata - 700047, represented by its proprietor namely SRI PUNA ROY, son of Late Bina Roy, residing at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar, Kolkata - 700047, District - South 24 Parganas, West Bengal, hereinafter referred to as the DEVELOPER which include his heirs, successors and assignees.

C.) PROPOSED BUILDING SHALL mean and include

The multi- storied building of which the ground floor of the proposed building shall be of several car parkings and in each upper floors of the proposed building shall be consisting of several self contained flats to be constructed

as in accordance with the Building Plan to be sanctioned by concerned authority on the said land which is more fully and particularly described in the Schedule "A" herein below.

D) LAND OWNERS' ALLOCATION SHALL mean and include

Subject as aforesaid, 50 % of the total constructed area of the proposed building and shall be in the form of car parking at the ground floor of the said proposed building and self contained flats in each upper floors of the said proposed building to be constructed upon the said land with all modern amenities and facilities with the specific fittings.

The entire Owners' allocation is fully and particularly described in the Schedule B-1\* herein below.

The Owners' allocation at the said proposed building shall be as follows:

Ground floor ----- Four car parking area.

First Floor ----- Entire first floor in the form of self contained flat/s.

Second Floor ----- Entire second floor in the form of self contained flat/s.

E ) DEVELOPER'S ALLOCATION SHALL mean and include

Subject as aforesaid, save and except the First Parties' /Land Owners' allocation as mentioned hereinabove, the remaining or balance 50 % of the total constructed area of the proposed building and shall be in the form of car parking at the ground floor of the said proposed building and self contained flats in each upper floors of the said proposed building to be constructed upon the said land with all modern amenities and facilities with the specific fittings which is fully and particularly described in the Schedule B-2\* herein below.

The Developer's' allocation at the said proposed building shall be as follows:

Ground floor ----- Five car parking area.

Third Floor ----- Entire third floor shall in the form of self contained flat/s.

Fourth Floor ----- Entire fourth floor shall in the form of self contained flat/s.

F) BUILDING PLAN SHALL mean and include

ALL or any drawing, sketch, structural design, etc prepared by any recognised Architect for the construction of the proposed multi-storied building in accordance with Building Plan to be sanctioned by concerned authority.

G) STIPULATED TIME SHALL mean and include

The time for completion of the proposed building in ready and habitable condition with full amenities and facilities, which will be 24 (twenty four) months time from the date of sanction of building plan and/or from the date of getting delivery of vacant possession of the said premises from the Owners which ever shall be later except otherwise obstructed by any natural calamities, political interference, disputes and legal bindings, in that event such period may be extended as may be mutually decided by the parties hereto.

The completion of the building shall mean issuance of completion certificate issued by the appointed Architect under whose supervision the proposed building will be constructed. And the date on the said certificate shall be deemed to be the date of completion irrespective to the fact that completion certificate issued by authority concerned be obtained at a later date.

H) DATE OF COMMENCEMENT OF CONSTRUCTION WORK SHALL mean and include

The particular date which shall be within thirty days from the date of getting sanction of building plan and/or getting delivery of vacant possession of the said premises from the Owners which ever shall be later.

I) COMMON AREAS AND FACILITIES SHALL mean and include:

The stair, staircase, stair landing, passage ways, side spaces, lift well, pump room, septic tank, underground water reservoir, overhead tank, electric meter room or space, pump room, main gate, corridors, guard room if any, landings, outer walls of the building, tap water line, rain water pipe line, sewerage lines, boundary walls, and roof of the proposed building including all wirings for common area and other space and facilities, which may be

required for the enjoyment of the different flat holders and/or by the occupants of the said building and shall remain common for all and every occupants of the said building and further shall be joint-for enjoyment, maintenance and/or management of the said building and more fully and particularly described in the SCHEDULE - 'C' herein below.

Common Facilities includes 24 Hours Water Supply in every flat, common lighting in common areas, and maintenance of building from common fund.

J) TRANSFER SHALL mean and include

The transfer of self contained units covering super built up area / space in the building together with undivided impartable proportionate share and interest in the land underneath the building at the said premises in relation to and attributable to the area of the said unit along with common user of common space and service area in terms of sale as per provision of Transfer of property Act.

ARTICLE - III: OWNERS' RIGHT AND REPRESENTATION

1. The said property acquired by the Owners are free from all encumbrances, charges, liens, lispendens, transfers, attachments and/or acquisition, requisition whatsoever.
2. The said property is not affected by the provision of Urban Land (Ceiling & Regulation) Act, 1976.
3. The First Parties/Land Owners declare and represent that they have good and absolute right title to the said property and they have good marketable title to the said property and they have good marketable title enter into this agreement with the Developer. It is further declare that the original title deeds and other documents relating to the property lying with them shall be handed over to the Developer on the day of the execution of this agreement for which the Developer shall grant acknowledgement for the same. The Developer shall hand over

all those original documents/title deeds to the Owners after completion of the entire sale or any type of transfer of the Developer's allocation in the said proposed building.

4 Nobody else except the First Parties/Land Owners have any sort of claim, right, title deemed over and in respect of said premises and/or any portion thereof.

5. The First Parties/Land Owners have good, clear, absolute marketable title to enter into this agreement with the Developer.

6. No notice of acquisition or requisition have been received or served upon the First Parties/Land Owners nor the First Parties/Land Owners have any knowledge or are aware of any such notice or orders of acquisition or requisition in respect of the said property or any part thereof.

7. That there is no suit or proceeding both civil and criminal pending questioning the title in respect of the said property or any part thereof.

8. The First Parties/Land Owners have not received any money from any individual, bank and/or financial institution against his/her said land.

9. The Second Party/Developer is entering into this Agreement relying on the aforesaid representation and/or assurances made and/or obtained on the part of the First Parties/Land Owners.

#### ARTICLE-IV- BUILDING

1. That the Second Party/Developer shall at his own cost and expenses shall construct the proposed building on the said property according to the specification mentioned in the Seventh Schedule hereunder written in compliance with all Municipal Rules, regulations and provisions. If required the Second Party/Developer shall obtain any further additional building plan and/or revised plan or may make permissible deviation there from. The building is to be constructed shall be of good and standard quality of building materials and

workmanship. That for the construction purpose the Second Party/Developer shall be entitled to use the existing electric connection and municipal water connection at the said property.

2. That it is agreed by and between the parties hereto that for the purpose of construction of the proposed building at the said premises, the Second Party/Developer herein shall demolish the existing building standing on the said property at his own costs and expenses and the Second Party/Developer herein shall take the entire dismantled materials of the said existing building and for that the First Parties/Land Owners hereto shall have no objection.
3. That qualified Architect/Engineer shall be engaged by the Second Party/Developer for construction of the proposed building with good quality of building materials. Any of such materials shall not be of low or inferior quality, the users whereof may cause defect or damage to the proposed building.
4. The Second Party/Developer shall at his own cost and expenses shall construct the proposed building together with all arrangement as shall be required to be provided in the proposed building which shall be consisting of several self contained independent units.
5. The Second Party/Developer shall at his own cost and expenses and without creating any financial or other liability upon the First Parties/Land Owners shall construct and complete the said proposed building on the said property within a period of 24 (twenty four) months from the date of sanction of building plan by concerned authority and/or from the date of getting delivery of vacant possession of the said property from the First Parties/Land Owners whichever shall be later SUBJECT HOWEVER the Second Party/Developer is not prevented for reasons beyond the control of the Second Party/Developer, in that event such period may be extended as may be mutually decided by the parties hereto.

#### ARTICLE - V: CONSIDERATION

The Second Party/Developer shall provide to the First Parties/Land Owners 50 % of the total constructed area of the proposed building and shall be in the form of car parking at the ground floor of the said proposed building and self contained flats in each upper floors of the said proposed building to be constructed upon the said land with

all modern amenities and facilities with the specific fittings towards their allocation in the said proposed building which is fully and particularly described in the Schedule B-1\* herein below.

That further the Developer herein shall make payment of non refundable and non adjustable amount of Rs.10,00,000/- (Rupees Ten lakh) only to the First Parties/Owners hereto and the Second Party/Developer herein had paid the said entire non refundable and non adjustable amount of Rs.10,00,000/- (Rupees Ten lakh) only to the First Parties/Owners hereto in the manner mentioned in the memo of receipt herein below written

ARTICLE - VI: DEVELOPER'S RIGHTS

1. All application, plans and other paper and documents as may be required by the Second Party/Developer for the purpose of obtaining necessary sanction from the appropriate Authorities shall be prepared and submitted by the Second Party/Developer on behalf of the First Parties/Owners at his own costs and expenses and the Second Party/Developer shall make payment of all charges and shall bear all fees including Architect's fees and sanctioned fees required to be paid or deposited for exploitation of the said property commercially provided however that the Second Party/Developer shall be exclusively entitled to get all refund of any or all payments and/or deposits made by the Second Party/Developer without any burden to the First Parties/Owners.
2. The First Parties/Owners do hereby grant, subject to what has been hereunder provided, exclusive right to the Second Party/Developer who will build up to and to exploit commercially the said plot of land and to take all necessary steps thereto on behalf of the First Parties/Owners and shall be able to construct the proposed multi-storied building thereon in accordance with the plan to be sanctioned by the concerned authority with or without any amendment and/or modification thereto made or cause to be made by the consent of both the parties hereto within the time mentioned hereinabove. The Second Party/Developer shall hand over the Owners' Allocation in accordance with the specifications which are fully described in the Schedule - D hereunder written within 30 days from the date of completion proposed multi-storied building envisaged

hereinabove and the Second Party/Developer shall construct and complete the units of the proposed building in accordance with the plan to be sanctioned by the concerned authority.

3. The Second Party/Developer shall bear all the costs, charges and expenses for the construction of all the units in the said building including Owners' allocation and the said owners' allocation will be made fit for occupation with proportionate rights in all manners at the costs and expenses of the Second Party/Developer. The Second Party/Developer shall not violate any municipal rules while carrying on any constructional works. The Second Party/Developer without prejudice to the right of the First Parties/Owners in this Agreement and subject to the terms contained herein in his own capacity shall be entitled to enter with any other Building Contractor, Architect and others for carrying out the said Development at his risk and costs.
4. The First Parties/Owners hereby agree and have consent that the Second Party/Developer shall have exclusive right to advertise, fix hoardings or sign boards of any kind relating to the publicity for the benefit of commercial exploitation of the new building from the date of execution of this Agreement and on completion of the building or earlier all such advertisements and hoardings shall be removed by the Second Party/Developer from the premises.

#### ARTICLE - VII: PROCEDURE

The First Parties/Owners shall grant in favour of the Developer a Power of Attorney as per the provisions of the existing law to assist the Second Party/Developer for construction and completion of the proposed building and also to enter into Agreement for Sale with the prospective purchaser/s of the Second Party's/Developer's Allocation and also to execute and register the appropriate Deed of Conveyance in respect of Second Party's/Developer's Allocation in the proposed building together with the proportionate share of land attributable to the Second Party's/Developer's allocation in the proposed building. And also to do all other acts, deeds and

things as may be found necessary by the Second Party/Developer for construction, sanction of the building plan and for commercial exploitation of the proposed land and building.

ARTICLE - VIII: POSSESSION

That the Second Party/Developer shall commence the construction within thirty days from the date of the sanction of the building plan and/or from the date of getting delivery of vacant possession of the said premises from the First Parties/Owners which ever shall be later and will deliver/handover the First Parties'/Owners' allocation in complete habitable condition to the First Parties/Owners hereto within a span not exceeding 24 (twenty four) months time from the date of sanction of building plan and/or from the date of getting delivery of vacant possession of the said premises from the First Parties/Owners which ever shall be later except otherwise obstructed by any natural calamities, political interference, disputes and legal bindings.

ARTICLE - IX: FIRST PARTIES'/OWNERS' OBLIGATIONS

The First Parties/Owners hereby agrees and covenant with the Second Party/Developer not to cause any interference or hindrance in the matter of construction and doing any other work in respect of the said proposed building at the said premises by the Second Party/Developer subject to however the Second Party's/Developer's compliance with and/or acting in consonance in this agreement.

The First Party/Owners hereby agree and covenant with the Second Party/Developer not to do any act or deed or thing whereby the Second Party/Developer may be prevented from selling, assigning and/or disposing of any of the Second Party's/Developer's allocated portion in the building or at the said property, subject to Second Party/Developer complying with the terms and conditions of this agreements.

That in case of death of any of the First Parties/Owners hereto the legal heirs and/or legal representatives of the deceased First Parties/Owners shall be bound to execute and register a fresh Power of Attorney in favour of the

Second Party/Developer on the existing terms and conditions and/or without any change of conditions mentioned in these presents and also without any demands.

ARTICLE - X: OWNERS' INDEMNITY

The First Parties/Owners hereby undertakes that the Second Party/Developer shall be entitled to the said Developer's allocation and shall be able to sell and/or make any type of transfer his or Developer's allocation to any intending purchasers and the Second Party/Developer and/or his assigns shall enjoy the said allocation without any interference and/or disturbance from the First Parties/Owners provided that the Second Party/Developer performs and fulfils all the terms and conditions herein contained and on his part to be observed and performed.

ARTICLE- XI : OWNERS' RIGHT

That the First Parties/Owners shall be entitled to transfer and otherwise deal with the Owners' allocation of the building to any person/persons and intending purchaser or purchasers in the manner deemed fit and proper by the First Parties/Owners.

ARTICLE - XII : DEVELOPERS' INDEMNITY & OBLIGATION

- a. That for the purpose of construction work on the said property, the First Parties/Owners hereto temporarily vacate the said property and shift to other place and for which the Second Party/Developer herein shall make arrangement of two separate accommodation of which one shall be for the First Party/Owner No. 1 hereto and another shall be for the First Parties/Owners No. 2 and 3 hereto jointly and the rent for said two accommodation shall be paid by the Second Party/Developer herein on a regular basis from the date of vacating the said property till the date of delivery of physical possession of the Owners' allocation in the said proposed building to the First Parties/Owners hereto.

- b. The Second Party/Developer hereby undertakes to keep the First Parties/Owners indemnified against all third party claims and actions arising out of any act of omission or commission of the Second Party/Developer in or relating to the construction of the said proposed building.
- c. The Second Party/Developer hereby undertakes to keep the First Parties/Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Second Party's/Developer's action with regard to the Development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.
- d. The Second Party/Developer shall obtain all necessary registrations and licenses required for constructing the said building under the applicable laws and rules of the state and shall keep the owners saved, harmless and indemnified from any violation thereof.
- e. The Second Party/Developer shall bear all costs, charges and expenses for construction of all the units of the said proposed building including owners' allocations and the said owners' allocation will be made fit for occupation with proportionate rights in all manner and portions of the said building at the cost of expenses of the Second Party/Developer
- f. The Second Party/Developer shall construct the proposed building in strict compliance with all statutory laws, rules, regulations including but not limited, to environmental laws, labour laws, building rules and buildings codes, fire safety norms.
- g. The Second Party/Developer shall also pay all cess, taxes, electricity bills, and water taxes and out goings and including municipal rates and taxes, electricity bills and water taxes pertaining to the Premises after taking possession of the said Premises till the Completion Date as mentioned above.
- h. Upon completion of the Building the Second Party/Developer shall form an Association which shall consist of the ultimate purchaser/s of units of the Building including the units in occupation or retained by the land Owners or the Developer and shall have the Association Registered as per Statutory Requirements.

- i. All the necessary clearance, permissions incidental to the execution of the project shall be procured and obtained by the developer.

ARTICLE - XIII : DEVELOPER'S RIGHT

- a.i) The Second Party/Developer will hold the said property land as one of the parties to the joint venture scheme under this joint venture agreement and Second Party/Developer shall have the permission to construct the said proposed building on the said property as per building plan to be sanctioned by the concerned authority or any subsequent changes made thereto and or in accordance with the Rules and Regulation for the time being in force and the Second Party/Developer is entitled to deal with and dispose of .Developer's allocated portions or constructed areas in the proposed building in the manner the Second Party/Developer ind fit and proper.
- a.ii) If any amendment or modification is be required in the said building plan, the same shall be done by the Second Party/Developer at his own costs and expenses on behalf of the First Parties/Owners and the Second Party/Developer will pay and bear all fees including Architect's fees and municipal charges and expenses required to be paid or deposited for such amendment and/or modification of the building plan.
- a.iii) The Second Party/Developer shall be entitled to enter into agreement with the intending purchaser or purchasers for selling his allotted portion mentioned above excluding the Owners' share or allocation and shall settle terms with the prospective buyers of the units and if necessary the First Parties/Owners may join in the said agreement as necessary party without making any objection to enable the Developer to sell his allotted portion with the proportionate share of the said land to the said intending buyers.
- a.iv) The Second Party/Developer shall also be entitled to accept money by way of consideration price from the prospective buyers in respect of his allocated share/portion in the said proposed building.

ARTICLE - XIV: DEFAULT & MISCELLANEOUS

It is understood that from time to time to facilitate the construction of the building by the Developer, various deeds, matters and things not herein specified may be required to be done by the developer and for which the developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relative to which specified provisions may not have been mentioned herein, the Owners hereby undertakes to do all such acts, deeds matter and things that may be reasonably required to be done regarding the matter and the Owners shall execute any such additional power of attorney and/or authorization as may be required by the Developer for the said purpose and the Owners also undertakes to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe the rights of the Owners and/or go against the spirit of this agreement and the common law.

Any notice required to be served by the Developer shall, without prejudice to any other mode of service available, be deemed to have been served to the Owners if delivered by hand and duly acknowledged or sent by pre paid registered post with acknowledgement due and be deemed to have been served on the Owners and likewise if delivered by hand duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer if sent with addressed to the Registered Office of the Developer.

The name of the building complex shall be as per the discretion of the Developer subject to the approval of the Owners.

Nothing in these presents shall be construed to assignment or conveyance in law by the Owners of the said property of any part thereof to the Developer other than an exclusive license to the Developer to commercially exploit the same in terms thereof.

As and from the date of completion of the proposed building, the Owners and the Developer and/or their respective transferees shall be liable to pay and bear proportionate charges on account taxes payable in respect of their respective allocation.

There is no existing agreement regarding the Development or sale of the said premises and that all other arrangements, if any prior to this agreement have been cancelled and are being suppressed by this agreement.

The Original Agreement, the Original Deeds and documents of Title in respect of the said Property shall be kept in the Office of the Second Party/Developer and the Second Party/Developer shall hand over all those original documents/title deeds to the First Parties/Owners after completion of the entire sale or any type of transfer of the Second Party's/Developer's allocation in the said proposed building.

ARTICLE: XV: FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligations is prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during the duration of the "Force Majeure".

Force Measure shall mean floods, earth - quake, riot, war, storms, tempest, civil commotion, strike, and lockout and or any other act or commission beyond the control of the parties hereto.

CONCLUSION

After preparation of this Agreement all terms and conditions are heard and explained to the Owners and the Developer and after understanding all its contents both the Parties herein do hereby sign and approve the same. And further undertake to abide by all those terms and conditions in its true spirit.

SCHEDULE " A "

(DESCRIPTION OF THE PROPERTY)

ALL THAT piece and parcel of 'Bastu' land measuring about 05 (Five) Cottahs 08 (Eight) Chittaks together with one single storied residential building measuring more or less 1000 square feet standing thereon which is situated and lying within the limit of Kolkata Municipal Corporation, under Ward No. 99, Premises No. 198/1, Raipur Road, Assessee No. 210990400714, which is comprised in Dag No. 611/1313 under Khatian No. 154, in Mouza Raipur, J.L. No.33, R.S. No. 39, Pargana Khaspur, Police Station formerly Jadavpur and presently under Police Station Netaji Nagar, Post Office Naktala, Kolkata-700047, District South 24 Parganas together with all easement rights, benefits, facilities and other advantages attached therewith and which is butted and bounded by-

On the North : By Premises No. 198/2, Raipur Road.

On the South : By Premises No. 198/4, Raipur Road.

On the East : By 20' (twenty feet) wide KMC Black Top Road

On the West : Partly by 16' (sixteen feet) wide KMC Black Top Road and partly by

Premises No. 19C, Naktala Road.

SCHEDULE "B-1"

OWNERS' ALLOCATIONS ABOVE REFERRED TO

LAND OWNERS' ALLOCATION SHALL mean and include

50 % of the total constructed area of the proposed building and shall be in the form of car parking at the ground floor of the said proposed building and self contained flats in each upper floors of the said proposed building to be constructed upon the said land with all modern amenities and facilities with the specific fittings.

The Owners' allocation at the said proposed building shall be as follows:

Ground floor ----- Four car parking area.

First Floor ----- Entire first floor in the form of self contained flat/s.

Second Floor ----- Entire second floor in the form of self contained flat/s.

SCHEDULE "B-2"

DEVELOPER'S ALLOCATIONS ABOVE REFERRED TO

DEVELOPER'S ALLOCATION SHALL mean and include

Save and except the Owner's allocation, the remaining or balance 50 % of the total constructed area of the proposed building and shall be in the form of car parking at the ground floor of the said proposed building and self contained flats in upper floors of the said proposed building to be constructed upon the said land with all modern amenities and facilities with the specific fittings.

The Developer's allocation at the said proposed building shall be as follows:

Ground floor ----- Five car parking area.

Third Floor ----- Entire third floor shall in the form of self contained flat/s.



Fourth Floor ----- Entire fourth floor shall in the form of self contained flat/s.

SCHEDULE "C"

COMMON AREA AND SERVICE

1. Stair case on all floors.
2. Stair case landings on all floors.
3. Lift well and lift plant installation with motor and other equipments.
4. Common passages and lobbies on each floor including the statutory open space around the Building and all other common passage for ingress and egress from the Flats to the Public Road.
5. Water pumps, water tanks/reservoirs in the Ground Floor and on the roof of the top floor, water pipes, motor pump and pipes, ducts and all other common plumbing installations.
6. Common toilet at ground floor.
7. Common electrical installations, meter room, wiring fitting and fixtures.
8. Drainage and sewerage, pits and pipelines over and under the passage and septic tank.
9. Space for keeping pump for lifting water in the overhead tank.\*
10. Boundary walls and main gates.
11. Roof of the Building.
12. 24 Hours Water Supply System.

13. Lighting in the common Areas.

14. Caretaker Room and Caretaker Service for 24 Hours.

**THE SEVENTH SCHEDULE ABOVE REFERRED TO:-**  
**SPECIFICATIONS**

1. FOUNDATION:

- a) Excavation of earth up to the depth as per sanction drawing.
- b) Filling with excavated earth
- c) Disposal of surplus earth.
- d) Fine sand filling on the top of filling with excavated earth.

2. STRUCTURE:

- a) The buildings will be designed on R.C.C framed structure as per Indian standard Code of practice.
- b) Use of Steel reinforcement as per sanctioned structural drawing.

1. WALLS: Brick walls with good quality bricks.

- a) For internal surface — Putty over the plastered surface.
- b) External Putty with painting with water proof cement paint.

2. Flooring: Vitrified tiles flooring at bedrooms, living cum dining space with 4" (four inches) skirting at flat.

3. Kitchen: Vitrified tiles flooring, cooking platform of granite with stainless steel sink and ceramics glazed tiles up to 3' (three feet) height above the cooking platform are provided.

4. Bathroom: Antiskid tiles flooring with 7' (seven feet) height ceramics glazed tiles on walls.

5. One bath cum privy in each flat with Indian Style pan (white)/Comode (white).

6. Sanitary and Plumbing works : Water supply line in kitchen and toilet will be PVC pipes and external plumbing and sanitary connection will be of PVC pipes
7. Water connection: one shower point, two tap points at bath cum privy and one water point at basin will be provided in dinning cum drawing room and one water point shall be in kitchen.
8. Antiskid tiles flooring at car parking.
9. Drainage & Sewage: Sufficient technically approved drainage & sewage facilities with PVC pipe for rain water. PVC pipes as approved.
10. Door Frames and Door: Seasoned and treated plywood Flush Door with sal wood frames shall be provided with door bolt, lock and eye hole.
11. Windows & Grills: Aluminium channel sliding together with plain glass fittings and iron grill.
12. Electrical works : Electrical work will be done with commercial fittings (switches and plugs) and wiring will be concealed type and there shall be four points in each bedroom, four points including one 15 Amp in living cum drawing room, two points in kitchen and bathroom, one point in balcony and one door bell point and three points in each shop room or office spaces.
13. At balcony there shall be two feet brick wall and there upon one feet grill.
14. At staircase railing from the ground floor to top floor there shall be two feet brick wall and there upon one feet grill
15. Marble at staircase, common passages and/or corridors in the building.
16. There shall be four passenger lift in the building.
17. Municipal water connection at the said premises with overhead water reservoir with concealed pipe line with PVC standard quality pipes.
18. Roof treatment with approved water proofing and tile finishing.
19. Any extra work other than our specification mentioned hereinabove shall be charged extra as decided by our authorized engineer and such amount shall have to be deposited before execution of the aforesaid work.

IN WITNESS WHEREOF the OWNERS and the DEVELOPER herein have set and subscribed their respective hands and seals hereunder on the day, month and year first written above.

WITNESSES:

1. *Indira Kojari,*  
*Liluah, Howrah,*  
*11.12.03*

*Shambhu Nathi Chakraborty*  
(SHAMBHU NATHI CHAKRABORTY)

2. *Rama Chakraborty,*  
*Narfala, Kolkata - 47.*

*Sutapa Chakraborty,*  
*Sabli Chakraborty Saha*

SIGNATURE OF THE OWNERS

*Puna Roy*  
Puna Roy Labour Contractor  
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by me

*Shambhu Nathi Chakraborty*  
Advocate

WB/290/99

Howrah Court

Typed by:

*Indira Kojari*  
Liluah, Howrah.

*[Signature]*

MEMO OF RECEIPT OF SECURITY DEPOSIT

Received sum of Rs.10,00,000/- (Rupees Ten lakh) only towards non refundable and non adjustable amount from the within named Developer in the following manner:-

By Cheque No. 426260 dated 28/07/2023 drawn on IDBI Bank	..... Rs. 2,50,000/-
By Cheque No. 453591 dated 28/07/2023 drawn on IDBI Bank	.....Rs. 2,50,000/-
By Cheque No. 379366 dated 04/10/2023 drawn on IDBI Bank	.....Rs. 1,87,500-
By Cheque No. 379367 dated 04/10/2023 drawn on IDBI Bank	. .... Rs. 1,87,500-
By Cash dated 04/10/2023	..... Rs. 1,25,000/-
	<u>Total Rs. 10,00,000/-</u>

WITNESSES:

1. *Shobhana Majhi*  
*11/11/2023*





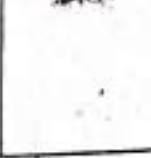
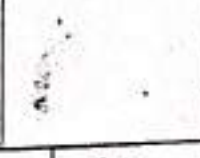





2. *Roma Chakraborty*  
*Nankhala, Kolkata - 47.*

*Shamshud Nath Chakraborty*  
(SHAMSHUD NATH CHAKRABORTY)











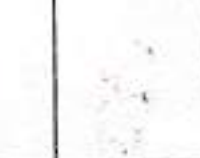
*Sutapa Chakraborty*  
*Saboli Chakraborty Saha*

SIGNATURE OF THE OWNERS


## FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Shambhu Nath Bhakraborty (SHAMBHU NATH BHAKRABORTY)

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Sulagna Chakraborty

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Yashita Chakraborty





~~सुमन माजुमदार~~  
~~सुमन माजुमदार~~



सुमन माजुमदार  
Suman Majumder

जन्म तिथि/DOB: 22/08/1969  
पुरुष / MALE



6444 6792 3907

आधार - आम आदमी का अधिकार



पता:

आमन: सुशील रंजन माजुमदार, 29,  
भट्टानगर, लीलुआ, बाली (एम),  
हावड़ा,  
वेस्ट बंगाल - 711203

~~सुशील रंजन माजुमदार~~ पहचान प्राधिकरण  
~~सुशील रंजन माजुमदार~~ OF INDIA

Address

S/O: Sushil Ranjan  
Majumder, 29,  
Bhattanagar, Liluah,  
Bally (M), Howrah,  
West Bengal - 711203



1847  
1820 300 1547

help@uidai.gov.in www.uidai.gov.in

T.O. Box No. 1847  
Bengaluru-560 081

### Major Information of the Deed

<b>Deed No :</b>	I-1603-15972/2023	<b>Date of Registration</b>	09/10/2023
<b>Query No / Year</b>	1603-2002500983/2023	<b>Office where deed is registered</b>	
<b>Query Date</b>	02/10/2023 2:36:50 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
<b>Applicant Name, Address &amp; Other Details</b>	Suman Majumder Howrah Court,Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9143287576, Status :Advocate		
<b>Transaction:</b>	<b>Additional Transaction</b>		
[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/-]		
<b>Set Forth value</b>	<b>Market Value</b>		
	Rs. 79,76,003/-		
<b>Stampduty Paid(SD)</b>	<b>Registration Fee Paid</b>		
Rs. 10,021/- (Article:48(g))	Rs. 10,053/- (Article E, E, B)		
<b>Remarks</b>	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



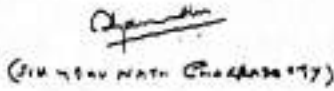





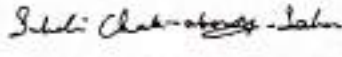
District: South 24-Parganas, P.S - Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road, Premises No: 198/1, Ward No: 099 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	5 Katha 8 Chatak		73,01,003/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				9.075Dec	0/-	73,01,003/-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq FL, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca. Extent of Completion: Complete					
<b>Total :</b>		1000 sq ft	0/-	6,75,000/-	



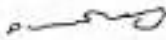


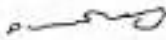


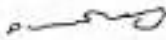
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr Shambhu Nath Chakraborty</b> Son of Late Kamakhya Charan Chakraborty Executed by: Self, Date of Execution: 09/10/2023 , Admitted by: Self, Date of Admission: 09/10/2023 ,Place : Office	 <small>09/10/2023</small>	 LTI <small>09/10/2023</small> Captured	 (SH SHAMBU NATH CHAKRABORTY)  <small>09/10/2023</small>
198/1, Raipur Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxxx0r, Aadhaar No: 94xxxxxxxx4552, Status :Individual, Executed by: Self, Date of Execution: 09/10/2023 , Admitted by: Self, Date of Admission: 09/10/2023 ,Place : Office				
2	<b>Mrs Sutapa Chakraborty</b> Wife of Late Samir Chakraborty Executed by: Self, Date of Execution: 09/10/2023 , Admitted by: Self, Date of Admission: 09/10/2023 ,Place : Office	 <small>09/10/2023</small>	 LTI <small>09/10/2023</small> Captured	  <small>09/10/2023</small>
198/1, Raipur Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: apxxxxxx3k, Aadhaar No: 32xxxxxxxx4535, Status :Individual, Executed by: Self, Date of Execution: 09/10/2023 , Admitted by: Self, Date of Admission: 09/10/2023 ,Place : Office				
3	<b>Mrs Saheli Chakraborty Saha</b> Wife of Mr Debjit Saha Executed by: Self, Date of Execution: 09/10/2023 , Admitted by: Self, Date of Admission: 09/10/2023 ,Place : Office	 <small>09/10/2023</small>	 LTI <small>09/10/2023</small> Captured	  <small>09/10/2023</small>
28, D.P.S. Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: asxxxxxx9c, Aadhaar No: 26xxxxxxxx2278, Status :Individual, Executed by: Self, Date of Execution: 09/10/2023 , Admitted by: Self, Date of Admission: 09/10/2023 ,Place : Office				



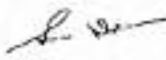
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Puna Roy Labour Contractor</b> 1/245, Naktala, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 . PAN No.:: adxxxxxx3m,Aadhaar No Not Provided by UIDAI, Status .Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td><b>Mr Puna Roy (Presentant )</b> Son of Late Bina Roy Date of Execution - 09/10/2023, , Admitted by: Self, Date of Admission: 09/10/2023, Place of Admission of Execution: Office</td> <td></td> <td> Captured LT 09/10/2023</td> <td> 09/10/2023</td> </tr> </tbody> </table> <p>1/245, Naktala, City:- , P O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India. , PAN No.:: adxxxxxx3m, Aadhaar No: 37xxxxxxxx1466 Status : Representative, Representative of : Puna Roy Labour Contractor (as Proprietor)</p>	Name	Photo	Finger Print	Signature	<b>Mr Puna Roy (Presentant )</b> Son of Late Bina Roy Date of Execution - 09/10/2023, , Admitted by: Self, Date of Admission: 09/10/2023, Place of Admission of Execution: Office		 Captured LT 09/10/2023	 09/10/2023
Name	Photo	Finger Print	Signature						
<b>Mr Puna Roy (Presentant )</b> Son of Late Bina Roy Date of Execution - 09/10/2023, , Admitted by: Self, Date of Admission: 09/10/2023, Place of Admission of Execution: Office		 Captured LT 09/10/2023	 09/10/2023						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Suman Majumder</b> Son of Late S R Majumder Howrah Court, City - Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN- 711101		 Captured	
	09/10/2023	09/10/2023	09/10/2023

Identifier Of Mr Shambhu Nath Chakraborty, Mrs Sutapa Chakraborty, Mrs Saheli Chakraborty Saha, Mr Puna Roy

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Shambhu Nath Chakraborty	Puna Roy Labour Contractor-4.5375 Dec
2	Mrs Sutapa Chakraborty	Puna Roy Labour Contractor-2.26875 Dec
3	Mrs Saheli Chakraborty Saha	Puna Roy Labour Contractor-2.26875 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Shambhu Nath Chakraborty	Puna Roy Labour Contractor-500.00000000 Sq Ft
2	Mrs Sutapa Chakraborty	Puna Roy Labour Contractor-250.00000000 Sq Ft
3	Mrs Saheli Chakraborty Saha	Puna Roy Labour Contractor-250.00000000 Sq Ft

Endorsement For Deed Number : I - 160315972 / 2023

On 09-10-2023

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

Admissible under rule 21 of West Bengal Registration Rule, 1952 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:06 hrs on 09-10-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Puna Roy ,

**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 79,76,003/-

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

Execution is admitted on 09/10/2023 by 1. Mr Shambhu Nath Chakraborty, Son of Late Kamakhya Charan Chakraborty, 198/1, Raipur Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2. Mrs Sutapa Chakraborty, Wife of Late Samir Chakraborty, 198/1, Raipur Road, P.O. Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 3. Mrs Saheli Chakraborty Saha, Wife of Mr Debjit Saha, 28, D.P.S. Road, P.O. Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Service

Indetified by Mr Suman Majumder, . . Son of Late S R Majumder, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-10-2023 by Mr Puna Roy, Proprietor, Puna Roy Labour Contractor (Sole Proprietorship), 1/245, Naktala, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Suman Majumder, . . Son of Late S R Majumder, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,053.00/- ( B = Rs 10,000.00/- , E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 10,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/10/2023 7:59AM with Govt. Ref. No: 192023240250668681 on 09-10-2023, Amount Rs: 10,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKY2578507 on 09-10-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

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

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 2806, Amount: Rs.100.00/-, Date of Purchase: 06/10/2023, Vendor name: Arun Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/10/2023 7:59AM with Govt. Ref. No: 192023240250668681 on 09-10-2023, Amount Rs: 9,921/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKY2578507 on 09-10-2023, 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

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1603-2023, Page from 440205 to 440240  
being No 160315972 for the year 2023.



*[Handwritten signature]*

Digitally signed by Debasish Dhar  
Date: 2023.10.30 17:35:33 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 30/10/2023  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.