

8564/24

Z 07485/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 094318

2/1469464/24

21/06/24

certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.



Additional Registrar of Assurances-II Kolkata

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

21 JUN 2024

DEVELOPMENT AGREEMENT

1. Date : 21.06.2024
2. Place : Kolkata.
3. Parties :
 - 3.1 RATAN KUMAR SEN GUPTA
[PAN : AQGPG4780R].

Contd.....2

250752

Pinaki Chattopadhyay
Advocate
Judge's Court Barasat

NAME	
ADD	
Pa	
- 1 FEB 2024	
SURANJAN MUKHERJEE	
Licenses & Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

- 1 FEB 2024

- 1 FEB 2024



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

21 JUN 2024

[AADHAAR NO. 713164562836], [D.O.B. 01.03.1935] & [MOBILE NO. 9007860228], son of Late Lalit Mohan Sengupta, by faith - Hindu, by occupation - Retired Person, by nationality - Indian, residing at AD-350, Rabindra Pally, P.O. Prafulla Kanan, P.S. Baguiati, Kolkata - 700101, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "**LANDOWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, representative and assigns and nominee or nominees) of the **ONE PART**.

AND

3.2 **SRISHTI R NIRMAN REALTY [PAN : AFTPC0734M]**, a Proprietorship Concern, having its previous office at Flat No. 201, 2nd Floor, AF-128, Paroshmani Abasan, Krishnapur, P.O. Krishnapur, P.S. Baguiati, Kolkata - 700101, District North 24 Parganas, West Bengal, and now at Premises No.99/08/1087, AD-324, Rabindra Pally, P.O. Krishnapur, P.S. Baguiati, Kolkata - 700101, District North 24 Parganas, West Bengal, represented by its Proprietor **ANUSILAN CHAKRABORTY [PAN : AFTPC0734M], [AADHAAR NO. 960691183604], [D.O.B. 27.09.1978] & [MOBILE NO. 9836618451]**, son of Late Ramkanta Chakraborty, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at AF-65, Talbagan, Rabindrapally, Krishnapur, P.O. Prafulla Kanan, P.S. Baguiati, Kolkata - 700101, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/his heirs, executors, administrators, representative, and assigns) of the **OTHER PART**.

Landowner and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-

4. Subject Matter of Development :

4.1 Development Project & Appurtenances :

4.1.1 Project Property : ALL THAT piece and parcel of land measuring :

<u>R.S. Dag</u> <u>No.</u>	<u>L.R. Dag</u> <u>No.</u>	<u>R.S. Khatian</u> <u>No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Nature of</u> <u>Land</u>	<u>Total Land Area</u> <u>K - CH - SFT.</u>
2572	4848	60	2987	Bastu	00 - 08 - 36
2573	4848	766	2987	Bastu	04 - 00 - 00
					04 - 08 - 36

In total a demarcated plot of Bastu land measuring **4 (Four) Cottahs 8 (Eight) Chittacks 36 (Thirty Six) sq.ft.** be the same a little more or less Together With cement flooring residential Tiles Shed measuring 100 sq.ft. more or less, lying and situate at **Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat),** comprised in C.S. Dag Nos. 4065 & 4054, **R.S. Dag Nos. 2572 & 2573,** corresponding to **L.R. Dag No. 4848,** under C.S. Khatian Nos. 587 & 154, **R.S. Khatian Nos. 60 & 766, L.R. Khatian No. 2987 (in the name of Ratan Kumar Sengupta, Landowner herein), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City),** within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. 51/622, Block-AD, in Ward No. 33, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 51/622, Block-AD, in Ward No. 24, having Assessee No. 20033198581, having Premises No. AD-350, Rabindra Pally By Lane (Krishnapur), P.O. Prafulla Kanan, Kolkata - 700101, in the District North 24 Parganas, morefully described in the First Schedule hereinafter written.

5. BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS :

5.1 Representations and Warranties Regarding Title : The Landowner has made the following representations and given the following warranties to the Developer regarding title.

5.1.1 CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF RATAN KUMAR SENGUPTA, LANDOWNER HEREIN, IN RESPECT OF FIRST SCHEDULE PROPERTY, AS IS FOLLOWS :

5.1.1.1 Absolute Ownership of Shyam Lal Chakraborty under Deed No. 10654 for the year 1966 : One Shyam Lal Chakraborty, son of Late Kali Charan Chakraborty was the absolute owner of land measuring 4 (Four) Cottahs more or less, comprised in C.S. Dag No. 4054 corresponding to R.S. Dag No. 2573, under C.S. Khatian No. 154, R.S. Khatian No. 766, lying and situate at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, by purchasing the same from one (1) Sunil Kumar Bhattacharjee, son of Satish Chandra Bhattacharjee & (2) Ramlal Chakraborty, son of Late Kali Charan Chakraborty, by the strength of a Registered Deed of Conveyance, which was registered on 28.12.1966, registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 157, Pages 101 to 105, being Deed No. 10654 for the year 1966.

5.1.1.2 Sale by the said Shyam Lal Chakraborty to one Ratan Kumar Sengupta & Ownership of Ratan Kumar Sengupta : The said Shyam Lal Chakraborty, son of Late Kali Charan Chakraborty sold, transferred and conveyed his aforesaid plot of land measuring 4 (Four) Cottahs more or less, comprised in C.S. Dag No. 4054 corresponding to R.S. Dag No. 2573, under C.S. Khatian No. 154, R.S. Khatian No. 766, lying and situate at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, to one Ratan Kumar Sengupta, Landowner herein, by the strength of a Registered Deed of Conveyance, which was registered on 01.09.1972, registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 89, Pages 224 to 229, being Deed No. 5847 for the year 1972.

Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 5847 for the year 1972, the said Ratan Kumar Sengupta, Landowner herein, became the absolute owner of the aforesaid purchased property, i.e. ALL THAT piece and parcel of land measuring 4 (Four) Cottahs more or less, comprised in C.S. Dag No. 4054 corresponding to R.S. Dag No. 2573, under C.S. Khatian No. 154, R.S. Khatian No. 766, lying and situate at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.

Contd.....5

5.1.1.3 Again Purchase by the said Ratan Kumar Sengupta from Gyanoda Bala Ghosh under Deed No. 10012 for the year 1975 : The said Ratan Kumar Sengupta, Landowner herein, purchased a plot of land measuring 0 (Zero) Cottah 8 (Eight) Chittacks 36 (Thirty Six) sq.ft. more or less, comprised in C.S. Dag No. 4065 corresponding to R.S. Dag No. 2572, under C.S. Khatian No. 587, R.S. Khatian No. 60, lying and situate at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, from one Gyanoda Bala Ghosh, wife of Late Upendra Nath Ghosh, by the strength of a Registered Deed of Conveyance, which was registered on 03.12.1975, registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 180, Pages 92 to 94, being Deed No. 10012 for the year 1975.

5.1.1.4 Absolute Total Ownership of Ratan Kumar Sengupta under (1) Deed No. 5847 for the year 1972 & (2) Deed No. 10012 for the year 1975 : Thus on the basis of the aforementioned Registered Deeds of Conveyance, bearing (1) Deed No. 5847 for the year 1972 & (2) Deed No. 10012 for the year 1975, the said Ratan Kumar Sengupta, Landowner herein, became the absolute owner of **ALL THAT** piece and parcel of land measuring :

<u>C.S. Dag</u> <u>No.</u>	<u>R.S. Dag</u> <u>No.</u>	<u>C.S. Khatian</u> <u>No.</u>	<u>R.S. Khatian</u> <u>No.</u>	<u>Nature of</u> <u>Land</u>	<u>Total Ownership</u>
4065	2572	587	60	Sali	K - CH - SFT. 00 - 08 - 36
4054	2573	154	766	Sali	04 - 00 - 00 04 - 08 - 36

In total a demarcated plot of land measuring **4 (Four) Cottahs 8 (Eight) Chittacks 36 (Thirty Six) sq.ft. be the same a little more or less**, lying and situate at **Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat**, comprised in C.S. Dag Nos. 4065 & 4054, R.S. Dag Nos. 2572 & 2573, under C.S. Khatian Nos. 587 & 154, R.S. Khatian Nos. 60 & 766, in the District North 24 Parganas, which is morefully described in the First Schedule hereunder written.

5.1.1.5 Municipal Record before concerned Rajarhat Gopalpur Municipality : After having absolute possession and absolute ownership over the aforesaid property, the said Ratan Kumar Sengupta, Landowner herein, duly recorded and mutated his name in the record of the concerned Rajarhat Gopalpur Municipality, having Holding No. 51/622, Block-AD, in Ward No. 33, having Premises No. AD-350, Rabindra Pally By Lane (Krishnapur), P.O. Prafulla Kanan, Kolkata - 700101.

5.1.1.6 Municipal Record before concerned Bidhannagar Municipal Corporation : It is to be mentioned here that after formation of Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), the said Ratan Kumar Sengupta, Landowner herein, also duly recorded and mutated his name in the record of the concerned Bidhannagar Municipal Corporation, having Holding No. 51/622, Block-AD, in Ward No. 24, having Assessee No. 20033198581, having Premises No. AD-350, Rabindra Pally By Lane (Krishnapur), P.O. Prafulla Kanan, Kolkata - 700101, in respect of the aforesaid total plot of land.

5.1.1.7 L.R. Record & Conversion of Land from 'Sali' to 'Bastu' : The said Ratan Kumar Sengupta, Landowner herein duly recorded his name in the record of the L.R. Settlement in L.R. Khatian No. 2987 in L.R. Dag No. 4848 (R.S. Dag Nos. 2572 & 2573).

It is also to be noted here that the said Ratan Kumar Sengupta, Landowner herein also duly applied before the concerned Revenue Officer, Rajarhat, North 24 Parganas, for conversion of the said land possessed by him under L.R. Khatian No. 2987 in L.R. Dag No. 4848 (R.S. Dag Nos. 2572 & 2573) from 'Sali' to 'Bastu', and the concerned authority duly converted the nature of the said land from 'Sali' to 'Bastu'.

5.1.2 DESIRE OF DEVELOPMENT & POWER OF ATTORNEY :

5.1.2.1 Desire of Development : The said Ratan Kumar Sengupta, Landowner herein, express his desire to develop the aforesaid plot of land and which is morefully described in the First Schedule hereunder written, by constructing multi storied building/s thereon, and one Srishti R Nirman Realty, the present Developer accepted the said proposal and said Ratan Kumar Sengupta, has desired to enter into the present Development Agreement with the said Srishti R Nirman Realty, Developer herein with some terms and conditions enumerated hereinbelow.

5.1.2.2 Registered Development Power of Attorney : For the smooth running of the said project, the said Ratan Kumar Sengupta, Landowner herein, agreed to execute a Registered Development Power of Attorney After Registered Development Agreement, by which the said Ratan Kumar Sengupta, Landowner herein will appoint and nominate the said Srishti R Nirman Realty, Developer herein, as his constituted attorney, to act on behalf of the Landowner.

Contd.....7

6. **DEFINITION :**

- 6.1 **Building :** Shall mean multi storied building/s so to be constructed on the project property.
- 6.1.1 **Common Facilities & Amenities :** Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.
- 6.1.2 **Saleable Space :** Shall mean the space within the building, which is to be available as an unit/flat/garage/shop for independent use and occupation in respect of Landowner's Allocation & Developer's Allocation as mentioned in this Agreement.
- 6.1.3 **Landowner's Allocation :** Shall mean the consideration against the project by the Landowner, which is morefully described in Second Schedule hereunder written.
- 6.1.4 **Developer's Allocation :** Shall mean all the remaining area of the proposed building excluding Landowner's Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is morefully described in Third Schedule written hereinbelow.
- 6.1.5 **Architect/Engineer :** Shall mean such person or persons being appointed by the Developer.
- 6.1.6 **Transfer :** With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowner as a transfer of space in the said building to intending purchasers thereof.
- 6.1.7 **Building Plan :** Shall mean such plan or revised sanctioned plan for the construction of the multi storied building/s, which will be sanctioned by the concerned authority/authorities for construction of building/s, including its modifications and amenities and alterations.
- 6.1.8 **Built Up Area/Lockable Area :** Here Built up area/Lockable area means, the area in which the flat has been built. It includes carpet area of the flat plus cent percent of internal walls area plus fifty percent of the common partition wall between two units plus cent percent area covered by the individual wall for the said unit.

Contd.....8

- 6.1.9 **Total Covered Area** : Here total covered area means, built up/lockable area of the flat plus proportionate area of common spaces like stairs, lift & lobby areas of that particular floor.
- 6.1.10 **Super Built Up Area (For any Individual Unit)** : Here super built up area means the total covered area plus 25% of service area.

7. **LANDOWNER'S RIGHT & REPRESENTATION :**

- 7.1 **Indemnification regarding Possession & Delivery** : The Landowner is seized and possessed of and/or otherwise well and sufficiently entitled to the schedule property in as it is condition and deliver physical as well as identical possession to the Developer to develop the schedule property.
- 7.1.1 **Free From Encumbrance** : The Landowner also indemnifies that the schedule property is free from all encumbrances and the Landowner has marketable title in respect of the said premises.

8. **DEVELOPER'S RIGHTS :**

- 8.1 **Authority of Developer** : The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against his allocation or acquired right under these agreement, in this regard the Landowner has no liability.
- 8.1.1 **Right of Construction** : The Landowner hereby grants permission an exclusive rights to the Developer to build new building upon the project property.
- 8.1.2 **Construction Cost** : The Developer shall carry total construction work of the building at his own costs and expenses. No liability on account of construction cost will be charged from Landowner's Allocation.
- 8.1.3 **Sale Proceeds of Developer's Allocation** : The Developer will take the sale proceeds of Developer's Allocation exclusively.
- 8.1.4 **Booking & Agreement for Sale** : Booking from intending purchaser for Developer's Allocation will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Landowner as a Registered Power of Attorney Holder. All the

sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in his own name but without creating any liability on the Landowner.

8.1.5 **Selling Rate** : The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowner.

8.1.6 **Profit & Loss** : The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowner's Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.

8.1.7 **Possession to the Landowner** : On completion of the project, the Developer will handover undisputed possession of the Landowner's Allocation Together With all rights of the common facilities and amenities to the Landowner with Possession Letter and will take release from the Landowner by executing a Deed of Release.

8.1.8 **Possession to the intending purchaser** : On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representative and Power of Attorney holder of the Landowner.

8.1.9 **Deed of Conveyance** : The Deed of Conveyance will be signed by the Developer on behalf of and as representative and registered Power of Attorney Holder of the Landowner in respect of Developer's Allocation.

9. CONSIDERATION :

9.1 **Permission against Consideration** : The Landowner grants permission for exclusive right to construct the proposed building/s in consideration of Landowner's Allocation to the Developer.

10. DEALING OF SPACE IN THE BUILDING :

10.1 **Exclusive Power of Dealings of Landowner** : The Landowner shall be entitled to transfer or otherwise deal with Landowner's Allocation in the building and the Developer shall not in anyway interfere with or disturb the quiet and peaceful possession of the Landowner's Allocation.

Contd.....10

- 10.1.1 **Exclusive Power of Dealings of Developer :** The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowner and the Landowner shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.
11. **BUILDING :**
- 11.1 **Completion of Project :** The Developer shall at his own costs construct, and complete the proposed building/s with good and standard material as may be specified by the Engineer of the Developer from time to time.
- 11.1.1 **Installation of Common Amenities :** The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd./W.B.S.E.D.C.L and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats/units/shops/garages therein on ownership basis and as mutually agreed upon.
- 11.1.2 **Architect Fees etc. :** All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowner shall bear no responsibility in this context.
- 11.1.3 **Municipal Taxes & Other Taxes of the Property :** The Landowner shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said property upto the date of this agreement. And after that the Developer will pay and will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation. From the date of completion and allocation of the floor area between the Landowner and the Developer, the Developer will pay Municipal Tax, GST and/or any other taxes as levied by the State Government/Central Government and/or any other statutory authority/authorities on Developer's Allocation only AND on the contrary, the Landowner will pay Municipal Tax, GST and/or any other taxes as levied by the State Government/Central Government and/or any other statutory authority/authorities on Owner's Allocated Portion or Owner's Allocation only.

11.1.4 **Upkeep Repair & Maintenance** : Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

12. **PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNER :**

12.1 **Delivery of Possession** : As soon as the building/s will be completed in all respect, the Developer shall give written notice to the Landowner requiring the Landowner to take possession of the Landowner's Allocation in the building.

12.1.1 **Payment of Municipal/Corporation Taxes** : Within 30 days from the receive possession of Landowner's Allocation and at all times there after the Landowner shall be exclusively responsible for payment of all Municipal/ Corporation and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowner's Allocation only.

12.1.2 **Share of Common Expenses & Amenities** : As and from the date of delivery of possession to be received, the Landowner shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the service charges for the common facilities in the new building payable in respect of the Landowner's Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

13. **COMMON RESTRICTION :**

13.1 **Restriction of Landowner and Developer in common** : The Landowner's Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-

Contd.....12

- 13.1.1 Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- 13.1.2 Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.
- 13.1.3 Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless such party shall have observed and performed all to terms and conditions on their respective part to be observed and/or performed and the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
- 13.1.4 Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws and regulation.
- 13.1.5 The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.
- 13.1.6 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- 13.1.7 Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.

- 13.1.8 The Landowner shall permit the Developer and its/his servants and agents with or without workman and other at all reasonable times to enter into and upon Landowner's Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

14. **LANDOWNER'S OBLIGATION :**

14.1 **No Interference :**

The Landowner hereby agrees and covenants with the Developer :

- (i) not to cause any interference or hindrance in the construction of the building by the Developer.
- (ii) not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building.
- (iii) not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

15. **DEVELOPER'S OBLIGATIONS :**

- 15.1 **Time Schedule of Handing Over Landowner's Allocation :** The Developer hereby agrees and covenants with the Landowner to handover Landowner's Allocation within 30 (Thirty) months from the date of sanctioning the building plan from the concerned authority. The Landowner also permits the Developer a grace period of 6 (Six) months more to handover the possession of Landowner's Allocation.

- 15.1.1 **Penalty :** If the Landowner's Allocation will not be delivered within the stated period, the Developer shall be liable to pay Rs.30,000/- (Rupees Thirty Thousand) only per month to the Landowner as demurrage. This penalty will be extended/continued 3 (Three) years more from the expiry of stipulated period of 36 months from the date of sanctioning of building plan. Thereafter, if, the developer will unable to handover the possession of Owner's Allocation, in that event, this present Agreement will be treated

as cancelled and void and the Landowner will pay/return all the actual costs and expenses in the building done by the developer till date time to the developer as estimated by a qualified engineer.

15.1.2 **No Violation** : The Developer hereby agrees and covenants with the Landowner :

- (i) not to violate or contravenes any of the provisions of rules applicable to construction of the said building.
- (ii) not to do any act, deed or thing, whereby the Landowner is prevented from enjoying, selling, assigning and/or disposing of any Landowner's Allocation in the building at the said premises vice versa.

16. **LANDOWNER'S INDEMNITY :**

16.1 **Indemnity** : The Landowner hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfil the terms and conditions herein contained and/or its part to be observed and performed.

17. **DEVELOPER'S INDEMNITY :**

The Developer hereby undertakes to keep the Landowner :

- (i) indemnified against third party claiming and actions arising out of any sort of act of omission or commission of the Developer in relation to the construction of the building/s.
- (ii) against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

18. **MISCELLANEOUS :**

18.1 **Contract Not Partnership** : The Landowner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowner and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

Contd.....15

- 18.1.1 **Not specified Premises** : It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowner and various applications and other documents may be required to be signed or made by the Landowner related to which specific provisions may not have been mentioned herein. The Landowner hereby undertakes to do all such legal acts, deeds, matters and things as and when required and the Landowner shall execute any such additional power of attorney and/or authorisation as may be required by the Developer for any such purposes and the Landowner also undertakes to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowner and/or against the spirit of these presents.
- 18.1.2 **Not Responsible** : The Landowner shall not be liable or any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 18.1.3 **Process of Issuing Notice** : Any notice required to be given by the Developer to the Landowner shall without prejudice to any other mode of service available be deemed to have been served on the Landowner if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowner if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.
- 18.1.4 **Formation of Association** : After the completion of the building/s and receiving peaceful possession of the allocation, the Landowner hereby agrees to abide by all the rules and regulations to be framed by any society/ association/holding organisation and/or any other organisation, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.
- 18.1.5 **Name of the Building** : The name of the building shall be given by the Developer and Landowner jointly in due course.

- 18.1.6 **Right to borrow fund** : The Developer shall be entitled to borrow money at his risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowner or effecting his estate and interest in the said premises it being expressly agreed and understood that in no event the Landowner nor any of his estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowner indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof. But it is to be mentioned here that the property hereby intended to be developed or any part thereof cannot be mortgaged in taking loan from the bank or any financial institution. The Landowner shall not under any circumstances, remain liable to make payment of any loan if taken by the developer from any financial institution or bank in constructing the said building or any part thereof at the said premises.
- 18.1.7 **Documentation** : The Landowner delivered all the original copies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowner will bound to produce documents in original before any competent authority for inspection.
- 18.1.8 **Electrical Transformer** : The Electrical Transformer will be installed by the W.B.S.E.D.C.L. in the project. The process of installation of Transformer will be taken by the developer. The Developer will not be liable for any delay caused by W.B.S.E.D.C.L. regarding installation of Transformer in the project within the stated period of handing over the possession and under no circumstances, the Landowner and purchaser/s of the building will blame and will take any steps on this point to the developer.

19. **FORCE MAJEURE** :

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

20. **DISPUTES :**

All disputes and/or differences between the parties hereto regarding the construction and/or interpretation of this agreement and touching these premises or determination of any liability shall be referred to the joint arbitration of two persons, one to be appointed by the owners and one to be appointed by the developer and if the arbitrators differ in their awards then the same shall be referred to one umpire to be jointly appointed by the joint arbitrators and the same shall be deemed to be a reference within the meaning of the Arbitration and Re-Conciliation Act, 1996.

None of the parties hereto shall be entitled to proceed before any court or form before referring the same to the arbitration of the Arbitrators and the Arbitrators have given their award. The Arbitrators shall have summary power and the Arbitrators shall have power to give interim award and/or directions.

Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**) shall be referred to the competent court of having jurisdiction to entertain the same.

21. **JURISDICTION :**

In connection with the aforesaid legal proceeding, only the District Judge, North 24 Parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO
[Description of Plot of Land & Premises]

ALL THAT piece and parcel of land measuring :

<u>R.S. Dag</u> <u>No.</u>	<u>L.R. Dag</u> <u>No.</u>	<u>R.S. Khatian</u> <u>No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Nature of</u> <u>Land</u>	<u>Total Land Area</u> <u>K - CH - SFT.</u>
2572	4848	60	2987	Bastu	00 - 08 - 36
2573	4848	766	2987	Bastu	04 - 00 - 00
					04 - 08 - 36

In total a demarcated plot of Bastu land measuring **4 (Four) Cottahs 8 (Eight) Chittacks 36 (Thirty Six) sq.ft.** be the same a little more or less

Contd.....18

Together With cement flooring residential Tiles Shed measuring 100 sq.ft. more or less, lying and situate at **Mouza - Krishnapur**, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), comprised in C.S. Dag Nos. 4065 & 4054, **R.S. Dag Nos. 2572 & 2573**, corresponding to **L.R. Dag No. 4848**, under C.S. Khatian Nos. 587 & 154, **R.S. Khatian Nos. 60 & 766**, **L.R. Khatian No. 2987 (in the name of Ratan Kumar Sengupta, Landowner herein)**, A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. 51/622, Block-AD, in Ward No. 33, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 51/622, Block-AD, in Ward No. 24, having Assessee No. 20033198581, having Premises No. AD-350, Rabindra Pally By Lane (Krishnapur), P.O. Prafulla Kanan, Kolkata - 700101, in the District North 24 Parganas, in the State of West Bengal. The said plot of land is butted and bounded as follows :-

- ON THE NORTH : 11'-5" Wide Road [Rabindra Pally Bye Lane (Kestopur)].
 ON THE SOUTH : 13'-6" Wide Road [Rabindra Pally Bye Lane (Kestopur)].
 ON THE EAST : Premises No. AD-206 (White Valley) & House of Late Kamal Kesh Sur.
 ON THE WEST : Premises No. AD-352 [Jwaladevi Apartment].

THE SECOND SCHEDULE ABOVE REFERRED TO

LANDOWNER'S ALLOCATION : The Landowner hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building/s over and above the same will be entitled to have the allocation in the manner as follows :-

1. **The Landowner's Allocation of Ratan Kumar Sengupta, Landowner herein, will be allotted as follows :-**
 - A. The Landowner will get 50% (Fifty Percent) of constructed area in the proposed multi storied building in form of flats/shops/car parking spaces, together with undivided proportionate share of land, common areas, common amenities and common facilities.
 - B. Later on, after preparation of the final Floor Plan, the flats/shops/garages will be demarcated in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to the Landowner along with

Contd.....19

a Supplementary Development Agreement denoting the flats/shops/ garages within the purview of the Landowner's Allocation.

- C. The Landowner will also get a sum of Rs.13,500/- (Rupees Thirteen Thousand Five Hundred only) as rent free accommodation of shifting charges to be payable from the date of signing and executing this present Development Agreement till the date of handing over of possession of Landowner's Allocation to the said Landowner.
- D. It is also settled that except the Landowners' Allocation as described above, the other remaining constructed areas will exclusively be treated as Developer's Allocation.
- E. The flats/shops/car parking spaces/units will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.

THE THIRD SCHEDULE ABOVE REFERRED TO
[Developer's Allocation]

DEVELOPER'S ALLOCATION : Shall mean all the remaining portion i.e. 50% (Fifty Percent) constructed area of the entire building (excluding Owner's Allocation) including undivided proportionate share of land, common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the Developer.

THE FOURTH SCHEDULE ABOVE REFERRED TO
[Specifications]

1. STRUCTURE : Building designed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.
2. EXTERNAL WALL : 5"/8" thick brick wall and plastered with cement mortar.
3. INTERNAL WALL : 5" thick brick wall and plastered with cement mortar.
4. FLOORING : Flooring is of Flat will be of Marble/Vitrified Tiles. Stair case & Lobby with marble finished.
5. BATH ROOM : Bath room fitted upto 5'-6" height with glazed tiles of standard brand.

Contd.....20

6. **KITCHEN** : Counter table with granite top & stainless steel sink. Ceramic tiles dado of 4 ft. above the counter.
7. **TOILET** : One Toilet of Anglo Indian commode & One Toilet of European type commode with standard P.V.C. Cistern. Floor marble. Walls-ceramic tiles upto door height hot & cold lines in shower. Colour sanitary ware of reputed brand.
8. **DOORS & WINDOWS** : Sal Wood Frame. Main door of the flat will be Memorandum. Other door shutter good quality flush door. Anodised/Powder coated aluminium sliding windows with clear glazing.
9. **WATER SUPPLY** : Water supply around the clock.
10. **PLUMBING** : Toilet concealed wiring with PVC Pipe with two bibcock, one shower in toilet, all fittings are standard quality.
11. **VERANDAH** : Verandah grill will provide up to 2'-6" height from 1'-0" top of floor.
12. **LIFT** : One four or five persons capacity lift will be provided.

ELECTRICAL WORKS :

1. Full concealed wiring with copper conduit. Switches of Crabtree/Anchor Roma brand or equivalent.
2. In Bed Room : Two light points, only one 5 amp. plug point, one fan point. Only one A.C. point will be provided in the Master Bed Room of the flat.
3. Living/Dining Room : Two light points, Two Fan points, one 5 amp. plug, one 15 amp. plug (as per required area).
4. Kitchen : One light point, one exhaust fan point and one 15 amp. plug point.
5. Toilet : One light point, one 15 amp. plug point, one exhaust fan point.
6. Verandah : One light point.
7. One light point at main entrance.
8. Calling bell : One calling bell point at the main entrance.

PAINTING :

- a) Inside wall of the flat will be finished with wall putty and external wall with weather coat or equivalent.
- b) All door and windows frame painted with two coats white primer.

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

IN WITNESS WHEREOF the parties hereto have set and subscribe their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata

in the presence of :

1. Sujit Acharya
 ab Dakshin Parva
 ACPJ - Barasat -
 Uad - 700124

2. Santana Sengupta
 Tulip - 210, Sonesta Cosmos
 10th main, 13th cross
 Maruthi nagar, Malleshpalya
 Bangalore, Karnataka.
 560075

Drafted By :

Parash Narayan Jwaraker
 Adv.
 P/1305/214/2011
 Jyoti Court, Barasat.

For Pinaki Chattopadhyay & Associates,

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700157.

Ph. : 9830061809.

Composed By :

Pranab K Banerjee

Pranab K Banerjee

Teghoria Main Road,

Kolkata - 700157.

Ratan Kumar Sen Gupta

Ratan Kumar Sen Gupta

Landowner

Anusilan Chakraborty

Anusilan Chakraborty





Proprietor of

Srishti R Nirman Realty

Developer

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO


UNDER RULES 44A OF THE LR, ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Ratan Kumar Sen Gupta</i>	L.H.					
	R.H.					


ATTESTED :- *Ratan Kumar Sen Gupta*

 <i>Anuj Kumar Chakraborty</i>	L.H.					
	R.H.					

ATTESTED :- *Anuj Kumar Chakraborty*

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-



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



192024250085899478

GRN Details

GRN: 192024250085899478 Payment Mode: SBI Epay
GRN Date: 20/06/2024 16:14:17 Bank/Gateway: SBIEpay Payment Gateway
BRN : 1206254886712 BRN Date: 20/06/2024 16:14:45
Gateway Ref ID: CHQ2649175 Method: State Bank of India NB
GRIPS Payment ID: 200620242008589946 Payment Init. Date: 20/06/2024 16:14:17
Payment Status: Successful Payment Ref. No: 2001469464/4/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr PINAKI CHATTOPADHYAY
Address: TEGHARIA MAIN RD, KOL157
Mobile: 9830061809
Period From (dd/mm/yyyy): 20/06/2024
Period To (dd/mm/yyyy): 20/06/2024
Payment Ref ID: 2001469464/4/2024
Dept Ref ID/DRN: 2001469464/4/2024

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2001469464/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	10020
2	2001469464/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				10041

IN WORDS: TEN THOUSAND FORTY ONE ONLY.



Major Information of the Deed

Deed No :	I-1902-07485/2024	Date of Registration	21/06/2024
Query No / Year	1902-2001469464/2024	Office where deed is registered	
Query Date	14/06/2024 1:42:48 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PINAKI CHATTOPADHYAY SANGEETA APARTMENT TEGHARIA MAIN ROAD, Thana : Bagulati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9830581531, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 82,16,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,120/- (Article:4B(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement sllp.(Urban area)		

Land Details :




District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rabindrapally By Lane(Krishnapur), Mouza: Krishnapur, JI No: 17, Pin Code : 700101

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-2572	RS-60	Bastu	Bastu	8 Chatak 36 Sq Ft		9,90,000/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L2	RS-2573	RS-766	Bastu	Bastu	4 Katha		71,99,999/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
		TOTAL :			7.5075Dec	0 /-	81,89,999 /-	
		Grand Total :			7.5075Dec	0 /-	81,89,999 /-	

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/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	0 /-	27,000 /-	



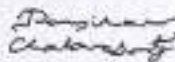
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RATAN KUMAR SEN GUPTA Son of Late LALIT MOHAN SENGUPTA Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office	 21/06/2024	 Captured LTI 21/06/2024	 21/06/2024
AD-350, RABINDRA PALLY, City:- Not Specified, P.O:- PRAFULLA KANAN, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: AQxxxxxx0R, Aadhaar No: 71xxxxxxxx2836, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office				




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	SRISHTI R NIRMAN REALTY PREMISES NO 99/08/1087, AD-324, RABINDRA PALLY, City:- Not Specified, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AFxxxxxx4M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANUSILAN CHAKRABORTY (Presentant) Son of Late RAMKANTA CHAKRABORTY Date of Execution - 21/06/2024 , , Admitted by: Self, Date of Admission: 21/06/2024, Place of Admission of Execution: Office	 Jun 21 2024 5:52PM	 Captured LTI 21/06/2024	 21/06/2024
AF-65, TALBAGAN, RABINDRA PALLY, KRISHNAPUR, City:- Not Specified, P.O:- PRAFULLA KANAN, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AFxxxxxx4M, Aadhaar No: 96xxxxxxxx3604 Status : Representative, Representative of : SRISHTI R NIRMAN REALTY (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUJIT ACHARYA Son of Mr S ACHARYA DAKSHINPARA, SHITALATALA, City:- Not Specified, P.O:- BARASAT, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124		 Captured	
	21/06/2024	21/06/2024	21/06/2024

Identifier Of Mr RATAN KUMAR SEN GUPTA, Mr ANUSILAN CHAKRABORTY

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr RATAN KUMAR SEN GUPTA	SRISHTI R NIRMAN REALTY-0.9075 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr RATAN KUMAR SEN GUPTA	SRISHTI R NIRMAN REALTY-6.6 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr RATAN KUMAR SEN GUPTA	SRISHTI R NIRMAN REALTY-100.00000000 Sq Ft

Endorsement For Deed Number : I - 190207485 / 2024

On 21-06-2024

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

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

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

Presented for registration at 17:38 hrs on 21-06-2024, at the Office of the A.R.A. - II KOLKATA by Mr ANUSILAN CHAKRABORTY ..

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 82,16,999/-

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

Execution is admitted on 21/06/2024 by Mr RATAN KUMAR SEN GUPTA, Son of Late LALIT MOHAN SENGUPTA, AD-350, RABINDRA PALLY, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by Profession Retired Person

Identified by Mr SUJIT ACHARYA, , Son of Mr S ACHARYA, DAKSHINPARA, SHITALATALA, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Service

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

Execution is admitted on 21-06-2024 by Mr ANUSILAN CHAKRABORTY, PROPRIETOR, SRISHTI R NIRMAN REALTY (Sole Proprietorship), PREMISES NO 99/08/1087, AD-324, RABINDRA PALLY, City:- Not Specified, P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101

Identified by Mr SUJIT ACHARYA, , Son of Mr S ACHARYA, DAKSHINPARA, SHITALATALA, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- , I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/06/2024 4:14PM with Govt. Ref. No: 192024250085899478 on 20-06-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 1206254886712 on 20-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 250752, Amount: Rs.100.00/-, Date of Purchase: 01/02/2024, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/06/2024 4:14PM with Govt. Ref. No: 192024250085899478 on 20-06-2024, Amount Rs: 10,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 1206254886712 on 20-06-2024, Head of Account 0030-02-103-003-02

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1902-2024, Page from 401826 to 401856
being No 190207485 for the year 2024.



for

Digitally signed by SATYAJIT BISWAS
Date: 2024.07.02 13:46:42 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 02/07/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.