

SL-51/23

I-0050/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Additional District Sub-Registrar
Belghoria 24 Pgs. (N)

6 JAN 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the
06th day of January, 2023 (Two Thousand Twenty Three);

BETWEEN

ক্রমিক নং..... তারিখ.....
জেতা..... T. K. Mandal
গ্রাম..... Adr High Court
মূল্য..... ২০০০ টাকা..... পরিসা.....
ভেণ্ডার শ্রী.....
আমডাঙ্গা এ, ডি, এস, আর, অফিস
উত্তর ২৪ পরগণা

স্বাক্ষর তারিখ.....

মোট মূল্য.....

ট্রেজারী অফিস - বারাসাত

ভেণ্ডার - শ্রী গোবিন্দ প্রসাদ মিত্র

07 DEC 2022

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Certified that the document is
to registration. The registration
and endorsement stamp is affixed
the document and the document
document.

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6 JAN 2023

DEVELOPMENT AGREEMENT



THIS DEVELOPMENT AGREEMENT is made on this 6th

2023 (Two Thousand Twenty Three)

ADDL. District Sub-Registrar

Belghoria 24 Pgs. (N)

6 JAN 2023

(1) **SRI SUBRATA GHOSH (PAN: ADWPG7719H, Aadhaar No. 8311 4823 4103)**, son of Late Paresh Chandra Ghosh, by occupation- Business, residing at Satyajit Sarani, Kadamtala Shib Mandir, Naxalbari, District- Darjeeling, W.B., Pin -734011, (2) **SRI MANADIBYA GHOSH (PAN: AQEPG7625B, Aadhaar No. 5987 3893 1304)**, son of Late Debabrata Ghosh, by occupation- Service, residing at 51, Ghola Road, P.O.- Nandan Nagar, P.S.- Belgharia, Kolkata- 700083, District- North 24 Parganas, & (3) **MISS. SOURANKA GHOSH, (PAN: BJWPG8938F, Aadhaar No. 5715 0710 6599)**, daughter of Late Debabrata Ghosh, by occupation- Service, residing at 51, Ghola Road, P.O.- Nandan Nagar, P.S.- Belgharia, Kolkata- 700083, District- North 24 Parganas, all are by faith- Hindu, by Nationality- Indian, and 4) **SRI ABHIJIT LAHIRI, (PAN: ABDPL9868K, Aadhaar No. 5283 2077 5502)**, son of Sunil Kumar Lahiri & Anima Lahiri, by faith – Hindu, by Nationality – Indian, by occupation- Service, permanently residing at HIG -2/1 6C, Greenwood Park, Action Area - 1A, New Town, Kolkata - 700156 presently residing at 6190 Deerbrook Rd., Oak Park, CA, 91377, United States of America, hereinafter jointly referred to and called as the “**OWNERS**” (Which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their heirs,



Addl. District Sub-Registrar

Belghoria 24 Pgs. (N)

- 6 JAN 2023

executors, administrators, legal representatives and assigns) of the
ONE PART.

A N D

M/S. SAI DEVELOPERS (PAN : AETFS7623E), a Partnership Firm having its Principal Place of Business at 1, Ghola Road, P.O.- Nandan Nagar, P.S. – Belgharia, Kolkata – 700083, District- North 24-Parganas, represented by its partners namely (1) **SRI PAPPU SHAW @ PAPPU KUMAR SHAW (PAN: EVTPS6197A, Aadhaar No. 812316543598)**, son of Sri Manoj Kumar Shaw, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 32, Ghola Road, P.O.- Nandan Nagar, P.S.- Belgharia, Kolkata- 700083, District- North 24 Parganas and (2) **SRI SUMON CHOWDHURY @ SUMAN CHOWDHURY (PAN: AIWPC7523Q, Aadhaar No. 270799318550)**, son of Sri Bhaskarananda Chowdhury, by faith - Hindu, by Nationality - Indian, by occupation- Business, residing at 126, K. S. Dutta Road, Nimta, P.O. & P.S. – Nimta, Kolkata - 700049, District - North 24- Parganas, hereinafter referred to and called as the “**DEVELOPER**” (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include his /her / their heir/heirs, executors/ executors,



Addl. District Sub-Registrar

Belghoria 24 Pgs. (N)

6 JAN 2020

administrator/ administrators, legal representative/ representatives and assigns) of the **OTHER PART.**

W H E R E A S one Paresh Chandra Ghosh, son of Late Sharat Chandra Ghosh, was the owner a plot of land measuring about 12 cottahs 11 Chittacks 12 Sq.ft. more or less(out of which 9 Cottahs 14 Chittacks he got by way of purchase and balance 2 Cottahs 13 Chittacks 12 Sq.ft. by way of record of rights) along with 600 sq.ft. Pucca structure standing thereon which is lying and situated at/under Mouza- Belghoria, J.L. No.3, R.S. No.17, Touzi No. 1725, Comprised in Dag No. 1545, Khatian No. 1112, having Municipal Holding No. 145, Gholia Road, Kolkata-700083, under Ward No. 33, within the local limits of Kamarhati Municipality, within the Jurisdiction of A.D.S.R.O. Belgharia (formerly A.D.S.R.O. Cossipore Dum Dum) under P.S. Belgharia and being premises no. 51, Gholia Road, P.O. Nandannagar, P.S. Belgharia, Kolkata - 700083 in the District of North 24-Parganas, by way of purchase by virtue of two separate Bengali Sale Deeds which was registered on 20.05.1949 before the A.D.S.R. Cossipore Dum Dum and recorded in the Book No. I, Volume No. 30, Pages from 287 to 289 being Deed No. 2028 for the year 1949 & another on 20.05.1949 before the A.D.S.R.



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)
- 6 JAN 2020

Cossipore Dum Dum and recorded in the Book No.I, Volume No.36, Pages from 1 to 3, Being Deed Nos. 2026 for the year 1949 measuring about 8 Cottahs and 1 Cottahs 14 Chittacks more or less respectively.

AND WHEREAS during his occupation of the said landed property he was sold out of the aforesaid landed property measuring about 4 Cottahs 15 Chittacks Land to Smt. Pratima Ghosh, wife of Sri Motilal Ghosh by virtue of One Bengali Sale Deed which was registered on 21.11.1949 before the A.D.S.R. Cossipore Dum Dum and recorded in Book No. I, Volume No. 60, Pages from 227 to 229, being Deed No. 4189 for the year 1949.

AND WHEREAS thereafter said Paresh Chandra Ghosh was the owner of the rest (4 Cottahs 15 Chittacks + 2 Cottahs 12 Chittacks 12 Sq.ft.) i.e. 7 Cottahs 12 Chittacks 12 Sq.ft. at present physically 7 Cottahs more or less bastu land out of which 4 Cottahs 15 Chittacks came from purchase and 2 Cottahs 1 Chittack came from record of rights, such as B.L. & L.R.O. records as recorded owner.



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

- 6 JAN 2023

AND WHEREAS during his occupation of the aforesaid landed property said Paresh Chandra Ghosh was died on 19.04.1995 leaving behind him, his wife Mrinalini Ghosh, three sons namely Satyabrata Ghosh, Subrata Ghosh, Debabrata Ghosh and only daughter Anima Lahiri as his legal heirs and successors.

AND WHEREAS after his death his wife Mrilanini Ghosh was also died on 12.06.2019.

AND WHAEREAS thereafter his elder son Satyabrata Ghosh was also died on 17.04.2002 as unmarried i.e. as a bachelor.

AND WHEREAS thereafter his another son Debabrata Ghosh was also died leaving behind him his one son named Manadibya Ghosh and one daughter named Souranka Ghosh as his legal heirs and successors.

AND WHEREAS thereafter his only daughter Anima Lahiri was also died leaving behind her, her only son Abhijit Lahiri as her only legal heir and successor.



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)
- 6 JAN 2020

AND WHEREAS at present (1) Subrata Ghosh, (2a) Manadibya Ghosh, son of Late Debabrata Ghosh (2b) Souranka Ghosh, daughter of Late Debabrata Ghosh and (3) Abhijit Lahiri are the present joint owners of a plot of land measuring about 7 Cottahs 12 Chittacks 12 Sq.ft. **at present physically 7 Cottahs more or less** along with 600 sq. ft. Pucca structure standing thereon which is lying and situated at/under Mouza- Belghoria, J.L. No.3, R.S. No.17, Touzi No. 1725, Comprised in Dag No. 1545, Khatian No. 1112, having Municipal Holding No. 145, Ghola Road, Kolkata-700083, under Ward No. 33, within the local limits of Kamarhati Municipality, within the jurisdiction of A.D.S.R.O. Belgharia (formerly A.D.S.R.O. Cossipore Dum Dum) under P.S. Belgharia and being premises no.51, Ghola Road, P.O. Nandannagar, P.S. Belgharia, Kolkata - 700083 in the District of North 24-Parganas, by way of inheritance of their predecessor deceased Paresh Chnadra Ghosh.

AND WHEREAS the owners herein are the joint owners of **ALL THAT** piece or parcel of 7 Cottahs 12 Chittacks 12 Sq.ft. **at present physically 7 Cottahs more or less** a plot of bastu land along with 600 sq. ft. Pucca structure standing thereon lying and situated



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)
— 6 JAN 2023

at/under Mouza- Belghoria, J.L. No.3, R.S. No.17, Touzi No. 1725, Comprised in Dag No. 1545, Khatian No. 1112, having Municipal Holding No. 145, Ghola Road, Kolkata-700083, under Ward No. 33, within the local limits of Kamarhati Municipality, within the Jurisdiction of A.D.S.R.O. Belgharia (formerly A.D.S.R.O. Cossipore Dum Dum) under P.S. Belgharia and being premises no.51, Ghola Road, P.O. Nandannagar, P.S. Belgharia, Kolkata - 700083 in the District of North 24-Parganas, by way of inheritance from their predecessor deceased Paresh Chandra Ghosh morefully and particularly mentioned in the Schedule hereunder written.

AND WHEREAS Since the owners herein is/are seized and possessed of and/or otherwise well and sufficiently entitle to the said landed property by way of inheritance and enjoyed the same peacefully, freely, absolutely and without an interruption from any corners together with rights to sale, convey and transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as the owners shall think fit and proper.

AND WHEREAS the owners mutated his/her/their names in the records of the B.L. & L.R.O. and Local Municipality in respect of the



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)
- 6 JAN 2020

aforesaid property and is paying municipal taxes and Govt. rents upto date against his/her/their names as absolute owners and occupiers thereof.

AND WHEREAS the **DEVELOPER** have requested the owners to allow them to develop the said Land/properties and premises described in the schedule hereunder written.

AND WHEREAS the owners have agreed to authorize the **DEVELOPER** to develop the said land/properties and premises mentioned in the schedule hereunder written by demolishing the existing buildings/ houses/ structures thereon, if any, and constructing new multi-storied building thereon comprising flats/ Shops/ Garages on ownership basis and the owners is/are agreeable to directly convey the said land with the new building thereon and other structures to any purchaser/purchasers/ other Body that will be formed by the purchasers of flats and other premises in such building, on the following terms and conditions agreed to and between the parties hereto.



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

6 JAN 2020

NOW IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

1. **THE DEVELOPER** shall Develop the said land described in schedule hereunder written (hereinafter referred to as **THE SAID PROPERTY**) as may be permitted by all concerned authorities and the **OWNERS** hereby agrees to entrust and hand over the vacant possession to the **DEVELOPER**, the work and right of development of the said property described in the schedule hereunder written on the terms hereinafter contained.
2. The **DEVELOPER** hereby to develop and/or cause to be developed the said property on the terms mentioned herein and as permitted by the concerned authorities by constructing one multi-storied building thereon comprising flats/ Shops/Garages on the said plot and other premises on ownership basis. The **DEVELOPER** agrees that he/ they will obtain whatever permissions are required to develop the said property at his/their own costs and on his/their own responsibility in the name of the **OWNERS/ DEVELOPER**.



Addl. District Sub-Registrar

Belghoria 24 Pgs. (N)

- 6 JAN 2023

3. The **OWNERS** shall hand-over the Original or Xerox copy of title Deeds and other Original necessary papers and documents of the said property to the Developer after execution of this Agreement.
4. It is agreed that one Development Power of Attorney in connection with all related matters of the said property for the purpose of its development will be executed by the owners in favour of the Developer.
5. It is also agreed that the Developer after obtaining original sanctioned plan in the name of the Owners/Developer at his/their own costs, shall hand-over one Xerox copy of it to the owners.
6. In consideration of the **OWNERS** having agreed to entrust to the **DEVELOPER**, development of the said property described in the schedule hereunder written and to confer upon the **DEVELOPER** the rights, powers, privileges and benefits as mentioned herein, the **DEVELOPER** agrees, privileges and



Addl. District Sub-Registrar

Belghoria 24 Pgs. (N)

- 6 JAN 2020

benefits as mentioned herein, **the DEVELOPER agrees to give the Owners 4 flats measuring about 1002 sq. ft. more or less each super built up area out of which 2 flats on the 1st floor & 2 flats on the Top floor and they will also get 1 shop room measuring about 250 sq. ft. more or less super built up area on the Ground Floor Gholia Road side of the proposed multi-storied building as owner's allocation** for land area measuring about 4 Cottahs 15 Chittacks more or less, which is more fully and particularly described below. **And rest of the proposed multi-storied building together with undivided proportionate share, interest, facilities in the land will be the Developer's allocation.**

AND shifting will be given to the land owners as 3 (three) BHK accommodation.

AND one thing is also noted that if the flat area exceeds or less of 1002 sq. ft. super built up area more or less of the owners' allocation then the land owners who will get flats they will pay @Rs.3000/- per sq. ft. only.



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)
- 6 JAN 2023

AND the land owners will handover the possession of the said land within 1 (one) month from the date of this agreement to the Developer.

AND the owners will pay individual electric meter charges.

AND Developer will made Agreement for sale with any party/ parties and that will also register if needed and after execution and registration of Agreement for Sale the Developer will register Deed of Conveyance after keeping the owners' allocation.

7. This agreement will not be treated as partnership between the **OWNERS** and the **DEVELOPER** but it will be treated as a Development Agreement of the said plot between the **OWNERS** and **DEVELOPER**. The **DEVELOPER** is given a right to develop the said plot as aforesaid.

8. The **DEVELOPER** is/are satisfied that the **OWNERS** is/are the full and absolute owners of the said property and that



Addl. District Sub-Registrar

Belghoria 24 Pgs. (N)

6 JAN 2023

the property is not subject to any mortgage, charge or any other encumbrances.

9. The **DEVELOPER** shall not start any work of development on the said property unless the building plan are sanctioned by the Municipality in favour of the **OWNERS/ DEVELOPER**.
10. The development of the said property by construction of building/ buildings thereon shall be done at the entire costs, expenses and risk and on the entire account of the **DEVELOPER**. The proposed building to be constructed on the said property and all dwelling units thereon will be in accordance with the scheme of the State Government under the Urban Land and Other relevant Acts and also in accordance with the Development Rules and Regulations for the time being in force. The Developer shall be at liberty to make necessary application for that purpose to the authorities concerned at his/their own costs and expenses in the name of the **OWNERS/ DEVELOPER** and the **OWNERS** together with shall joint in such application but the



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)
- 6 JAN 2023

responsibility of obtaining such permissions will be on the **DEVELOPER** and at his/their own cost.

11. The **OWNERS** shall at the request and costs of the **DEVELOPER** sign and execute from time to time the plans and other applications for layouts, scheme, construction of the building and approval by Kamarhati Municipality or other authorities provided that all costs, charges and expenses including Architects Fees in this connection shall indemnify and keep indemnified the **OWNERS** from the and against all actions, suits, proceedings, fines, penalties, architect's fees and all cost, charges, expenses, and damages incurred or suffered by the **OWNERS**.
12. The **DEVELOPER** shall be entitled to carry out at his/their own costs, charges and expenses in all respects, all or any item of work for development of the said property including laying of drainage, cables, water pipes, and other connections and lighting of roads, and other items as per the terms and conditions imposed by the Kamarhati Municipality while sanctioning the lay-out scheme and the said plans and



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)
- 6 JAN 2020

also other items of works as may be required to carry out for the purpose of making the said property fit for construction of building and structures thereon. All finances for completion of the said items of work shall be provided, born and paid by the **DEVELOPER** alone.

The **OWNERS** hereby agrees to render all assistance and Co-operation that may be required by the **DEVELOPER** from time to time to carry on the development work in respect of the said property and construction and completion of building and structures thereon in accordance with terms and conditions as may be stipulated by the concerned authorities and in respect of any other matters relating to or arising there from provided that the **OWNERS** shall not be liable to incur any financial obligation in that behalf.

13. The **DEVELOPER** shall be at liberty to sell and/or allot the dwelling units of flats and/or any other treatments and/or rights in the buildings and structures to be constructed on the said property and/or to enter into any package deal arrangement for allotment of buildings and structures to be



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Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

- 6 JAN 2023

constructed on the said property at such price and on such terms and conditions and provisions as the **DEVELOPER** may think fit and any time term which may be imposed by any authority or authorities, provided always that the **DEVELOPER** shall not be released or discharged from his/their liabilities and obligations hereunder to the **OWNERS**. All such allotments shall, however, be made by the **DEVELOPER** at his/their own costs and account and at his/their risk, the intention being that the **DEVELOPER** shall alone be liable and responsible to such party or parties. The **DEVELOPER** will be entitled to permit any of the premises to be occupied by any of the allottees of dwelling units of flats or building/house erected on the said property by the **DEVELOPER**.

14. The **DEVELOPER** shall deliver undisputed possession of the flat to the flat purchasers and also land owners of the proposed multi-storied building and the land owners not to prevent any way the flat purchasers to enjoy /sale/assign or dispose of his/her/their flat in accordance with the building



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

6 JAN 2020

(Regulation of Provision of Construction & Transferred by Promoters/Developers) Act.

15. The **DEVELOPER** shall entitled to put up and permit to be put up advertisement boards upon said property, for his/their building, but without involving the name of the **OWNERS** in any manner, and for which the **OWNERS** will not be entitled to remove forthwith if any the **DEVELOPER** have committed any breach of this agreement, but it will settle by both the parties mutually.
16. The **DEVELOPER** shall directly execute and register any Deed of Conveyance in favour of the purchaser or Group of Purchasers as the Constituted Attorney of the **OWNERS**, for his/their allocation, in that case such Deed or Deed of Conveyance shall be prepared by the Advocates for the **DEVELOPER**.
17. The **OWNERS** shall sign all application or papers for the necessary permission and sanction of the competent Authority of the State Government under the Provisions of



Addl. District Sub-Registrar

Belghoria 24 Pgs. (N)

6 JAN 2023

the Urban Land (Ceiling & Regulation) Act, 1976 for the transfer of the said property described in the schedule hereunder written either by on one deed or as many deeds as required in favour of the body as aforesaid. However, it shall be the responsibility of **DEVELOPER** to file application with the concerned authorities and pursue the said application and obtain the said permission of the State Government/Competent Authority at his/their own costs and expenses.

18. It is agreed that after the date of this agreement the **DEVELOPER** shall pay and discharge all taxes and outgoings including Municipal Taxes, and all other Charges, Rates, Cess, Taxes that may be levied by a public body or authorities in respect of the said property and which would be payable by the **OWNERS** as **OWNERS**. The **DEVELOPER** shall indemnify and keep indemnified the **OWNERS** from and against non-payment thereof. In the event of the **DEVELOPER** pay in any refundable deposit to the Municipality and other concerned authorities in the course of the development of the said property in the name of the



Addl. District Civil Registrar

Belghoria 24 Pgs. (N)

6 JAN 2020

OWNERS/ DEVELOPER. The Developer shall be entitled to refund of such deposit in his/their own name. To enable the **DEVELOPER** to obtain the such refund, the **OWNERS** shall sign or execute all such documents, writings as may be require in that behalf.

19. It is further agreed that the **DEVELOPER** shall complete the construction of the proposed multi-storied building within a period of 30 (thirty) months from the date of sanctioned Building Plan.

The **DEVELOPER** shall be entitled to have an extension period of 6 (Six) months over the stipulated time of 30 (thirty) months for completion of the proposed multi-storied building for any urgent reasons which is beyond the control of the **DEVELOPER** for the construction of the building is held up or remains incomplete.

20. It is agreed that in the event of any damage or injury arising out from accidents of carelessness of the workmen or others, victimizing such workmen or any other persons whatsoever



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

- 6 JAN 2023

or causing any harm to the property during the course of construction the **DEVELOPER** shall bear the responsibility and liability thereof and shall keep the land **OWNERS** safe and harmless and indemnify and against all suits, cases, claims, demands, right and actions in respect of such eventualities. Any financial loss arising out of such event the **DEVELOPER** shall borne all such expenses.

21. It is agreed upon the completion of the proposed multi-storied building and handing over the possession of the Flat/Dwelling Units Purchaser/s in the proposed building, the taxes of the said Flat/Dwelling Units shall be borne by the Flat/ Dwelling Units Purchaser/s separately as per his/her/their proportionate share from the date of taking over the possession of the said flat/Dwelling Units.
22. After expiry of 30 (thirty) days subsequent to the receipt of possession letter the Flat/Dwelling Units Purchaser/s shall pay to the flat Owners Association Proportionate Service Charges, maintenance expenses or any other proportionate



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

6 JAN 2020

shares towards the repairs, maintenance of common spaces, fixtures, electricity consumption, sewerage plumbing etc.

23. The Land Owners shall not interfere with the process of development or construction work at any stage of development program or in the matter of allotment of flats and shall make available the entire premises of the property with all appurtenant land to the Developer simultaneously and execution of this agreement and give access to the Developer to the entirety of the said property.
24. The **OWNERS** declares that no notice from the government or any local body or authority including Kamarhati Municipality have been received by or served upon by the **OWNERS** or any person's interests in the said property.
25. The **OWNERS DECLARES:-**
- a) That the **OWNERS** is/are entitled to enter into this agreement with the **DEVELOPER** and he/they has/have full right and absolute authority to sign and execute the same.



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Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)
6 JAN 2023

- b) That the **OWNERS** have not agreed, committed or contracted or entered into any agreement for sale or lease of the said property or any part thereof to any person or persons other than the **DEVELOPER** and that he/they has/have not created any mortgage, charge or any other encumbrances on the said property as mentioned herein.
 - c) That the **OWNERS** have not done any act, deed, matter or thing whereby or by reason whereof, the development of the said property may be prevented or affected in any manner whatsoever.
26. The **DEVELOPER** declares that he/they has/have entered into this agreement after fully satisfying about the title of the **OWNERS**.
27. The **DEVELOPER** shall be entitled to enter into separate contracts in his/their own name with building contractor, architect, surveyors and others for carrying out the said development work at his/ their own risk and cost.



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Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

- 6 JAN 2020

28. This agreement and the clauses herein are subject to "force majeure", which means and includes earthquake, flood, riot, water, storm, tempest, Civil Commotion, war, strike, lockout/or any other act beyond the control of the parties hereto, at the duration whereof the obligations of the parties hereto shall remain suspended.

29. Both the parties hereto agrees that the terms and conditions contained in this Agreement shall be adhered to the most cordial and friendly manner. If any complications beyond the agreed terms and conditions incorporated in this Agreement both parties shall endeavour to settle the said dispute by mutually.

However, if any dispute or differences arises between the parties in this agreement for effective inter protection of the terms and conditions herein, the same shall be referred to either an Advocate or Arbitrator chosen jointly by the parties hereto or two such separate Advocate or Arbitrator one of each party with a third natural umpire whose decision and



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Add. District Sup-Registrar
Belghoria 24 Pgs. (N)

- 6 JAN 2023

as word as envisaged or the Indian Arbitration Act, 1996, as amended shall be final and binding on both the parties.

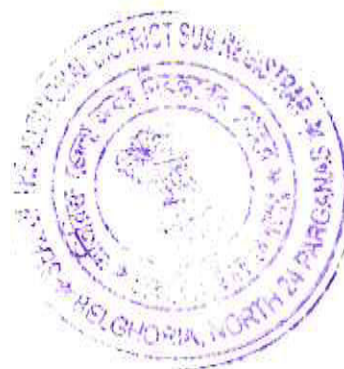
OWNER'S ALLOCATION:-

The Land owners' will get 4 flats measuring about 1002 sq.ft. more or less each super built up area out of which 2 flats on the 1st floor and 2 flats on the Top floor and they will also get 1 shop room measuring about 250 sq. ft. more or less super built up area on the ground floor Ghola Road side of the proposed multi-storied building as owner's allocation.

DEVELOPER'S ALLOCATION :-

And rest of the proposed multi-storied building together with undivided proportionate share, interest, facilities in the land will be the Developer's allocation.

N.B.: In further if the Building Plan Sanctioned by the appropriate authority on the total land area measuring about 7 Cottahs more or less then the Owners will also get their allocation for recorded area



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Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

- 6 JAN 2020

measuring about 2 Cottahs 1 Chittack more or less as per ratio given for land area measuring about 4 Cotthas 15 Chittacks more or less. And if it be less or decrees then it will be vice versa.

SPECIFICATION OF CONSTRUCTION

1. STRUCTURE : R.C.C. Frame by structural works by the R.C.C. Columns, beams, lintels, roof etc. with Durgapur Steel Rod.
2. OUTSIDE WALL : 8" thick brick walls with bricks and sand cement mortar.
3. INSIDE WALLS : 5" thick partition wall of rooms and 3" thick bath room partition with brick works and cement mortar.
4. PLASTERING : Plastering with sand and cement and A.C.C./Ultratake etc. cement in proper proportion for outside and inside walls, ceiling etc.

Cement will be mixed with concrete for beam and slab 1:2:3 (cement:



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

6 JAN 2020

sand: stone) ratio.

In plaster sand and cement will be mixed as per 4:1 (sand : cement) ratio.

5. DOORS

: All doors frames will be made of Flush door or commercial ply wood and the shutters will be made of flush or commercial-board including the hinges and aluminum door bolt, handle and necessary fittings.

Excepting entry door, which will be of good quality & longevity.

6. LOCK

: One haz bolt and one eye hole will be provided in main door.

7. WINDOWS

: All windows will be made of steel with glass fittings in aluminum channel.

8. FLOORING WALLS

& : All bed rooms, dining/ drawing room, kitchen and balcony will be floored with tiles and 6" skirting tiles.

Toilet floor will be finished with tiles and walls shall be fitted with glazed



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

6 JAN 2020

tiles upto 6'.

All the walls be made smooth with plaster of paris or putty finish.

9. SANITARY PLAMMING

& : The toilet will be provided with western pan i.e. commode and another toilet will provide if place is available for that purpose.

Two taps, one shower for attached one bathroom and another bathroom will be made with geyser line.

Kitchen shall be provided with one stainless steel sink and one tap.

Dining/Drawing room shall be provided with one wash basin with one tap with control valve.

All sanitary items shall be of reputed make.

10. KITCHEN

: a) kitchen will be provided place for keeping the gas cylinder, shelve for keeping the oven.



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

- 6 JAN 2020

b) kitchen slab shall be of Black stone. The wall perpendicular to the top kitchen slab shall be fitted with glazed tiles upto 6' from the door.

11. ELECTRICAL
WIRING

: Concealed wiring in the entire apartment and total 28 points will be given for each flat.

All materials to be used for construction and completion of work should be made by superior quality of reputed manufacturers.

12. Bunk

: One Bunk will be given on the top of the Bathroom.

13. LIFT

: Lift will be provided in the building.

:- THE SCHEDULE REFERRED TO ABOVE :-

ALL THAT piece or parcel of 7 Cottahs 12 Chittacks 12 Sq.ft.
at present physically 7 Cottahs more or less a plot of bastu land





Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

- 6 JAN 2020

along with 600 sq. ft. Pucca structure standing thereon lying and situated at/under Mouza- Belghoria, J.L. No.3, R.S. No.17, Touzi No. 1725, Comprised in Dag No. 1545, Khatian No. 1112, having Municipal Holding No. 145, Gholā Road, Kolkata-700083, under Ward No. 33, within the local limits of Kamarhati Municipality, within the Jurisdiction of A.D.S.R.O. Belgharia (formerly A.D.S.R.O. Cossipore Dum Dum) under P.S. Belgharia and being premises no.51, Gholā Road, P.O. Nandannagar, P.S. Belgharia, Kolkata - 700083 in the District of North 24-Parganas, which is butted and bounded by:-

ON THE NORTH : By Dag No.1544;

ON THE SOUTH : By Part of Dag No. 1545;

ON THE EAST : By Dag No. 1543 & 1548;

ON THE WEST : By Municipal Road/Gholā Road. / 20' 6".

Handwritten signature



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

- 6 JAN 2020

IN WITNESS WHEREOF We have here unto set and affixed our respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

at Kolkata in presence of :-

1. *Prashant Choudhury*
E/Belghoria, Kol. 83.

Sudrata Ghosh

Manadibya Ghosh

Sauranka Ghosh

Hakim (ABIN/T LAHIRI)

2. *Tapan Mr. Mandal*
Advocate

SIGNATURE OF THE OWNERS
SAI DEVELOPERS

Simon Choudhury

Partner
SAI DEVELOPERS

Pappu K. Saha
Partner

SIGNATURE OF THE DEVELOPER

Drafted and Explained by me :-

Tapan Mr. Mandal
(Tapan Kumar Mandal)
Advocate
High Court, Calcutta
Bar Association, Room No.16.

Tapan K. Mandal
Advocate
High Court, Calcutta.
R. No.- WB/ 600/2001



[Handwritten signature]

Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)
6 JAN 2020

SPECIMEN FORM FOR TEN FINGERPRINTS



Subrata Ghosh

Subrata Ghosh

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



Manabikya Ghosh

Manabikya Ghosh

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



Sowanka Ghosh

Sowanka Ghosh

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



Abhinav

Abhinav
(ABHINAV LAHIRI)

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



[Handwritten signature]

Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

SPECIMEN FORM FOR TEN FINGERPRINTS



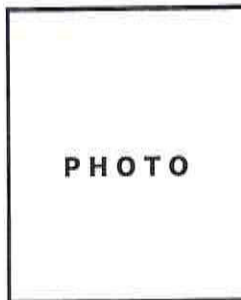
Pappu Kin Shaw
Pappu Kin Shaw

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



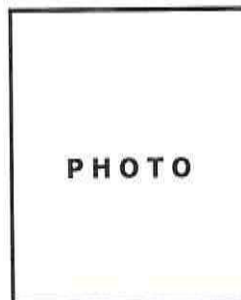
Suran Choudhury
Suran Choudhury

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



PHOTO

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



PHOTO

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

3441



[Handwritten signature]

Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

- 6 JAN 2023



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



192022230243892868

GRN Details

GRN:	192022230243892868	Payment Mode:	SBI Epay
GRN Date:	06/01/2023 12:46:21	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	0314672429726	BRN Date:	06/01/2023 12:46:35
Gateway Ref ID:	CHL4087350	Method:	State Bank of India NB
GRIPS Payment ID:	060120232024389285	Payment Init. Date:	06/01/2023 12:46:21
Payment Status:	Successful	Payment Ref. No:	2000044847/2/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Subrata Ghosh
Address:	Satyajit Sarani, Kadamtala Shib Mandir, Pin-734011
Mobile:	9330161092
Period From (dd/mm/yyyy):	06/01/2023
Period To (dd/mm/yyyy):	06/01/2023
Payment Ref ID:	2000044847/2/2023
Dept Ref ID/DRN:	2000044847/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000044847/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	2000044847/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				15041

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1526-00050/2023	Date of Registration	06/01/2023
Query No / Year	1526-2000044847/2023	Office where deed is registered	
Query Date	05/01/2023 2:15:58 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sudip Kumar Dey 24/46 Akshay Kumar Mukherjee Road,Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700090, Mobile No. : 7980088137, Status :Solicitor firm		
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. 1/-		Rs. 1,10,29,799/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

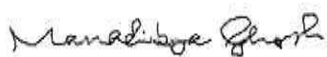
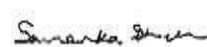
District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: Ghola Road, Mouza: Belghoria, , Ward No: 33 JI No: 3, Pin Code : 700083

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1545 (RS :-)	LR-1112	Bastu	Bastu	7 Katha 12 Chatak 12 Sq Ft		1,06,24,799/-	Width of Approach Road: 20 Ft.,
Grand Total :					12.815Dec	0 /-	106,24,799 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	1 /-	4,05,000 /-	

Land Lord Details :

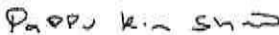
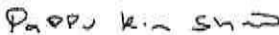
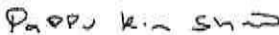
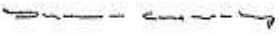
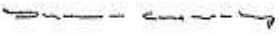
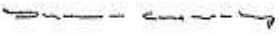
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Subrata Ghosh Son of Late Paresh Chandra Ghosh Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office	 06/01/2023	 LTI 06/01/2023	 06/01/2023
	Satyajit Sarani Kadamtala Shib Mandir, City:- , P.O:- Naxalbari, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734011 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: adxxxxxx9h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office			
2	Mr Manadibya Ghosh Son of Late Debabrata Ghosh Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office	 06/01/2023	 LTI 06/01/2023	 06/01/2023
	51 Ghol Road, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North24-Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: aqxxxxxx5b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office			
3	Miss Souranka Ghosh Daughter of Late Debabrata Ghosh Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office	 06/01/2023	 LTI 06/01/2023	 06/01/2023
	51 Ghol Road, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North24-Parganas, West Bengal, India, PIN:- 700083 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: bjxxxxxx8f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Mr Abhijit Lahiri (Presentant) Son of Sunil Kumar Lahiri Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office			
		06/01/2023	LTI 06/01/2023	06/01/2023
H I G 2/1 6C, Greenwood Park, Action Area- 1A, New Town, City:- , P.O:- Newtown, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: abxxxxxx8k, Aadhaar No: 95xxxxxxxx8306, Status :Individual, Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SAI DEVELOPERS 1 Ghola Road, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 , PAN No.: aexxxxxx3e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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> Pappu Shaw, (Alias Name: Pappu Kumar Shaw) Son of Mr Manoj Kumar Shaw Date of Execution - 06/01/2023, , Admitted by: Self, Date of Admission: 06/01/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Jan 6 2023 1:39PM</td> <td>LTI 06/01/2023</td> <td>06/01/2023</td> </tr> </tbody> </table> 32 Ghola Road, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: evxxxxxx7a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SAI DEVELOPERS (as Partner)	Name	Photo	Finger Print	Signature	Pappu Shaw, (Alias Name: Pappu Kumar Shaw) Son of Mr Manoj Kumar Shaw Date of Execution - 06/01/2023, , Admitted by: Self, Date of Admission: 06/01/2023, Place of Admission of Execution: Office					Jan 6 2023 1:39PM	LTI 06/01/2023	06/01/2023
Name	Photo	Finger Print	Signature										
Pappu Shaw, (Alias Name: Pappu Kumar Shaw) Son of Mr Manoj Kumar Shaw Date of Execution - 06/01/2023, , Admitted by: Self, Date of Admission: 06/01/2023, Place of Admission of Execution: Office													
	Jan 6 2023 1:39PM	LTI 06/01/2023	06/01/2023										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Sumon Chowdhury, (Alias Name: Suman Chowdhury) Son of Mr Bhaskarananda Chowdhury Date of Execution - 06/01/2023, , Admitted by: Self, Date of Admission: 06/01/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Jan 6 2023 1:39PM</td> <td>LTI 06/01/2023</td> <td>06/01/2023</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Sumon Chowdhury, (Alias Name: Suman Chowdhury) Son of Mr Bhaskarananda Chowdhury Date of Execution - 06/01/2023, , Admitted by: Self, Date of Admission: 06/01/2023, Place of Admission of Execution: Office					Jan 6 2023 1:39PM	LTI 06/01/2023	06/01/2023
Name	Photo	Finger Print	Signature										
Sumon Chowdhury, (Alias Name: Suman Chowdhury) Son of Mr Bhaskarananda Chowdhury Date of Execution - 06/01/2023, , Admitted by: Self, Date of Admission: 06/01/2023, Place of Admission of Execution: Office													
	Jan 6 2023 1:39PM	LTI 06/01/2023	06/01/2023										

126 K S Dutta Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, west Bengal, india,
PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:
aixxxxxx3q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SAI
DEVELOPERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pranay Das Son of Late Girendra Das Nilachal Birati, City:- , P.O:- Nilachal, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051			
	06/01/2023	06/01/2023	06/01/2023
Identifier Of Mr Subrata Ghosh, Mr Manadibya Ghosh, Miss Souranka Ghosh, Mr Abhijit Lahiri, Pappu Shaw, Sumon Chowdhury			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Ghosh	SAI DEVELOPERS-3.20375 Dec
2	Mr Manadibya Ghosh	SAI DEVELOPERS-3.20375 Dec
3	Miss Souranka Ghosh	SAI DEVELOPERS-3.20375 Dec
4	Mr Abhijit Lahiri	SAI DEVELOPERS-3.20375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Ghosh	SAI DEVELOPERS-150.00000000 Sq Ft
2	Mr Manadibya Ghosh	SAI DEVELOPERS-150.00000000 Sq Ft
3	Miss Souranka Ghosh	SAI DEVELOPERS-150.00000000 Sq Ft
4	Mr Abhijit Lahiri	SAI DEVELOPERS-150.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: Ghola Road, Mouza:
Belghoria, , Ward No: 33 JI No: 3, Pin Code : 700083

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1545, LR Khatian No:- 1112		Seller is not the recorded Owner as per Applicant.

On 06-01-2023

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

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

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

Presented for registration at 13:23 hrs on 06-01-2023, at the Office of the A.D.S.R. Belghoria by Mr Abhijit Lahiri , one of the Executants.

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 1,10,29,799/-

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

Execution is admitted on 06/01/2023 by 1. Mr Subrata Ghosh, Son of Late Paresh Chandra Ghosh, Satyajit Sarani Kadamtala Shib Mandir, P.O: Naxalbari, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by Profession Business, 2. Mr Manadibya Ghosh, Son of Late Debabrata Ghosh, 51 Gholia Road, P.O: Nandan Nagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Service, 3. Miss Souranka Ghosh, Daughter of Late Debabrata Ghosh, 51 Gholia Road, P.O: Nandan Nagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Service, 4. Mr Abhijit Lahiri, Son of Sunil Kumar Lahiri, H I G 2/1 6C, Greenwood Park, Action Area- 1A, New Town, P.O: Newtown, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Service

Indetified by Mr Pranay Das, , , Son of Late Girendra Das, Nilachal Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

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

Execution is admitted on 06-01-2023 by Pappu Shaw, , Pappu Kumar Shaw Partner, SAI DEVELOPERS (Partnership Firm), 1 Gholia Road, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083

Indetified by Mr Pranay Das, , , Son of Late Girendra Das, Nilachal Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

Execution is admitted on 06-01-2023 by Sumon Chowdhury, , Suman Chowdhury Partner, SAI DEVELOPERS (Partnership Firm), 1 Gholia Road, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083

Indetified by Mr Pranay Das, , , Son of Late Girendra Das, Nilachal Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/01/2023 12:46PM with Govt. Ref. No: 192022230243892868 on 06-01-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 0314672429726 on 06-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1027, Amount: Rs.5,000.00/-, Date of Purchase: 03/01/2023, Vendor name: G P MITRA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/01/2023 12:46PM with Govt. Ref. No: 192022230243892868 on 06-01-2023, Amount Rs: 15,020/-, Bank: SBI EPay (SBlePay), Ref. No. 0314672429726 on 06-01-2023, Head of Account 0030-02-103-003-02



Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2023, Page from 1788 to 1829
being No 152600050 for the year 2023.



Digitally signed by SOUGATA DAS
Date: 2023.01.06 15:23:17 +05:30
Reason: Digital Signing of Deed.

(Sougata Das) 2023/01/06 03:23:17 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)