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GUARANTEED QUANTITY

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 377228

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

District Sub-Register-III
Alipore, South 24-parganas

DEVELOPMENT AGREEMENT

22 MAR 2024

THIS DEVELOPMENT AGREEMENT is made on this the 22nd day of March, 2024
A.D. BETWEEN (1) SMT SOMA CHAKRABORTY, PAN AGQPC9188B & AADHAAR No. 6219 8050
6977, wife of Sri Sukesh Chakraborty, by religion Hindu, Indian citizen, by occupation Household duties,
residing at Sukantapally, Post Office Natagarh, Sodpur, Police Station Ghola, District North 24
Parganas, Pin- 700113, (2) SMT SHIMULI MUKHERJEE, PAN AJGPM7444R & AADHAAR No. 2001
4127 4088, wife of Sri Dilip Kumar Mukherjee, by religion Hindu, Indian citizen, by occupation
Household duties, residing at 77/5, Bose Para, Kamdohari, Post Office Garia, Police Station Regent

1721 11/03/2024
Pura Roy Labour Contractor
1/245, N ktak, Kolkata - 700047

100/- 60/-

100 x 100 - 100/-



DISTRICT SUB-REGISTRAR
DISTRICT OF WEST BENGAL
22 MAR 2024

Shri Majumdar
S/o Lt. Col. Rajan Majumdar
H/o Lt. Col. Rajan Majumdar
H/o Lt. Col. Rajan Majumdar

Park, Kolkata-700084, hereinafter jointly referred to as the "**OWNERS / FIRST PARTIES**" (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include their heirs, executors, administrators, successors, legal representatives, and/or assigns) of the **FIRST PART**

AND

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

WHEREAS the Owners / First Parties hereto jointly are being the owners and are seized and possessed of All That piece and parcel of 'Danga' land measuring about 04 (Four) Cottahs 15 (Fifteen) Chittaks 08 (Eight) Square feet which is situated and lying within the limit of Kolkata Municipal Corporation, under Ward No. 111 Premises No. 1339, Brahmapur, out of which land measuring 04 (Four) Cottah 06 (Six) Chittaks 41 (Forty one) Square feet is comprised in Dag No. 785 under Khatian No. 851 and land measuring 08 (Eight) Chittaks 12 (Twelve) Square feet is comprised in Dag No. 784 under Khatian No. 681, in Mouza Brahmapur, J.L. No. 48, Touzi No. 60, R.S. No. 169, Pargana Magura, Police Station Regent Park, Kolkata-700084, District South 24 Parganas together with all easement rights, benefits, facilities and other advantages attached therein which is more fully and particularly described in the Schedule – 'A' hereunder written and hereinafter referred to as the 'Said premises';

AND WHEREAS one Tharumal Begraj was seized and possessed of or otherwise well and sufficiently entitled to All That piece and parcel of 'Danga' land measuring 43 decimals situated at Mouza Brahmapur, J.L. No.48,

Pargana Magura, R.S. No. 169, Touzi No. 60, comprised in Dag No. 784 under Khatian No. 681, Police Station formerly Tollygunge then Regent Park now Bansdroni, now within the limits of Kolkata Municipal Corporation, Ward No. 111, District South 24 Parganas which he purchased from Mossamat Kabujan Bibi and Mossamat Maherjan Bibi by a Bengali Deed of Sale dated 19/04/1941 which was duly registered at the office of the District Registrar at Alipore and recorded in Book No. I, Volume No. 35, Page 218 to 220, Deed No. 1344, for the year 1941;

AND WHEREAS the Dag No. 484 was wrongly written in the said deed, in place of actual Dag No. 784 which was duly rectified by a supplementary Deed dated 04/11/1954 which was duly registered at the office of the District Registrar at Alipore and recorded in Book No. I, Volume No. 122, Page 85 to 86, Deed No. 7224, for the year 1954;

AND WHEREAS said Tharumal Begraj had purchased another plot of land measuring 51 decimals at Mouza Brahmapur, comprised in Dag No. 785 under Khatian No. 851, from the then owner Amrita Lal Bandyopadhyay and Behari Lal Bancyopadhyay by a Deed of Sale dated 09/07/1946 which was duly registered at the office of the District Registrar at Alipore and recorded in Book No. I, Volume No. 43, Page 251 to 253, Deed No. 2372, for the year 1946;

AND WHEREAS said Tharumal Begraj along with Kebalram Jhetthanand and Nathurmal Keswani (Thaomal) constituted a Partnership firm by executing one Deed of Partnership dated 05/07/1956 which was duly registered at the office of the Sub- Registrar at Calcutta and recorded in Book No. IV, Volume No. 30, Page 202 to 207, Deed No. 2262, for the year 1956;

AND WHEREAS during the period of Revisional Survey Settlement operation, the said land was recorded as said Tharumal Begraj was the owner of 7 Anna 16 Ganda, Kebalram Jhetthan and was the owner of 4 Anna 5 Ganda and Nathurmal Keswani (Thaomal) was the owner of 4 Anna 5 Ganda in the Revisional Settlement Records of Rights;

AND WHEREAS while said Tharumal Begraj enjoyed the said land, died intestate leaving behind him surviving his wife Smt Parameswari Devi, three sons namely Sri Gurmukh Das, Sri Shyam Das and Sri Ghanashyam Das as his only legal heirs and successors who jointly inherited the said land left by said deceased Tharumal Begraj;

AND WHEREAS by one Deed of Retirement dated 15/07/1965, registered at the office of the Registrar of Assurance, Calcutta and recorded in Book No. I, Volume No. 117, page from 209 to 228, Deed No. 4580 for the year 1965 by which said Kecalram Jhetthanand released, relinquished and transferred his 4 Anna 5 Ganda share in the aforesaid land to said Smt Parameswari Devi, Sri Gurmukh Das, Sri Shyam Das and Sri Ghanashyam Das and said Nathurmal Keswani (Thaomal);

AND WHEREAS while said Nathurmal Keswani (Thaomal) enjoyed the said land, died intestate leaving behind him surviving his wife and one son namely Sri Gurmukh Das Keswani (Thaomal) as his only legal heirs and successors who jointly inherited the said land left by the said deceased Nathurmal Keswani (Thaomal) and after that Nathurmal Keswani (Thaomal)'s wife also died intestate, leaving behind her only son namely Sri Gurmukh Das Keswani (Thaomal) as her only legal heirs and successors who solely inherited the said land left by the said deceased Nathurmal Keswani (Thaomal) and his wife;

AND WHEREAS being in need of money, said Smt Parameswari Devi, Sri Gurmukh Das, Sri Shyam Das, Sri Ghanashyam Das and Sri Gurmukh Das Keswani (Thaomal) jointly sold, transferred and conveyed the entire land of said Dag No. 784, 785 and other Dag numbers by a Deed of Sale dated 04/06/1980 which was duly registered at the office of the Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 107, page from 32 to 38, Deed No. 2793, for the year 1980 unto and in favour of M/s Udayan Pally Samity, a society, having its office and Village and P.O. Mallickpur, P.S. Baruipur, District South 24 Parganas;

AND WHEREAS with a view to sell the said land to its members, said M/s Udayan Pally Samity divided the said land into several small plots and provided common passage by a scheme plan;

AND WHEREAS by a Bengali Deed of Sale dated 28/08/2009 which was duly registered at the office of the District Sub-Registrar-I, Alipore and recorded in Book No. I, C.D. Volume No. 13, page from 961 to 978, Deed No. 02738, for the year 2009 by which said M/s Udayan Pally Samity sold, transferred and conveyed a plot of land being Plot No. 7 measuring 04 (Four) Cottahs 15 (Fifteen) Chittaks 08 (Eight) Square feet out of which land measuring 04 (Four) Cottah 06 (Six) Chittaks 41 (Forty one) Square feet is comprised in Dag No. 785 under Khatian No. 851 and land measuring 08 (Eight) Chittaks 12 (Twelve) Square feet is comprised in Dag No. 784 under Khatian No. 681, in Mouza Brahmapur, J.L. No. 48, Touzi No. 60, R.S. No. 169, Pargana Magura, Police Station Regent Park, Kolkata-700084, District South 24 Parganas together with all easement rights, benefits, facilities and other advantages attached therein which is fully described in the Schedule – 'A' hereunder written unto and in favour of Smt Soma Chakraborty and Smt Shimuli Mukherjee, the Owners / Parties of the First Part hereto;

AND WHEREAS accordingly the Owners / Parties of the First Part hereto jointly became the owners of the said premises which is fully described in the Schedule – 'A' hereunder written and had mutated their names in the records of the Kolkata Municipal Corporation and since purchase they were/are in possession of the said premises which is fully described in the Schedule – 'A' hereunder written in khas by way of making payment of rates and taxes thereto;

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

conditions between the parties to this Instrument both the First Parties/Owners and the Second Party/Developer agreed to come to a conclusion to enter into a Joint Venture Agreement between each other.

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

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

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

ARTICLE - I: COMMENCEMENT

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

ARTICLE - II: DEFINITIONS

A) LAND OWNERS SHALL mean and include :

(1) SMT SOMA CHAKRABORTY, wife of Sri Sukesh Chakraborty, residing at Sukantapally, Post Office Natagarh, Sodpur, Police Station Ghola, District North 24 Parganas, Pin- 700113, (2) SMT SHIMULI MUKHERJEE, wife of Sri Dilip Kumar Mukherjee, residing at 77/5, Bose Para, Kamdohari, Post Office Garia, Police Station Regent Park, Kolkata-700084, hereinafter referred to as the OWNERS and in their absence their respective legal heirs, successors and assignees.

B) DEVELOPER SHALL mean and include :

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

C.I) PROPOSED BUILDING SHALL mean and include

The Ground plus four storied building of which the ground floor of the proposed building shall be of several car parking and in each upper floors of the proposed building shall be consisting of several self contained flats to be constructed as in accordance with the Building Plan to be sanctioned by concerned authority on the said land which is more fully and particularly described in the Schedule "A" herein below.

D) LAND OWNERS' ALLOCATION SHALL mean and include

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

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

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

Ground floor ----- 50% of the ground floor in the form of car parking.

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

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

E) DEVELOPER'S ALLOCATION SHALL mean and include

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

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

Ground floor ----- 50% of the ground floor in the form of car parking.

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

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

F) BUILDING PLAN SHALL mean and include

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

G) STIPULATED TIME SHALL mean and include

The time for completion of the proposed building in ready and habitable condition with full amenities and facilities, which will be 36 (thirty six) months time from the date of sanction of building plan otherwise obstructed by any natural calamities, political interference, disputes and legal bindings, in that event such period may be extended as may be mutually decided by the parties hereto.

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

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

The particular date which shall be within thirty days from the date of getting sanction of building plan.

I) COMMON AREAS AND FACILITIES SHALL mean and include:

The stair, staircase, stair landing, passage ways, side spaces, lift well, pump room, septic tank, underground water reservoir, overhead tank, electric meter room or space, pump room, main gate, corridors, guard room if any, landings, outer walls of the building, tap water line, rain water pipe line, sewerage lines, boundary walls, and roof of the proposed building including all wirings for common area and other space and facilities, which may be required for the enjoyment of the different flat holders and/or by the occupants of the said building and shall remain common for all and every occupants of the said building and further shall be joint-for enjoyment, maintenance and/or management of the said building and more fully and particularly described in the SCHEDULE - 'C' herein below.

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

J) TRANSFER SHALL mean and include

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

ARTICLE - III: OWNERS' RIGHT AND REPRESENTATION

1. The said property acquired by the Owners are free from all encumbrances, charges, liens, lispendens, transfers, attachments and/or acquisition, requisition whatsoever.

2. The said property is not affected by the provision of Urban Land (Ceiling & Regulation) Act, 1976.
3. The First Parties/Land Owners declare and represent that they have good and absolute right title to the said property and they have good marketable title to the said property and they have good marketable title enter into this agreement with the Developer. It is further declare that the original title deeds and other documents relating to the property lying with them shall be handed over to the Developer on the day of the execution of this agreement for which the Developer shall grant acknowledgement for the same. The Developer shall hand over all those original documents/title deeds to the Owners after completion of the entire sale or any type of transfer of the Developer's allocation in the said proposed building.
4. Nobody else except the First Parties/Land Owners have any sort of claim, right, title deemed over and in respect of said premises and/or any portion thereof.
5. The First Parties/Land Owners have good, clear, absolute marketable title to enter into this agreement with the Developer.
6. No notice of acquisition or requisition have been received or served upon the First Parties/Land Owners nor the First Parties/Land Owners have any knowledge or are aware of any such notice or orders of acquisition or requisition in respect of the said property or any part thereof.
7. That there is no suit or proceeding both civil and criminal pending questioning the title in respect of the said property or any part thereof.
8. The First Parties/Land Owners have not received any money from any individual, bank and/or financial institution against his/her said land.
9. The First Parties/Land Owners at their own costs and expenses shall convert the nature of land to 'Bastu' in the record of the competent authority.

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

ARTICLE-IV- BUILDING

1. That the Second Party/Developer shall at his own cost and expenses shall construct the proposed building on the said property according to the specification mentioned in the Seventh Schedule hereunder written in compliance with all Municipal Rules, regulations and provisions. If required the Second Party/Developer shall obtain any further additional building plan and/or revised plan or may make permissible deviation there from. The building is to be constructed shall be of good and standard quality of building materials and workmanship. That for the construction purpose the Second Party/Developer shall be entitled to use the existing electric connection and municipal water connection at the said property.
2. That qualified Architect/Engineer shall be engaged by the Second Party/Developer for construction of the proposed building with good quality of building materials. Any of such materials shall not be of low or inferior quality, the users whereof may cause defect or damage to the proposed building.
3. The Second Party/Developer shall at his own cost and expenses shall construct the proposed building together with all arrangement as shall be required to be provided in the proposed building which shall be consisting of several self contained independent units.
4. The Second Party/Developer shall at his own cost and expenses and without creating any financial or other liability upon the First Parties/Land Owners shall construct and complete the said proposed building on the said property within a period of 36 (thirty six) months from the date of sanction of building plan by concerned authority SUBJECT HOWEVER the Second Party/Developer is not prevented for reasons beyond the control of the Second Party/Developer, in that event such period may be extended as may be mutually decided by the parties hereto.

ARTICLE - V: CONSIDERATION

The Second Party / Developer shall provide to the First Parties/Land Owners 50 % of the total constructed area of the proposed building and shall be in the form of car parking at the ground floor of the said proposed building and self contained flats in upper floors of the said proposed building to be constructed upon the said land as fully and particularly described in the Schedule B-1" hereunder written with all modern amenities and facilities with the specific fittings towards their allocation in the said proposed building.

That further the Second Party / Developer herein made payment of non-refundable amount of Rs.5,00,000/- (Rupees Five lakh) only to the First Parties/Owners hereto in the manner mentioned in the memo of receipt herein below written.

ARTICLE - VI: DEVELOPER'S RIGHTS

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

hereunder written within 30 days from the date of completion proposed multi-storied building envisaged hereinabove and the Second Party/Developer shall construct and complete the units of the proposed building in accordance with the plan to be sanctioned by the concerned authority.

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

ARTICLE - VII: PROCEDURE

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

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

ARTICLE - VIII: POSSESSION

That the Second Party/Developer shall commence the construction within thirty days from the date of the sanction of the building plan and shall deliver/handover the First Parties'/Owners' allocation in complete habitable condition to the First Parties/Owners hereto within a span not exceeding 36 (thirty six) months time from the date of sanction of building plan and/or from the date of getting delivery of vacant possession of the said premises from the First Parties/Owners which ever shall be later except otherwise obstructed by any natural calamities, political interference, disputes and legal bindings.

ARTICLE - IX: FIRST PARTIES'/OWNERS' OBLIGATIONS

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

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

That in case of death of any of the First Parties/Owners hereto the legal heirs and/or legal representatives of the deceased First Parties/Owners shall be bound to execute and register a fresh Power of Attorney in favour of the Second Party/Developer on the existing terms and conditions and/or without any change of conditions mentioned in these presents and also without any demands.

ARTICLE - X: OWNERS' INDEMNITY

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

ARTICLE- XI : OWNERS' RIGHT

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

ARTICLE - XII : DEVELOPERS' INDEMNITY & OBLIGATION

- a. The Second Party/Developer hereby undertakes to keep the First Parties/Owners indemnified against all third party claims and actions arising out of any act of omission or commission of the Second Party/Developer in or relating to the construction of the said proposed building.
- b. The Second Party/Developer hereby undertakes to keep the First Parties/Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Second Party's/Developer's action with regard to the Development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.
- c. The Second Party/Developer shall obtain all necessary registrations and licenses required for constructing the said building under the applicable laws and rules of the state and shall keep the owners saved, harmless and indemnified from any violation thereof.

- d. The Second Party/Developer shall bear all costs, charges and expenses for construction of all the units of the said proposed building including owners' allocations and the said owners' allocation will be made fit for occupation with proportionate rights in all manner and portions of the said building at the cost of expenses of the Second Party/Developer
- e. The Second Party/Developer shall construct the proposed building in strict compliance with all statutory laws, rules, regulations including but not limited, to environmental laws, labour laws, building rules and buildings codes, fire safety norms.
- f. The Second Party/Developer shall also pay all cess, taxes, electricity bills, and water taxes and out goings and including municipal rates and taxes, electricity bills and water taxes pertaining to the Premises after taking possession of the said Premises till the Completion Date as mentioned above.
- g. Upon completion of the Building the Second Party/Developer shall form an Association which shall consist of the ultimate purchaser/s of units of the Building including the units in occupation or retained by the land Owners or the Developer and shall have the Association Registered as per Statutory Requirements.
- h. All the necessary clearance, permissions incidental to the execution of the project shall be procured and obtained by the developer.

ARTICLE - XIII : DEVELOPER'S RIGHT

- ai) The Second Party/Developer will hold the said property land as one of the parties to the joint venture scheme under this joint venture agreement and Second Party/Developer shall have the permission to construct the said proposed building on the said property as per building plan to be sanctioned by the concerned authority or any subsequent changes made thereto and or in accordance with the Rules and Regulation for the time being in force and the Second Party/Developer is entitled to deal with and dispose of .Developer's allocated portions or constructed areas in the proposed building in the manner the Second Party/Developer and fit and proper.
- a.ii) If any amendment or modification is be required in the said building plan, the same shall be done by the Second Party/Developer at his own costs and expenses on behalf of the First Parties/Owners and the Second

Party/Developer will pay and bear all fees including Architect's fees and municipal charges and expenses required to be paid or deposited for such amendment and/or modification of the building plan.

a.iii) The Second Party/Developer shall be entitled to enter into agreement with the intending purchaser or purchasers for selling his allotted portion mentioned above excluding the Owners' share or allocation and shall settle terms with the prospective buyers of the units and if necessary the First Parties/Owners may join in the said agreement as necessary party without making any objection to enable the Developer to sell his allotted portion with the proportionate share of the said land to the said intending buyers.

a.iv) The Second Party/Developer shall also be entitled to accept money by way of consideration price from the prospective buyers in respect of his allocated share/portion in the said proposed building.

ARTICLE - XIV: DEFAULT & MISCELLANEOUS

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

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

delivered by hand duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer if sent with addressed to the Registered Office of the Developer.

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

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

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

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

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

ARTICLE: XV: FORCE MAJEURE

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

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

CONCLUSION

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

SCHEDULE" A"

(DESCRIPTION OF THE PROPERTY)

ALL THAT piece and parcel of 'Danga' land measuring about **04 (Four) Cottahs 15 (Fifteen) Chittaks 08 (Eight) Square feet** which is situated and lying within the limit of Kolkata Municipal Corporation, under Ward No. 111, Premises No. 1339, Brahmapur, out of which land measuring 04 (Four) Cottah 06 (Six) Chittaks 41 (Forty one) Square feet is comprised in Dag No. 785 under Khatian No. 851 and land measuring 08 (Eight) Chittaks 12 (Twelve) Square feet is comprised in Dag No. 784 under Khatian No. 681, in Mouza Brahmapur, J.L. No. 48, Touzi No. 60, R.S. No. 169, Pargana Magura, Police Station Regent Park, Kolkata-700084, District South 24 Parganas together with all easement rights, benefits, facilities and other advantages attached therein and which is butted and bounded by-

On the North : By the land of part of Dag No. 785 (Premises No. 316, Satindra Pally).

On the South : By 16' (sixteen feet) wide KMC Road.

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

On the West : By the land of part of Dag No. 784 and 785 (Premises No. 315, Satindra Pally).

SCHEDULE "B-1"

OWNERS' ALLOCATIONS ABOVE REFERRED TO

LAND OWNERS' ALLOCATION SHALL mean and include

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

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

Ground floor ----- 50% of the ground floor in the form of car parking.

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

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

SCHEDULE "B-2"

DEVELOPER'S ALLOCATIONS ABOVE REFERRED TO

DEVELOPER'S ALLOCATION SHALL mean and include

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

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

Ground floor ----- 50% of the ground floor in the form of car parking.

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

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

SCHEDULE "C"

COMMON AREA AND SERVICE

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

13. Lighting in the common Areas.
14. Caretaker Room and Caretaker Service for 24 Hours.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:-
SPECIFICATIONS

1. FOUNDATION:

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

2. STRUCTURE:

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

1. WALLS: Brick walls with good quality bricks.

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

2. Flooring: Vitrified tiles flooring at bedrooms, living cum dining space with 4" (four inches) skirting at flat.
3. Kitchen: Vitrified tiles flooring, cooking platform of granite with stainless steel sink and ceramics glazed tiles up to 3' (three feet) height above the cooking platform are provided.
4. Bathroom: Antiskid tiles flooring with 7' (seven feet) height ceramics glazed tiles on walls.

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

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

WITNESSES:

1. Debiline Majumdar
Liluah, Howrah.

Soma Chakraborty
Shimuli Mukherjee.

SIGNATURE OF THE OWNERS

2. Dilip K. Mukherjee
K/2 Basleparan.
Garia, KOL-84

Puna Roy Labour Contractor
Puna Roy
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by me


Advocate

WB/290/99

Howrah Court

Typed by:

Debiline Majumdar
Liluah, Howrah

MEMO OF RECEIPT OF SECURITY DEPOSIT

Received sum of Rs.5,00,000/- (Rupees Five lakh) only towards non-refundable amount from the within named Developer in the following manner:-

By Cheque No. 383107 dated 22/03/2024 drawn on IDBI Bank in favour of Owner No. 1 Rs. 3,00,000/-

By Cheque No. 383109 dated 22/03/2024 drawn on IDBI Bank in favour of Owner No. 2 Rs. 2,00,000/-

Total Rs.5,00,000/-

WITNESSES:

1. *Devlina Mehta*
Liluah, Howrah.

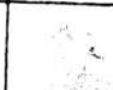
Soma Chakraborty
Shimmuli Mukherjee

2. *Silip K.D. Mukherjee*
14/2 Badestara,
Garia, KOL-84.

SIGNATURE OF THE OWNERS

✓
✓
✓

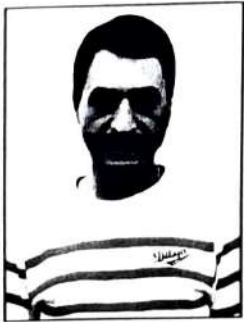
FORM FOR TEN FINGER IMPRESSION

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

Signature Soma chakraborty

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

Signature Shimuli Mukherjee

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

Signature Purbay



भारत सरकार
GOVERNMENT OF INDIA



सुमन माजूमदार

Suman Majumder

जन्म तिथि/ DOB: 22/08/1969

पुरुष / MALE



6444 6792 3907

उपचार - आम आदमी का अधिकार



भारतीय विधि-मार्ग प्रमाणिकरण
UNION OF INDIA

Address

पता:

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

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



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

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

Major Information of the Deed

Deed No :	I-1603-05223/2024	Date of Registration	22/03/2024
Query No / Year	1603-2000664182/2024	Office where deed is registered	
Query Date	10/03/2024 7:05:06 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Suman Majumder Howrah Court,Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9143287576, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs 2/-	Rs. 53,71,502/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 7,021/- (Article 48(g))	Rs. 5,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brahmapur, Premises No: 1339, Ward No: 111 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	4 Katha 15 Chatak 8 Sq Ft	1/-	53,44,502/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				8.1652Dec	1 /-	53,44,502 /-	

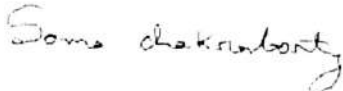
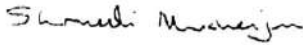
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	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	1 /-	27,000 /-	
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Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Soma Chakraborty Wife of Mr Suresh Chakraborty Executed by: Self, Date of Execution: 22/03/2024 , Admitted by: Self, Date of Admission: 22/03/2024 ,Place : Office	Photo  22/03/2024	Finger Print  Captured LTI 22/03/2024	Signature  22/03/2024
Sukantapally, City:- , P.O:- Natagarh, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: agxxxxxx8b, Aadhaar No: 62xxxxxxxx6977, Status :Individual, Executed by: Self, Date of Execution: 22/03/2024 , Admitted by: Self, Date of Admission: 22/03/2024 ,Place : Office				
2	Name Mrs Shimuli Mukherjee Wife of Mr Dilip Kumar Mukherjee Executed by: Self, Date of Execution: 22/03/2024 , Admitted by: Self, Date of Admission: 22/03/2024 ,Place : Office	Photo  22/03/2024	Finger Print  Captured LTI 22/03/2024	Signature  22/03/2024
77/5, Bose Para, Kamdohari, City:- , P.O:- Garia, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ajxxxxxx4r, Aadhaar No: 20xxxxxxxx4088, Status :Individual, Executed by: Self, Date of Execution: 22/03/2024 , Admitted by: Self, Date of Admission: 22/03/2024 ,Place : Office				

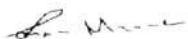
Developer Details :

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

Representative Details :

Presentant Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Puna Roy (Presentant) Son of Late Bina Roy Date of Execution - 22/03/2024, , Admitted by: 22/03/2024, Date of Admission: 22/03/2024, Place of Admission of Execution: Office	Photo  Mar 22 2024 12:52PM	Finger Print  Captured LT1 22/03/2024	Signature  22/03/2024
1/245, Naktala, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx3m, Aadhaar No: 37xxxxxxxx1466 Status : Representative, Representative of : Puna Roy Labour Contractor (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Suman Majumder Son of Late Sushil Ranjan Majumder Howrah Court. City:- Howrah, P.O:- Howrah, P.S -Howrah, District:-Howrah, West Bengal, India, PIN:- 711101	 22/03/2024	 Captured 22/03/2024	 22/03/2024

Identifier Of Mrs Soma Chakraborty, Mr Puna Roy, Mrs Shimuli Mukherjee

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Soma Chakraborty	Puna Roy Labour Contractor-4.0826 Dec
2	Mrs Shimuli Mukherjee	Puna Roy Labour Contractor-4.0826 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Soma Chakraborty	Puna Roy Labour Contractor-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160305223 / 2024

On 22-03-2024

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 3 of Indian Stamp Act 1899.

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

Presented for registration at 12:48 hrs on 22-03-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr. Puna Roy.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 53,71,502/-

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

Execution is admitted on 22/03/2024 by 1. Mrs Soma Chakraborty, Wife of Mr Sukesh Chakraborty, Sukantapally, P. Natagarn, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by Profession House wife, 2. Mrs Shimuli Mukherjee, Wife of Mr Dilip Kumar Mukherjee, 77/5, Bose Para, Kamdohari, P.O: Garia, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

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

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

Execution is admitted on 22-03-2024 by Mr Puna Roy, Proprietor, Puna Roy Labour Contractor (Sole Proprietorship), 1/245, Naktala, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053.00/- (B = Rs 5,000.00/- ,E = Rs 21.00 ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2024 4:04PM with Govt. Ref. No: 192023240433979828 on 21-03-2024, Amount Rs: 5,021/-, Bank SBI EPay (SBlePay), Ref. No. 7682585449715 on 21-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00 by online = Rs 6,921/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 1721, Amount: Rs.100.00/-, Date of Purchase: 11/03/2024, Vendor name: A SARKAR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2024 4:04PM with Govt. Ref. No: 192023240433979828 on 21-03-2024, Amount Rs: 6,921/-, Bank SBI EPay (SBlePay), Ref. No. 7682585449715 on 21-03-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 123472 to 123504
being No 160305223 for the year 2024.



Digitally signed by Debasish Dhar
Date: 2024.03.22 14:02:53 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 22/03/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.