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Additional District Sub-Registrar
Barasat, North 24 Parganas
9 MAY 2024

DEVELOPMENT & CONSTRUCTION AGREEMENT

THIS AGREEMENT is made on this the 9th day of
May, Two Thousand Twenty Four (2024) A. D.

BETWEEN

ক্রমিক নং. 474 তারিখ 06/05/24

ক্রেতা Atanu Ray

গান Kora Chandigarh

মূল্য ৫৫০০ টাকা ০০ পয়সা

ভেণ্ডার শ্রী [Signature]

আমডাসা এ,ডি, এস, আর, অফিস

উত্তর ২৪ পরগণা

20 MAR 2024

ক্রয়ের তারিখ

মোট মূল্য

₹ 60000

ট্রেজারী অফিস - বারাসাত

ভেণ্ডার - শ্রী গোবিন্দ প্রসাদ মিত্র



Ajib Haldar
S/O - Jahar Lal Haldar
Nabapally
P.S. Barasat
PIN- 700120
V- CKW 2807733

Additional District Sub-Registrar
Barasat, North 24 Parganas

9 MAY 2024

1. Parties

- 1.1. 1) SRI RANJIT SINHA ALIAS RANJIT SINGH (PAN – BFYPS4620E) (Voter ID No. – CKW3121191), son of Late Ajay Ratan Sinha alias ^{AJAY} Ratan Singh, residing at Babu Para (Uttar), P. O. – Kora Chandigarh, District – North 24 Parganas, Kolkata – 700130, by faith – Hindu, by Nationality – Indian, by Occupation – Business, & 2) SMT. MITALI NAYAK (PAN – AMOPN1116G), (Voter ID No. - WB/22/159/081662), wife of Manmatha Kumar Nayak and daughter of Late Ajay Ratan Sinha alias Ratan Singh, residing at Jhil Bagan, Sardar Para, P. O. – Hatiara, P. S. – New Town, District – North 24 Parganas, Kolkata – 700157, by faith – Hindu, by Nationality – Indian, by Occupation – Housewife, hereinafter jointly called and referred to as the, “LAND OWNERS” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, representatives and assigns) of the ONE PART.**

AND

- 1.2. MAA SARADA ENTERPRISE (PAN-ABSFM5682M), a partnership firm having its address, N. S. Road, Kora Babupara, P. S. Madhyamgram, Kolkata-700130, District North 24 Parganas, represented by its Partners 1) ATANU RAY (PAN-AWGPR4896M) (Voter ID No. – CKW3398252), S/o Sri Rabindra Chandra Ray residing at Kora Babu Para (Amtala), PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 2) ASHOKE SAHA (PAN-HDKPS1081P) (Voter ID No. – WB/13/090/684560), S/o Nripen Narayan Saha, residing at Kora Babu Para (North), PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 3) SOUVIK DAS (PAN-BGRPD8439E) (Voter ID No. - CKW2833846), S/o Satyendra Nath Das, residing N S Road, Badamtala, PO Hridaypur, PS Barasat, Kolkata-700127, Dist- North 24 Parganas, 4) RANJAN**

SAMADDAR (PAN-DIJP55795C) (Voter ID No. – CKW3303922), S/o
Late Monimohan Samaddar, residing at Kora Babu Para, P.O. - Kora-
Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24
Parganas, 5) **TARUN KANTI DUTTA (PAN-AZEPD7135J) (Voter ID**
No. – CKW4024337), S/o Late Abani Mohan Dutta, residing at Kora
Babu Para, (Amtala), PO Kora-Chandigarh, PS Madhyamgram,
Kolkata-700130, Dist- North 24 Parganas, 6) **RAJU BISWAS (PAN-**
AZVPB1539M) (Voter ID No. – WB/13/090/693225), S/o Sri Manoranjan
Biswas, residing at Kora Babu Para North, PO Kora-Chandigarh, PS
Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 7) **SUVRIT**
BOSE (PAN-AXLPB5907H) (Voter ID No. – YW1003003), S/o Late
Santosh Bose, residing at Kora Babu Para North, PO Kora-Chandigarh,
PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 8)
SUBHASISH DAS (PAN-AJCPD3488N) (Voter ID No. – WB/13/090/
693747), S/o Late Anil Baran Das, residing at Kora Green Park, PO Kora-
Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24
Parganas, 9) **MANAS CHAKRABORTY (PAN-AQQPC8093D) (Voter**
ID No. – YCW0167270), S/o Late Nikhil Chakraborty, residing at Kora
Babu Para North, PO Kora-Chandigarh, PS Madhyamgram, Kolkata-
700130, Dist- North 24 Parganas, 10) **PRADIP MONDAL (PAN-**
CMLPM7704C) (Voter ID No. – CKW4032561), S/o Late Ashim Kumar
Mondal, residing at Kora Nabarun Pally, PO Kora-Chandigarh, PS
Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 11) **RANA**
DEY (PAN-AXPPD9034K) (Voter ID No. – CKW3120276), S/o Mrinal
Kanti Dey, residing at Kora Babu Para, PO Kora-Chandigarh, PS
Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, all are by
faith – Hindu, by Nationality – Indian, by Occupation – Business,
herein after jointly called and referred to as **DEVELOPER**, (which term
or expression shall unless otherwise excluded by or repugnant to the

subject or context be deemed to mean and include their legal heirs, executors, administrators, representatives and assigns, successor-in office) of the **OTHER PART/ SECOND PART.**

- 1.3. Land Owners and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

2. Subject Matter of Development:

2.1. Development Project & Appurtenances:

- 2.2. Project Property: ~~ALL - THAT~~ piece and parcel of BASTU Land measuring an area of 06 Cottah 09 Chittaks 36 sq.ft., be the same a little more or less, lying and situated at Mouza – Kora, J. L. No. – 27, Pargana – Anowarpur, Touzi No. – 567, Re. Sa. No. – 182, comprised in R. S. & L. R. Dag No. – 982 under R. S. Khatian No. – 496 corresponding to L. R. Khatian No. – 352 corresponding to HAL L. R. Khatian No. - 6269 (Stands in the name of Ranjit Sinha) & 6323 (Stands in the name of Sonali Singha), lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. – 15, Amalgamated Holding No. – 94, Premises at Kora Babupara North, A. D. S. R. O. – Barasat, P. S. – Barasat at present Madhyamgram, District – North 24 Parganas.

3. Background, Representations, Warranties and Covenants:

- 3.1. Representations and Warranties Regarding Title: The Land Owners have made the following representation and given the following warranty to the Developer regarding title.

4. Absolute Ownership of Land Owners :-

WHEREAS One Smt. Maya Rani Ganguly, purchased all that piece and parcel of land measuring an area of 10 Cottah 02 Chittaks, more or less, lying and situated at Mouza – Kora, J. L. No. – 27, Pargana – Anowarpur, Touzi No. – 567, Re. Sa. No. – 182, comprised in R. S. Dag No. – 982 under

R. S. Khatian No. - 496, lying within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram, District - North 24 Parganas, by a Registered Deed of Sale, being No. - 503, dated - 29/01/1980, registered with the office of S. R. O. at Barasat, Copied in Book No. - I, Volume No. - 20, Pages from 55 to 57, being No. - 503, for the year 1980.

AND WHEREAS after purchasing the said plot of land while said Smt. Maya Rani Ganguly had been possessing and enjoying the same said Smt. Maya Rani Ganguly sold, transferred and conveyed all that the said 10 Cottah 02 Chittaks of land, more or less, lying and situated at Mouza - Kora, J. L. No. - 27, Pargana - Anowarpur, Touzi No. - 567, Re. Sa. No. - 182, comprised in R. S. Dag No. - 982 under R. S. Khatian No. - 496, lying within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram, District - North 24 Parganas, in favour of Smt. Uma Rani Singha, wife of Late Ajay Ratan Singha, by a Registered Deed of Sale, being No. - 10335, dated - 14/12/1981, and delivered khas possession in her favour, and the said Deed was registered with the office of A. D. S. R. Barasat, North 24 Parganas, copied in Book No. - I, Volume No. - 150, Pages from 10 to 14, being Deed No. - 10335 for the year 1981.

AND WHEREAS after purchasing the said plot of land said Smt. Uma Rani Singha got her name duly recorded in the records of L. R. Settlement Records under L. R. Khatian No. - 352, R. S. & L. R. Dag No. - 982 and she also got her name duly mutated in the office of local Madhyamgram Municipality, being Holding No. - 94, Premises at Kora Babupara North and she had been possessing and enjoying the same peacefully, free from all encumbrances.

AND WHEREAS by a Registered Deed of Gift, being No. - 00779, dated - 13/03/2017, afore said SMT. UMA RANI SINGHA gifted all that piece and

parcel of land measuring an area of 05 Cottah 01 Chittak, be the same a little more or less, being Scheme Plot No. – "A", lying and situated at Mouza – Kora, J. L. No. – 27, Pargana – Anowarpur, Touzi No. – 567, Re. Sa. No. – 182, comprised in R. S. & L. R. Dag No. – 982 under R. S. Khatian No. – 496 corresponding to L. R. Khatian No. – 352, lying within the jurisdiction of local Madhyamgram Municipality, being Holding No. – 94, Premises at Kora Babupara North, A. D. S. R. O. – Barasat, P. S. – Barasat at present Madhyamgram, District – North 24 Parganas, in favour of her daughter namely SONALI SINGHA, and delivered khas possession in her favour, and the said Deed was registered with the office of A. D. S. R., Barasat, North 24 Parganas, copied in Book No. – I, Volume No. – 29, Pages from 258 to 271, being No. – 00779 for the year 2007.

AND WHEREAS after becoming the sole and absolute owner of aforesaid property said SONALI SINGHA got her name duly recorded in the records of present L. R. Settlement Operation, under L. R. Khatian No. – 6323, and she also got her name duly mutated her name in the office of local Madhyamgram Municipality.

AND WHEREAS thereafter unfortunately said SONALI SINGHA died on 10/04/2022 as spinster, leaving behind her one brother and one sister namely SRI RANJIT SINHA ALIAS RANJIT SINGH (The Land Owner No. 1 herein) & SMT. MITALI NAYAK (The Land Owner No. 2 herein), to inherit the said property left by said Deceased SONALI SINGHA with the provisions of Hindu Succession Act., 1956.

AND WHEREAS thus by way of inheritance said SRI RANJIT SINHA ALIAS RANJIT SINGH (The Land Owner No. 1 herein) & SMT. MITALI NAYAK (The Land Owner No. 2 herein), become the absolute joint owners of all that piece and parcel of land measuring an area of 05 Cottah 01 Chittak, be the same a little more or less, being Scheme Plot No. – "A", lying and situated at Mouza – Kora, J. L. No. – 27, Pargana – Anowarpur,

Touzi No. – 567, Re. Sa. No. – 182, comprised in R. S. & L. R. Dag No. – 982 under R. S. Khatian No. – 496 corresponding to L. R. Khatian No. – 352 corresponding to HAL L. R. Khatian No. – 6323 (Stands in the name of Sonali Singha), lying within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. – Barasat, P. S. – Barasat at present Madhyamgram, District – North 24 Parganas, and they got their names duly mutated in the office of local Madhyamgram Municipality, under Ward No. – 15, Holding No. – 94, Premises at Kora Babupara North and they jointly have been possessing and enjoying the same peacefully, free from all encumbrances.

AND WHEREAS by another Registered Deed of Gift, being No. – 00788, dated – 13/03/2017, aforesaid Smt. Uma Rani Singha gifted all that piece and parcel of land measuring an area of 05 Cottah 01 Chittak, be the same a little more or less, being Scheme Plot No. – “B”, lying and situated at Mouza – Kora, J. L. No. – 27, Pargana – Anowarpur, Touzi No. – 567, Re. Sa. No. – 182, comprised in R. S. & L. R. Dag No. – 982 under R. S. Khatian No. – 496 corresponding to L. R. Khatian No. – 352, lying within the jurisdiction of local Madhyamgram Municipality, being Holding No. – 94, Premises at Kora Babupara North, A. D. S. R. O. – Barasat, P. S. – Barasat at present Madhyamgram, District – North 24 Parganas, in favour of his son **SRI RANJIT SINHA ALIAS RANJIT SINGH** (The Land Owner No. 1 herein), and delivered khas possession in his favour, and the said Deed was registered with the office of A. D. S. R., Barasat, North 24 Parganas, copied in Book No. – I, Volume No. – 29, Pages from 376 to 385, being No. – 00788 for the year 2007.

AND WHEREAS after becoming the sole and absolute owner of aforesaid property said **SRI RANJIT SINHA ALIAS RANJIT SINGH** (The Land Owner No. 1 herein), got his name duly recorded in the records of present L. R. Settlement Operation, under L. R. Khatian No. – 6269, and he also got

his name duly mutated his name in the office of local Madhyamgram Municipality, under Ward No. - 15, Holding No. - 94/1, Premises at Kora Babupara North, and he has been possessing and enjoying the same peacefully without interruption of others, free from all encumbrances.

AND WHEREAS with a view to develop the said two plots of land **SRI RANJIT SINHA ALIAS RANJIT SINGH** (The Land Owner No. 1 herein) & **SMT. MITALI NAYAK** (The Land Owner No. 2 herein) executed and registered a Deed of Amalgamation, being No. - 150301699, dated - 22/03/2023, (Registered with the office of A. D. S. R., North 24 Parganas, Barasat, copied in Book No. - I, Volume No. - 1503-2023, Pages from 55496 to 55519, being No. - 150301699, for the year 2023 to amalgamate the said two nos. of Holding, being Nos. - 94 & 94/1, into a single Holding from the local Madhyamgram Municipality.

AND WHEREAS thus said **SRI RANJIT SINHA ALIAS RANJIT SINGH** (The Land Owner No. 1 herein) & **SMT. MITALI NAYAK** (The Land Owner No. 2 herein) become the joint owners of in total 10 Cottahs 02 sq.ft. of land but as per Physical Measurement & Municipal Record the total Land Area stands 10 Cottahs as such a Registered boundary declaration, being No. - 150303479, dated - 19/06/2023 (Registered with the office of A. D. S. R., North 24 Parganas, Barasat, copied in Book No. - I, Volume No. - 1503-2023, Pages from 110608 to 110621, being No. - 150303479 for the year 2023) was executed by and between the said **SRI RANJIT SINHA ALIAS RANJIT SINGH** (The Land Owner No. 1 herein) & **SMT. MITALI NAYAK** (The Land Owner No. 2 herein).

AND WHEREAS the local Madhyamgram Municipality amalgamated the said two nos. of Holding into a single Holding, being No. - 94 under Ward No. - 15, Premises at Kora Babupara North, P. S. - Madhyamgram in the District of North 24 Parganas, amalgamated land area stands 10 Cottahs, be the same a little more or less.

5. **Desire of Development of the land & Acceptance:** The said SRI RANJIT SINHA ALIAS RANJIT SINGH & SMT. MITALI NAYAK, the Land Owners herein, now wanted to develop 06 Cottahs 09 Chittaks 36 sq.ft. of land, be the same a little more or less, out of the 10 Cottahs of land, lying and situated at Mouza - Kora, J. L. No. - 27, Pargana - Anowarpur, Touzi No. - 567, Re. Sa. No. - 182, comprised in R. S. & L. R. Dag No. - 982 under R. S. Khatian No. - 496 corresponding to L. R. Khatian No. - 352 corresponding to HAL L. R. Khatian No. - 6269 (Stands in the name of Ranjit Sinha) & 6323 (Stands in the name of Sonali Singha), lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. - 15, Amalgamated Holding No. - 94, Premises at Kora Babupara North, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram, District - North 24 Parganas, by constructing multi-storied building (Ground + 4) thereon in accordance with the building sanction plan to be sanctioned by the concerned Madhyamgram Municipality and the present Developer has accepted the said proposal and the present Land Owners have decided to enter into the present Development & Construction Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written.
6. **Power of Attorney:** For the smooth running of the said project, the Land Owners herein agreed to execute a registered Development Power of Attorney, by which the Land Owners herein will appoint and nominate MAA SARADA ENTERPRISE, a partnership firm having its address, N. S. Road, Kora Babupara, P. S. Madhyamgram, Kolkata-700130, District North 24 Parganas, represented by its Partners 1) ATANU RAY, S/o Sri Rabindra Chandra Ray residing at Kora Babu Para (Amtala), PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 2) ASHOKE SAHA, S/o Nripen Narayan Saha, residing at Kora Babu Para (North), PO Kora-Chandigarh, PS Madhyamgram, Kolkata-

700130, Dist- North 24 Parganas, 3) **SOUVIK DAS**, S/o Satyendra Nath Das, residing N S Road, Badamtala, PO Hridaypur, PS Barasat, Kolkata-700127, Dist- North 24 Parganas, 4) **RANJAN SAMADDAR**, S/o Late Monimohan Samaddar, residing at Kora Babu Para, P.O. - Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 5) **TARUN KANTI DUTTA**, S/o Late Abani Mohan Dutta, residing at Kora Babu Para, (Amtala), PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 6) **RAJU BISWAS**, S/o Sri Manoranjan Biswas, residing at Kora Babu Para North, PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 7) **SUVRIT BOSE**, S/o Late Santosh Bose, residing at Kora Babu Para North, PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 8) **SUBHASISH DAS**, S/o Late Anil Baran Das, residing at Kora Green Park, PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 9) **MANAS CHAKRABORTY**, S/o Late Nikhil Chakraborty, residing at Kora Babu Para North, PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 10) **PRADIP MONDAL**, S/o Late Ashim Kumar Mondal, residing at Kora Nabarun Pally, PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 11) **RANA DEY**, S/o Mrinal Kanti Dey, residing at Kora Babu Para, PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, the Developer herein, as their Constituted Attorney, to act on behalf of the Land Owners and also for entering into an agreement for sale in respect of the Developer's allocation after Execution of this Development Agreement in the name and on behalf of the Owners and also for to appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration

and giving declarations on our behalf and to do all other acts and deeds in that behalf developer may deem necessary, expedient and proper.

7. DEFINITION:

7.1. Building : Shall mean multi storied building so to be constructed on the project property.

7.2. Name of the Building : shall mean the new multi storied building so mentioned in above shall be named and called under the name and style of as preferred exclusively by the Second Part/Developer so agreed and consented by the First Part/Land Owners. The Developer will use, quote, mention & apply the said name in everywhere; wherever it need to use, quote, mention & apply for the proposed project work & any work related to it.

7.3. Common Facilities & Amenities: Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift areas and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

7.4. Saleable Space : Shall mean the space within the building, which is to be available as an unit / flat for independent use and occupation in respect of Land Owners' Allocation & Developer's Allocation as mentioned in this Agreement.

a) Land Owners' Cash Receipt : Shall mean the Developer shall pay a non-refundable/ forfeited amount of a sum of Rs. 40,00,000/- (Rupees Forty Lakhs) only to the Land Owners herein and the Developer will pay the said amount of Rs. 40,00,000/- (Rupees Forty Lakhs) only in the following manner :-

i) The Developer already paid to the tune of Rs. 10,00,000/- (Rupees Ten Lakhs) Only to the Land Owners herein, prior to Registration

of Development & Construction Agreement & Development Power of Attorney.

- ii) The Developer will further pay to the tune of Rs. 7,00,000/- (Rupees Seven Lakhs) Only to the Land Owners herein, at the time of first floor roof casting.
- iii) The Developer will further pay to the tune of Rs. 7,00,000/- (Rupees Seven Lakhs) Only to the Land Owners herein, within 08 (Eight) Months from the date of getting the sanctioned building plan from the competent authority.
- iv) The Developer will further pay to the tune of Rs. 6,00,000/- (Rupees Six Lakhs) Only to the Land Owners herein, within 16 (Sixteen) Months from the date of getting the sanctioned building plan from the competent authority.
- v) The Developer will pay the Rest amount of Rs. 10,00,000/- (Rupees Ten Lakhs) Only to the Land Owners herein, at the time of hand over the possession of the Owner's Allocation.

7.5. Land Owners' Allocation : It is agreed by and between the parties to this agreement that the Land Owners herein jointly shall be entitled to receive the following Two Nos. of flat in the proposed multi storied building to be constructed in accordance with the sanctioned building plan to be sanctioned by the local Madhyamgram Municipality, together with proportionate undivided share of the land and common facilities and amenities as will be available in the new building, the details are as under :-

Floor	No. of Flat	Carpet Area of Flat	Side/ Corner
Second Floor	01	668 sq.ft. (M/l)	South- West
First Floor	01	651 sq.ft. (M/l)	North- East

which is more fully described in Second Schedule written herein below.

7.6. That the developer will pay a sum of Rs. 3,500/- (Rupees Three Thousand Five Hundred) Only to the land Owner's herein as monthly rent for alternative accommodation from the date of getting the possession of the project property till date of hand over the possession of owner's allocation and after serving of notice to the owner if the owners shall fail/s and/or neglect to take possession after expiry of the stipulated period in the said letter of possession, the developer shall not bound to pay any rental charges to the owners.

7.7. **Developer's Allocation:** Shall mean all the remaining area in the said proposed multi storied building excluding Land Owners' Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is more fully described in Third Schedule written herein below.

7.8. **Architect / Engineer:** Shall mean such person or persons being appointed by the Developer.

7.9. **Transfer:** With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Land Owners as a transfer of space in the said building to intending purchasers thereof.

7.10. **Building Plan:** Shall mean such plan or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the Madhyamgram Municipality in the names of the Land Owners for construction of the building including its modification and amenities and alterations.

8. LANDOWNERS' RIGHT & REPRESENTATION.

8.1. **Indemnification regarding Possession & Delivery:** The Land Owners are now seized and possessed of and / or otherwise well and sufficiently entitled to the project property in as it is condition and deliver

physical as well as identical possession to the Developer to develop the project property.

8.2. Free From Encumbrance: The Land Owners also indemnify that the project property is free from all encumbrances and the Land Owners have marketable title in respect of the said premises.

9. DEVELOPER, PROMOTER'S RIGHTS

9.1. Authority of Developer: The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement,

9.2. Right of Construction : The Land Owners hereby grant permission an exclusive right to the Developer to build new building upon the project property.

9.3. Construction Cost: The Developer shall carry out total construction work of the present building at their own costs and expenses, No liability on account of construction cost will be charged from Land Owners' Allocation,

9.4. Sale Proceeds of Developers Allocation : The Developer will take the sale proceeds of Developer's Allocation exclusively,

9.5. Booking & Agreement for Sale: Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possession/area will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Land Owners as a Power of Attorney Holder, All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Land Owners.

- 9.6. Selling Rate:** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Land Owners.
- 9.7. Profit & Loss:** The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Land Owners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.
- 9.8. Possession to the Land Owners:** On completion of the project the Developer will handover undisputed possession of the Land Owners' Allocation Together With all rights of the common facilities and amenities to the Land Owners with Possession Letter and will take release from the Land Owners by executing a Deed of Release.
- 9.9. Possession to the intending purchaser:** On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representatives and Power of Attorney holder of the Land Owners.
- 9.10. Deed of Conveyance:** The Deed of Conveyance will be signed by the Developer on behalf of and as representatives and registered Power of Attorney Holder of the Land Owners.
- 10. CONSIDERATION:**
- 10.1. Permission against Consideration:** The Land Owners grant permission for exclusive right to construct the proposed building in consideration of Land Owners' Allocation to the Developer.
- 11. DEALING OF SPACE IN THE BUILDING:**
- 12.1 Exclusive Power of Dealing of Land Owners :** The Land Owners shall be entitled to transfer or otherwise deal with Land Owners' Allocation in the building and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Land Owners' Allocation,

12.2 Exclusive Power of Dealing of Developer : The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Land Owners and the Land Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

12. POWER AND PROCEDURE:

For entering into an agreement for sale of the developer allocations, the Owners undertake to execute Registered Development Power of Attorney in respect of the Developer's allocation after Execution of this Development Agreement in the name and on behalf of the Owners' and to appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on our behalf and to do all other acts and deeds in that behalf developer may deem necessary, expedient and proper.

13. NEW BUILDING:

13.1. Completion of Project : The Developer shall at their own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.

13.2. Installation of Common Amenities : The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd./ W.B.S.E.D.C.L and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self-

contained apartments and constructed for sale of flats therein on Ownership basis and as mutually agreed upon,

13.3. Architect Fees etc. : All costs, charges and expenses including Architect's fees, Engineer's fees, plan / revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Land Owners shall bear no responsibility in this context,

14.4.1. Taxes & Other Taxes of the Property: The Land Owners shall pay and clear up all the arrears on account of taxes and outgoing of the said property up to the date of this agreement. And after that the Developer will pay will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation.

From the date of completion and allocation of the floor area between the Land Owners and the Developer the taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Land Owners, by the Developer and / or their nominees and the Land Owners and / or their nominee / nominees respectively,

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

14.6. Materials to be used: the Developer shall use all the first class quality materials for construction of the building.

15. PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNERS:

15.1. Delivery of Possession : As soon as the building will be completed, the Developer shall give written notice to the Land Owners requiring the Land Owners to take possession of the Land Owners' Allocation in

the building and certificate of the Architect/L.B.S or the Municipality being provided to that effect.

15.2. **Payment of Taxes :** Within 30 days from the receive possession of Land Owners' Allocation and at all times there after the Land Owners shall be exclusively responsible for payment of all property taxes duties, GST. (if applicable) and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Land Owners' Allocation only.

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

16. **COMMON RESTRICTION:**

16.1. **Restriction of Land Owners and Developer in common :** The Land Owners' Allocation in the building shall be subject at to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of ail occupiers of the building, which shall include as follows :-

- 16.1.1. Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- 16.1.2. Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.
- 16.1.3. Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have observed and performed all the terms and conditions on their respective part to be observed and / or performed,
- 16.1.4. Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, byelaws and regulation,
- 16.1.5. The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and / or the occupation of the building indemnified from and against the consequence of any breach.
- 16.1.6. No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.

16.1.7. Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.

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

17. LANDOWNERS OBLIGATION:

17.1. No Interference:

The Land Owners hereby agrees and covenant with the Developer: not to cause any interference or hindrance in the construction of the building by the Developer,

not to do any act, deed or thing, whereby the Developer may be prevented from selling; assigning and / or disposing of any of the Developer's allocated portion in the building.

Not to let out, grant, lease, mortgage and / or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

18. DEVELOPERS OBLIGATIONS:

18.1. **Time Schedule of Handing Over Land Owners Allocation :** The Developer hereby agree and covenant with the Land Owners to handover Land Owners' Allocation (more fully described in the Second Schedule hereunder written) within **24 (Twenty Four) Months**

from the date of sanction of building plan failing which another 06 (Six) months will be given as grace period.

Penalty: If the Land Owners' Allocation will not be delivered within the stated period, the Developer shall be liable to pay compensation the Land Owners till the date of hand over the Owner's Allocation and the required compensation will be decided later between the parties by mutual discussion/ negotiation.

- 18.2. **No Violation :** The Developer hereby agree and covenant with the Land Owners not to violate or contravenes any of the provisions of rules applicable to construction of the said building, not to do any act, deed or thing, whereby the Land Owners are prevented from enjoying, selling, assigning and / or disposing of any Land Owners' Allocation in the building at the said premises vice versa.

19. LANDOWNERS' INDEMNITY

Indemnity : The Land Owners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfill the terms and conditions herein contained and / or its part to be observed and performed,

20. DEVELOPERS INDEMNITY:

The Developer hereby undertake to keep the Land Owners indemnified against third party claiming and actions arising out of any sort of act of occupation commission' of the Developer in relation to the construction of the said building against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and / or for any defect therein.

21. MISCELLANEOUS:

- 21.1. **Contract Not Partnership:** The Land Owners and the Developer have entered into this agreement purely as a contract and nothing contained

herein shall be deemed to constitute as a partnership between the Land Owners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

- 21.2. **Not specified Premises:** It is understood that from time to time facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Land Owners and various applications and other documents may be required to be signed or made by the Land Owners related to which specific provisions may not have been mentioned herein. The Land Owners hereby undertakes to do all such legal acts, deeds, matters and things as and when required and the Land Owners shall execute any such additional power of attorney and / or authorization as may be required by the Developer for any such purposes and the Land Owners also undertakes to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Land Owners and / or against the spirit of these presents.
- 21.3. **Not Responsible:** The Land Owners shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Land Owners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 21.4. **Process of Issuing Notice:** Any notice required to be given by the Developer to the Land Owners shall without prejudice to any other mode of service available be deemed to have been served on the Land Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be

deemed to have been served on the Developer by the Land Owners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.

21.5. Formation of Association: After the completion of the said building and receiving peaceful possession of the allocation, the Land Owners hereby agree to abide by all the rules and regulations to be framed by any society / association who will be in charge or such management of the affairs of the building and / or common parts thereof and hereby given his consent to abide by such rules and regulations.

21.6. Right to borrow fund : The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution in respect of Developer's Allocation without creating any financial liability of the Land Owners or effecting his estate and interest in the said premises it being expressly agreed and understood that in no event the Land Owners nor any of their estate shall be responsible and / or be made liable for payment of any due to such bank or banks and the developer shall keep the Land Owners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof,

21.7. Documentation : The Land Owners delivered all the Xerox copies of the original title deed relating to the said premises, If it is necessary to produce original documents before any authority for verification, the Land Owners will bound to produce documents in original before any competent authority for inspection,

21.8. Roof /Terrace: The entire roof/terrace of the building shall belong to the Land Owners, Flat Owners and the Developer proportionately.

22. FORCE MAJEURE:

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations

are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure. Force Majeure shall mean flood, earthquake, pandemic, riot, war, storm, tempest, civil commotion, strike, Lock down and / or any other act of commission beyond the reasonable control of the parties hereto,

23. DISPUTES:

Disputes or differences in relation to or as rising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that:

Constitution of Arbitral Tribunal: The Arbitral Tribunal shall consist of one Arbitrator, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Land Owners.

Place : The place of arbitration shall be Barasat, North 24 Parganas only.

Binding Effect : The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

24. LEGAL SERVICE :

Both the parties shall have liberty to avail the opportunity under the specific performance of contract of this agreement for the non-compliance of the covenant herein before mentioned and to file any suit before competent Court of law.

25. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions /correspondence and agreements between the Parties, oral or implied.

26. AMENDMENT/MODIFICATION:

No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties.

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

THE FIRST SCHEDULE ABOVE REFERRED TO

(Entire Premises)

ALL THAT piece and parcel of BASTU Land measuring an area of 06 Cottah 09 Chittaks 36 sq.ft., be the same a little more or less, out of which 05 Cottah of land under HAL L. R. Khatian No. - 6269 (Stands in the name of Ranjit Sinha) and 01 Cottah 09 Chittaks 36 sq.ft. of land under HAL L. R. Khatian No. - 6323 (Stands in the name of Sonali Singha), being Scheme Plot No. - "A", out of 10 Cottahs of land, lying and situated at Mouza - Kora, J. L. No. - 27, Pargana - Anowarpur, Touzi No. - 567, Re. Sa. No. - 182, comprised in R. S. & L. R. Dag No. - 982 under R. S. Khatian No. - 496 corresponding to L. R. Khatian No. - 352 corresponding to HAL L. R. Khatian No. - 6269 (Stands in the name of Ranjit Sinha) & 6323 (Stands in the name of Sonali Singha), lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. - 15, Amalgamated Holding No. - 94, Premises at Kora Babupara North, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram, District - North 24 Parganas, which is butted and bounded as follows :-

On the North – H/o Late Ardhendu Dey.

On the South – 6 feet wide Passage.

On the East – Property of Land Owners (Scheme Plot No. – “B”).

On the West – 18 feet wide Municipal Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

LAND OWNERS'S ALLOCATION: It is agreed by and between the parties to this agreement that the Land Owners herein jointly shall be entitled to receive the following Two Nos. of flat in the proposed multi storied building to be constructed in accordance with the sanctioned building plan to be sanctioned by the local Madhyamgram Municipality, together with proportionate undivided share of the land and common facilities and amenities as will be available in the new building, the details are as under :-

Floor	No. of Flat	Carpet Area of Flat	Side/ Corner
Second Floor	01	668 sq.ft. (M/l)	South- West
First Floor	01	651 sq.ft. (M/l)	North- East

- It is also settled that except the Land Owners' Allocation as described above, the Land Owners will not get any area for the construction of the mufti stoned building, so to be constructed by the present Developer on the land in question, the other areas will be the exclusive consideration of the developer.
- The flats will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.

THE THIRD SCHEDULE ABOVE REFERRED TO

[Developer's Allocation]

DEVELOPERS ALLOCATION: Shall mean all the remaining area of the construction area in the said proposed multi storied building excluding Land Owners' Allocation together with the undivided, proportionate and impartible share of land with all amenities and facilities, and the said

property/ allocation absolutely shall be the property of the Developer after providing the Land Owners' Allocation as stated at the Second Schedule, and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser / purchasers teamsters, by and mode of Transfer of Property Act and / or lease, let out, Transfer by way of any types/ sorts of Deeds/ instruments (such as Sale, Conveyance, Mortgage etc.) or in any manner may with the same as the absolute Owners thereof.

THE FOURTH SCHEDULE ABOVE REFERRED TO

[Common Area & facilities]

The Owners of the land along with the other co-Owners, occupiers, society or syndicate or association shall allow each other the following easement and quasi easements rights privilèges etc.:

- a) Land under the said building described in the First Schedule.
- b) All sides spaces, back spaces, paths passages, main entrance, lift landing, stair case up to ultimate roof of the building, Water line, septic tank, drain ways, Drains and sewers from the building in the Municipal connection drains and/or sewerage.
- c) General lighting of the common portions and space for installations of electric meter in general and separate.

THE FIFTH SCHEDULE ABOVE REFERRED TO

[Specification for Construction]

The construction to be made and equipment, fittings and fixtures to be installed provided in the building shall be new and of an average good quality and workmanship and according to the plan and advice of the Architects and specification are in the follows:

Structure	:	R.C.C. Framed Structure.
Brick Work	:	Brick work will be done with, good quality Bricks, all outer walls are 5'' / 8'' thick, main partition walls are 5'' thick and all inner walls 3''/5'' thick respectively.
Inner wall	:	Will be Plaster of Paris finished/ Putty.
Doors	:	Frames to be made of good quality wood, Main Door Flush Door, and internal doors (except bath room) will

		be flash door and other doors will be made of Flash door).
Windows	:	Aluminum Window with glass fittings.
Verandah	:	Covered by Iron Grill (Half).
All floors	:	To be finished with Tiles.
Kitchen	:	Cooking plat form with Black Stone top and Dado will be 2'-0" in height from top of cooking platform and made of Glazed Tiles.
Toilet	:	Two Anglo Indian Toilet will be finished with Tiles and up to 5'-0" from the floor.
Water connection	:	Water connection will be provided from the Overhead Reservoir.
Electricity	:	a) Each bed room will be fitted with 1 (one) fan point, 1 (one) plug point (5 Amp.), 1 (one) tube light point and 1 (one) double bracket lamp point. 1 (One) A. C. Point in Master Bed Room. b) Drawing room will have 1 (one) light point, 1 (one) fan point, 1 (one) plug point (5 Amp.) with one T.V. Plug point including Cable point and one telephone plug point. c) Dining room will have 1(one) light point, 1 (one) fan point, one 15 Amp. Power point. d) Kitchen will have 1(one) light point, 1 (one) exhaust fan point, 1(one 15 Amp. Power Point. e) Each toilet will have one light point. f) One Gezer Point in One Toilet. g) One Inverter Point. h) One Aqua Guard Point. i) One Calling Bell Point.
Lift	:	Yes.

• **ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION.**

- a) The extra work may be done subject to architect's prior approval and money will be deposited in advanced.

- b) The Developer at their/ its cost shall install Transformer and bring main electric line and all the occupiers/ purchasers of the said building will bear the said cost proportionately.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED & DELIVERED in presence of following Witnesses:-

1. Ajith Halder
Nabapally

2. Jahan Lal Halder
Nabapally

DRAFTED BY:

Ashim Halder

Advocate

Barasat Judges' Court

Barasat, North 24 Parganas.

F-1217/07.

Drafted by:-

Barasat.

1. Ranjit Sinker Ali. Ranjit Singha

2. Mitali Nayak.

SIGNATURE OF THE LAND OWNERS

1. Atanu Ray

2. Ashoke Saha

3. SOUVIK Das.

4. ଅମିତ କୁମାର

5. ଅନୁଷ୍ଠାନ

6. Rajesh Biswas

7. Juvant Bose.

8. Subharish Das.

9. Manas Chakraborty

10. Pradip Mondal

11. Rana Ray

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

Received Rs. 10,00,000/- (Rupees Ten Lakhs) only by the Land Owners herein, as non-refundable/ forfeited amount from the Developer herein as per schedule below:-

<u>Cash/ Cheque/ D. D. No.</u>	<u>Name of Bank/ Branch</u>	<u>Date</u>	<u>Amount</u>
005256	IDBI	10/02/2022	Rs. 5,00,000/-
005254	IDBI	10/02/2022	Rs. 4,50,000/-
By Cash		10/02/2022	Rs. 50,000/-
Total -			Rs. 10,00,000/-

Total Rupees Ten Lakhs only

WITNESSES:-

1. *Ajib Haldar*
Nabapally.

1. *Rajit Singh* ^{Ami.} *Rajit Singh*
2. *Mitali Nayak*

2. *Jahonul Haldar*
Nabapally.

SIGNATURE OF THE LAND
OWNERS

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name **SRI RANJIT SINHA ALIAS RANJIT SINGH**

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				


Ranjit Singh
 ১৭৭ ১১১১

Ranjit Singh
Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(2) Name **SMT. MITALI NAYAK**

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				


Mitali Nayak
 ১১১১ ১১১১

Mitali Nayak
Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(3) Name **ATANU RAY**

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				


Atanu Ray
 আনু রায়

Atanu Ray
Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

All the above fingerprints are of the above named person and attested by the said person

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name **ASHOKE SAHA**

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Ashoke Saha

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(2) Name **SOUVIK DAS**

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Souvik Das

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(3) Name **RANJAN SAMADDAR**

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					 ডান হাত

রঞ্জন সামাদ্দার

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

All the above fingerprints are of the above named person and attested by the said person

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name **TARUN KANTI DUTTA**

LITTLE	RING	MIDDLE	FORE	THUMB	 <u>তারুণ কান্তি দত্ত</u> ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

তারুণ কান্তি দত্ত
Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(2) Name **RAJU BISWAS**

LITTLE	RING	MIDDLE	FORE	THUMB	 <u>রাজু বিস্বাস</u> ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Raju Biswas
Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(3) Name **SUVRIT BOSE**

LITTLE	RING	MIDDLE	FORE	THUMB	 <u>Suvarit Bose</u> ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

All the above fingerprints are of the above named person and attested by the said person

Suvarit Bose
Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

UNDER RULE 44A OF THE I. R. ACT 1

(1) **SUBHASISH DAS**

Name

Status - Presentant



LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person.

Subhasish Das

Signature of the presentant



(2) **MANAS CHAKRABORTY**

Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (V)

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the above named person and attested by the said person.

Manas Chakraborty

Signature of the Presentant/Executant

Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

UNDER RULE 44A OF THE I. R. ACT 1

(1) **PRADIP MONDAL**

Name

Status - Presentant



LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person.

Pradip Mondal

Signature of the presentant



(2) **RANA DEY**

Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (V)

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the above named person and attested by the said person.

Rana Deu

Signature of the Presentant/Executant

Claimant/Attorney/Principal/Guardian/Testator.(Tick the appropriate status)



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



090520242004067986

GRIPS Payment Detail

GRIPS Payment ID:	090520242004067986	Payment Init. Date:	09/05/2024 06:43:06
Total Amount:	12042	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5335861081215	BRN Date:	09/05/2024 06:43:18
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr ATANU RAY
Mobile: 9331819704

Payment GRN Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250040679878	Directorate of Registration & Stamp Revenue	12042
Total			12042

IN WORDS: TWLEVE THOUSAND FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192024250040679878

GRN Details

GRN:	192024250040679878	Payment Mode:	SBI Epay
GRN Date:	09/05/2024 06:43:06	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5335861081215	BRN Date:	09/05/2024 06:43:18
Gateway Ref ID:	CHP8687743	Method:	State Bank of India NB
GRIPS Payment ID:	090520242004067986	Payment Init. Date:	09/05/2024 06:43:06
Payment Status:	Successful	Payment Ref. No:	2001109172/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr ATANU RAY
Address: Kora Babu Para (Amtalg), P.O:- Kora Chandigarh, P.S:-Madhyamgram,
District:-North 24-Parganas, PIN:- 700130
Mobile: 9331819704
Period From (dd/mm/yyyy): 09/05/2024
Period To (dd/mm/yyyy): 09/05/2024
Payment Ref ID: 2001109172/2/2024
Dept Ref ID/DRN: 2001109172/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001109172/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2001109172/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	10021
Total				12042

IN WORDS: TWLEVE THOUSAND FORTY TWO ONLY.



Major Information of the Deed

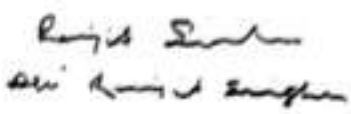
Deed No :	I-1503-02356/2024	Date of Registration	09/05/2024
Query No / Year	1503-2001109172/2024	Office where deed is registered	
Query Date	02/05/2024 1:51:13 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Jogesh Sarkar Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7044476436, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]	
Set Forth value		Market Value	
		Rs. 56,23,929/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,021/- (Article:48(g))		Rs. 10,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Kora Babupara Road, Mouza: Konra, , Ward No: 15, Holding No:94 JI No: 27, Pin Code : 700130

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-982 (RS :-)	LR-6269	Bastu	Bastu	5 Katha		42,52,498/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L2	LR-982 (RS :-)	LR-6323	Bastu	Bastu	1 Katha 9 Chatak 36 Sq Ft		13,71,431/-	Width of Approach Road: 18 Ft.,
		TOTAL :			10.9106Dec	0 /-	56,23,929 /-	
		Grand Total :			10.9106Dec	0 /-	56,23,929 /-	

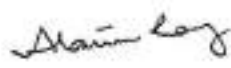
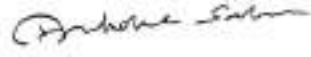
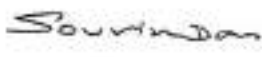
Land Lord Details :

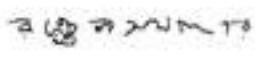
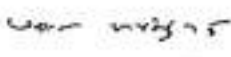
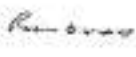
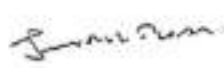
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri RANJIT SINHA, (Alias: RANJIT SINGH) Son of Late AJAY RATAN SINHA Alias RATAN SINGH Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	09/05/2024	LT1 09/05/2024	09/05/2024	
BABU PARA (UTTAR), City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: BFxxxxxx0E, Aadhaar No: 99xxxxxxxx2321, Status :Individual, Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office				
2	Name Smt MITALI NAYAK Wife of MANMATHA KUMAR NAYAK Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	09/05/2024	LT1 09/05/2024	09/05/2024	
JHIL BAGAN, SARDAR PARA, City:- , P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: AMxxxxxx6G, Aadhaar No: 79xxxxxxxx3751, Status :Individual, Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office				

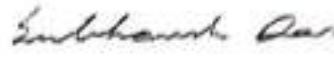
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA SARADA ENTERPRISE N.S. ROAD, KORA BABUPARA, City:-, P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 , PAN No.: ABxxxxxx2M,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name ATANU RAY (Presentant) Son of Shri RABINDRA CHANDRA RAY Date of Execution - 09/05/2024, , Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office	Photo  May 9 2024 2:34PM	Finger Print  Captured LTI 09/05/2024	Signature  09/05/2024
KORA BABU PARA (AMTALA), City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx6M, Aadhaar No: 42xxxxxxxx5235 Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)				
2	Name ASHOKE SAHA Son of NRIPEN NARAYAN SAHA Date of Execution - 09/05/2024, , Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office	Photo  May 9 2024 2:38PM	Finger Print  Captured LTI 09/05/2024	Signature  09/05/2024
KORA BABU PARA (NORTH), City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: HDxxxxxx1P, Aadhaar No: 23xxxxxxxx9486 Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)				
3	Name SOUVIK DAS Son of SATYENDRA NATH DAS Date of Execution - 09/05/2024, , Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office	Photo  May 9 2024 2:38PM	Finger Print  Captured LTI 09/05/2024	Signature  09/05/2024
N. S. ROAD, BADAMTALA, City:- , P.O:- HRIDAYPUR, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx9E, Aadhaar No: 22xxxxxxxx3330 Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)				

Name	Photo	Finger Print	Signature
RANJAN SAMADDAR Son of Late MONIMOHAN SAMADDAR Date of Execution - 09/05/2024, Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office	 May 9 2024 2:16PM	 Captured LTI 09/05/2024	 09/05/2024
KORA BABU PARA, City:-, P.O:- CORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: Dlxxxxxx5C, Aadhaar No: 46xxxxxxxx6725 Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)			
TARUN KANTI DUTTA Son of Late ABANI MOHAN DUTTA Date of Execution - 09/05/2024, Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office	 May 9 2024 2:37PM	 Captured LTI 09/05/2024	 09/05/2024
KORA BABU PARA (AMTALA), City:-, P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AZxxxxxx5J, Aadhaar No: 52xxxxxxxx1128 Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)			
RAJU BISWAS Son of Shri MANORANJAN BISWAS Date of Execution - 09/05/2024, Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office	 May 9 2024 2:37PM	 Captured LTI 09/05/2024	 09/05/2024
KORA BABU PARA NORTH, City:-, P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AZxxxxxx9M, Aadhaar No: 35xxxxxxxx2061 Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)			
SUVRIT BOSE Son of Late SANTOSH BOSE Date of Execution - 09/05/2024, Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office	 May 9 2024 2:38PM	 Captured LTI 09/05/2024	 09/05/2024
KORA BABU PARA NORTH, City:-, P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AXxxxxxx7H, Aadhaar No: 65xxxxxxxx7879 Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)			

Name	Photo	Finger Print	Signature
SUBHASISH DAS Son of Late ANIL BARAN DAS Date of Execution - 09/05/2024, , Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office		 Captured	 09/05/2024
KORA GREEN PARK, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx8N, Aadhaar No: 71xxxxxxxx5717 Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)			
MANAS CHAKRABORTY Son of Late NIKHIL CHAKRABORTY Date of Execution - 09/05/2024, , Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office		 Captured	 09/05/2024
KORA BABU PARA NORTH, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx3D, Aadhaar No: 63xxxxxxxx9199 Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)			
PRADIP MONDAL Son of Late ASHIM KUMAR MONDAL Date of Execution - 09/05/2024, , Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office		 Captured	 09/05/2024
KORA NABARUN PALLY, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CMxxxxxx4C, Aadhaar No: 25xxxxxxxx5181 Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)			
RANA DEY Son of MRINAL KANTI DEY Date of Execution - 09/05/2024, , Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office		 Captured	 09/05/2024
KORA BABU PARA, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx4K, Aadhaar No: 75xxxxxxxx9205 Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri AJIT HALDER Son of Shri JAHAR LAL HALDER NABAPALLY BOYS SCHOOL ROAD, City:- Barasat, P.O:- NABAPALLY, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126		 Captured	
	09/05/2024	09/05/2024	09/05/2024
Identifier Of Shri RANJIT SINHA, Smt MITALI NAYAK, ATANU RAY, ASHOKE SAHA, SOUVIK DAS, RANJAN SAMADDAR, TARUN KANTI DUTTA, RAJU BISWAS, SUVRIT BOSE, SUBHASISH DAS, MANAS CHAKRABORTY, PRADIP MONDAL, RANA DEY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri RANJIT SINHA	MAA SARADA ENTERPRISE-8.25 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri RANJIT SINHA	MAA SARADA ENTERPRISE-1.33031 Dec
2	Smt MITALI NAYAK	MAA SARADA ENTERPRISE-1.33031 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Kora Babupara Road, Mouza: Konra, Ward No: 15, Holding No:94 JI No: 27, Pin Code : 700130

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 982, LR Khatian No:- 6269	Owner:শ্রী রঞ্জিত সিংহ, Gurdian:মুন্সি অজয় রতন সিংহ, Address:বিলু, Classification:বাড়, Area:0.08500000 Acre,	Shri RANJIT SINHA
L2	LR Plot No:- 982, LR Khatian No:- 6323	Owner:সোনালী সিংহ, Gurdian:অজয় রতন সিংহ, Address:বিলু, Classification:বাড়, Area:0.08250000 Acre,	Seller is not the recorded Owner as per Applicant.

On 09-05-2024

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

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

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

Presented for registration at 13:56 hrs on 09-05-2024, at the Office of the A.D.S.R. BARASAT by ATANU RAY .

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 56,23,929/-

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

Execution is admitted on 09/05/2024 by 1. Shri RANJIT SINHA, Alias RANJIT SINGH, Son of Late AJAY RATAN SINHA Alias RATAN SINGH, BABU PARA (UTTAR), P.O: KORA CHANDIGARH, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Business, 2. Smt MITALI NAYAK, Wife of MANMATHA KUMAR NAYAK, JHIL BAGAN, SARDAR PARA, P.O: HATIARA, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife

Indetified by Shri AJIT HALDER, , Son of Shri JAHAR LAL HALDER, NABAPALLY BOYS SCHOOL ROAD, P.O: NABAPALLY, Thana: Barasat, City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 09-05-2024 by SUVRIT BOSE, Partner, MAA SARADA ENTERPRISE (Partnership Firm), N.S. ROAD, KORA BABUPARA, City:-, P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Indetified by Shri AJIT HALDER, , Son of Shri JAHAR LAL HALDER, NABAPALLY BOYS SCHOOL ROAD, P.O: NABAPALLY, Thana: Barasat, City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-05-2024 by SUBHASISH DAS, Partner, MAA SARADA ENTERPRISE (Partnership Firm), N.S. ROAD, KORA BABUPARA, City:-, P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Indetified by Shri AJIT HALDER, , Son of Shri JAHAR LAL HALDER, NABAPALLY BOYS SCHOOL ROAD, P.O: NABAPALLY, Thana: Barasat, City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-05-2024 by MANAS CHAKRABORTY, Partner, MAA SARADA ENTERPRISE (Partnership Firm), N.S. ROAD, KORA BABUPARA, City:-, P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Indetified by Shri AJIT HALDER, , Son of Shri JAHAR LAL HALDER, NABAPALLY BOYS SCHOOL ROAD, P.O: NABAPALLY, Thana: Barasat, City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-05-2024 by PRADIP MONDAL, Partner, MAA SARADA ENTERPRISE (Partnership Firm), N.S. ROAD, KORA BABUPARA, City:-, P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Indetified by Shri AJIT HALDER, , Son of Shri JAHAR LAL HALDER, NABAPALLY BOYS SCHOOL ROAD, P.O: NABAPALLY, Thana: Barasat, City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-05-2024 by RANA DEY, Partner, MAA SARADA ENTERPRISE (Partnership Firm), N.S. ROAD, KORA BABUPARA, City:-, P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Indetified by Shri AJIT HALDER, , Son of Shri JAHAR LAL HALDER, NABAPALLY BOYS SCHOOL ROAD, P.O: NABAPALLY, Thana: Barasat, City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-05-2024 by ATANU RAY, Partner, MAA SARADA ENTERPRISE (Partnership Firm), N.S. ROAD, KORA BABUPARA, City:-, P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Identified by Shri AJIT HALDER, , Son of Shri JAHAR LAL HALDER, NABAPALLY BOYS SCHOOL ROAD, P.O: NABAPALLY, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-05-2024 by ASHOKE SAHA, Partner, MAA SARADA ENTERPRISE (Partnership Firm), N.S. ROAD, KORA BABUPARA, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Identified by Shri AJIT HALDER, , Son of Shri JAHAR LAL HALDER, NABAPALLY BOYS SCHOOL ROAD, P.O: NABAPALLY, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-05-2024 by SOUVIK DAS, Partner, MAA SARADA ENTERPRISE (Partnership Firm), N.S. ROAD, KORA BABUPARA, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Identified by Shri AJIT HALDER, , Son of Shri JAHAR LAL HALDER, NABAPALLY BOYS SCHOOL ROAD, P.O: NABAPALLY, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-05-2024 by RANJAN SAMADDAR, Partner, MAA SARADA ENTERPRISE (Partnership Firm), N.S. ROAD, KORA BABUPARA, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Identified by Shri AJIT HALDER, , Son of Shri JAHAR LAL HALDER, NABAPALLY BOYS SCHOOL ROAD, P.O: NABAPALLY, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-05-2024 by TARUN KANTI DUTTA, Partner, MAA SARADA ENTERPRISE (Partnership Firm), N.S. ROAD, KORA BABUPARA, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Identified by Shri AJIT HALDER, , Son of Shri JAHAR LAL HALDER, NABAPALLY BOYS SCHOOL ROAD, P.O: NABAPALLY, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-05-2024 by RAJU BISWAS, Partner, MAA SARADA ENTERPRISE (Partnership Firm), N.S. ROAD, KORA BABUPARA, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Identified by Shri AJIT HALDER, , Son of Shri JAHAR LAL HALDER, NABAPALLY BOYS SCHOOL ROAD, P.O: NABAPALLY, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021.00/- (B = Rs 10,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/05/2024 6:43AM with Govt. Ref. No: 192024250040679878 on 09-05-2024, Amount Rs: 10,021/-, Bank: SBI EPay (SBIPay), Ref. No. 5335861081215 on 09-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

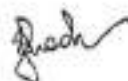
Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

Description of Stamp

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Srijani Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2024, Page from 93645 to 93694

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(Srijani Ghosh) 13/05/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARASAT

West Bengal.



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Ranjit Sinha (Ranjit Sinha)

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BABUPARA, Madhyamgram (m), North 24 Parganas,
West Bengal - 700130

Date: 18/09/2018

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UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Ranjit Sinha
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MAA SARADA ENTERPRISE

18/11/2021

In 1994, this organization received a grant from the National Endowment for the Humanities.

1. *Journal of the American Medical Association*, 1997; 278: 101-105.
 2. *Journal of the American Medical Association*, 1997; 278: 106-110.
 3. *Journal of the American Medical Association*, 1997; 278: 111-115.

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