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Q NO. (2) 315939/2021

Certified that the Document is admitted to
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as a part of this Document.

Sohr
Additional Registrar
of Assurances-1, Kolkata



17 AUG 2021

DEVELOPMENT AGREEMENT WITH DEVELOPMENT
POWER OF ATTORNEY

THIS AGREEMENT made this 23rd day of February, Two
Thousand and Twenty One (2021).

B E T W E E N

BHARAT SEVASHRAM SANGHA, PAN : AAATB7331F, having
its registered Office at 211, Rash Behari Avenue, Post Office -
Ballygunge, Police Station - Gariahat, Kolkata - 700 019, represented
by its authorised signatory & General Secretary **SWAMI BISWATMANANDA**.

Vist Case No. 302 of 2021
J(1)- 250
J(2)- 450
Total 700
23.2.2021

Contd.....

20 FEB 2021

No. 2232 Value 1000/-
Date
Sold to M/s. Dishadeep Construction
Address 96, Kankulia Road,
BL-3, Flat NO. 4,
Ballygunge,
Kolkata-29
Vendor Sealadah Civil Court
(ALOKE MUKHERJEE)



8
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
23 FEB 2021

PAN : BTJPB5955Q, Aadhaar No. 5932 5803 0772, Mob : 9477201865, son of Swami Pranabanandaji Maharaj, by faith - Hindu, by occupation - Preacher, by nationality - Indian of 211, Rash Behari Avenue, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700 019, hereinafter called and referred to as the **"OWNER"** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, representatives and assigns) of the **ONE PART**.

A N D

M/S. DISHADEEP CONSTRUCTION a proprietorship firm represented by its Proprietor **SRI SUDIPTO BANERJEE**, PAN: ADDPB1799H, Aadhaar No.9887 1516 1100, Mobile No. 9830017288, son of late Kashi Nath Banerjee, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 96, Kankulia Road, BL-3, Flat No. 4, Post Office - Ballygunge, Police Station - Rabindra Sarobar, Kolkata - 700029, District - South 24 Parganas, hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, representatives and assigns) of the **SECOND PART**.

WHEREAS the Governor of the State of West Bengal acquired certain lands at the instance of the Bastuhara Dokandar Samity hereinafter referred to as the said Samity which had its registered office of 114/1, Tollygunge Road, Kolkata - 700 026, District - 24-Parganas for resettlement of refugees and creation of better living condition in

Mouza - Purba Putiary and Basdroni, Police Station - Tollygunge, District - 24- Parganas under the West Bengal land Development and Planning Act, 1948 and took a possession of the said lands on or about the October, 1954 whereupon the said lands vested absolute in the Government of West Bengal hereinafter referred to as "the Government" free from all encumbrances.

AND WHEREAS pursuant to the provisions at section 10 of the said land Development and Planning Act the Samity entered into and agreement with the Governor bearing date the 5th day of March, 1952 whereby it was agreed inter alia that the Samity should pay to the Government all and every compensation that will be payable in respect of the acquisition of said land and all costs, charges and expenses of the acquisition proceedings as may be estimated by the Collector of 24-Parganas under the West Bengal Land Development and Planning Act, 1948.

AND WHEREAS in accordance with the provisions of the said agreement the Society deposited with the Collector of 24-Parganas Rs. 65,000/- being part of the cost of the acquisition of the said lands and possession of the said lands was made over to the said Samity with the right to have the land transferred to the Samity upon full payment of the said amount of compensation and the cost, charges and expenses as aforesaid to enable to samity to sell and transfer the said lands to bonafide refugees and homeless Government employees and hopeless persons of the State of West Bengal in terms of the said hereinbefore in part recited agreement.

AND WHEREAS the Samity having failed to comply with the terms and conditions of the said hereinbefore in part recited Agreement, the Governor determined the said agreement dated 5th day of March, 1952 entered into between the said Samity and the Governor, resumed the said lands which remained vested absolutely in the Governor for dealing with and disposing of the same in execution of the Development scheme and appointed an Administrator for the execution of the said Scheme.

AND WHEREAS the said Bankim Chandra Banik applied to the Administrator for allotment of the plot of land mentioned in the schedule hereunder written, forming part or portion of the said lands so acquired as aforesaid land under the Land Development and Planning Act, for residential purposes and the Administrator as per Development Schemes, allotted to the said Bankim Chandra Banik 5 (five) Cottahs of land on payment of the sum of Rs. 4,220/-.

AND WHEREAS considering the said application and in consideration of the said payment the Governor of the State of West Bengal executed a Deed of Conveyance dated 19th day of October, 1993 in favour of the said Bankim Chandra Banik in respect of the said plot of land and the said indenture was registered in the Office of the Additional District Sub-Registrar Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 93, Pages 1999 to 2007, Being No. 5054 for the year 1993.

AND WHEREAS thus the said Bankim Chandra Banik was seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of bastu land measuring an area of 5 (five) Cottahs be

the same a little more or less situated at Mouza - Purba Putiary being Scheme Plot No. 7, Police Station - Regent Park, District - South 24-Parganas morefully and particularly described in the Schedule hereunder written and mutate his name in the records of the Kolkata Municipal Corporation under Ward No. 114, vide Assessee No. 311142601581 being Municipal Premises No. 158, Vidyamandir Road now Premises No. 7, New Tollygunge, Purbaputiary, Police Station - Regent Park, Kolkata - 700 093 and constructed three storeyed building on a portion of the said plot of land for the sake brevity hereinafter called the said property.

AND WHEREAS the said Bankim Chandra Banik died intestate childless on 23.10.2011 and he left behind his only legal heir and wife Sudha Rani Banik and as per Hindu Succession Act., 1956 and She was in possession in absolute right, title by inheritance in the said Schedule of property.

AND WHEREAS the said Smt. Sudha Rani Banik, wife of late Bankim Chandra Banik being the absolute owner and possessor of the aforesaid landed property morefully and particularly described in the First Schedule hereunder written gifted and transferred the said land togethewith the building thereon in favour of Bharat Sevasram Sangha having its registered Office at 211, Rash Behari Avenue, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700 019 by a registered Deed of Gift dated 19th December, 2012 which was registered in the Office of A.D.S.R. Alipore and recorded in Book No. I, CD. Volume No. 44, Pages 1193 to 1210, Being No. 09935 for the year 2012 absolutely and forever.

AND WHEREAS the said Bharat Sevasram Sangha, the Owner/ First Part herein holding the peaceful possession thereon without any interference from any corner whatsoever in nature.

AND WHEREAS due to unavoidable circumstances and lack of fund on the part of the First Part herein approached the Second Part/ Developer herein for constructing multi-storied building consisting of several Flat/Car Parking Space as per sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation at its own cost and responsibilities and the Second Part herein agreed to do and/or perform the aforesaid Project of the development work over the First Schedule property hereunder written.

AND WHEREAS upon the aforesaid representation of the Owner/ First Part and the Second Part herein subject to verification of title of the Owner concerning the said Property, the Second Part/Developer herein has agreed to develop the said Property by constructing several multi-storied buildings/Units/Shops/Car Parking spaces and other ancillary units with several amenities and facilities thereon in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation at the cost of the Developer and all other terms and conditions hereinafter appearing under the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the Parties hereto as follows :

1. **DEFINITION** : Unless there is anything repugnant to the subject or context.

- (a) **OWNER** : shall mean Bharat Sevashram Sangha and its successor-in-office, executors, administrators, legal representatives and assigns.
- (b) **DEVELOPER** : shall mean **M/S. DISHADEEP CONSTRUCTION** a proprietorship firm represented by its Proprietor **SRI SUDIPTO BANERJEE**, PAN: ADDPB1799H, Aadhaar No. 9887 1516 1100, Mobile No. 9830017288, son of late Kashi Nath Banerjee, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 96, Kankulia Road, BL-3, Flat No. 4, Post Office - Ballygunge, Police Station - Rabindra Sarobar, Kolkata - 700029, District - South 24 Parganas and its successor-in-office, heirs, executors, administrators, legal representatives and assigns.
- (c) **TITLE DEEDS** : shall mean the said Deed of Gift No. 09935 for the 2012 of ADSR - Alipore, Deed of Conveyance being No. 5054 for the year 1993 of A.D.S.R. Alipore, South 24-Parganas mentioned hereinabove.
- (d) **PROPERTY** : shall mean the Property morefully and particularly mentioned and described in the First Schedule hereunder written.
- (e) **BUILDING** : shall mean the building to be constructed on the said Property in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation.
- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, hallways, stairways, lift, stairs, ultimate roof, terrace, parapet walls, passage ways, driveways, common lavatories, septic tank,

submersible pump, underground and overhead water tank and other facilities which may be mutually agreed by and between the Parties and required for the establishment, location, enjoyment, provisions and maintenance and/or management of the said proposed building.

- (g) **SALEABLE SPACE** : shall mean the space in the said building available for independent use and occupation after making due provisions for common facilities and the space required therefor.
- (h) **OWNER'S ALLOCATION AND CONSIDERATION** : shall mean the allocation particularly mentioned and described in the Second Schedule hereunder written.
- (i) **DEVELOPER'S ALLOCATION** : shall mean the allocation particularly mentioned and described in the Second Schedule Part-II, hereunder written.
- (k) **THE ARCHITECT** : shall mean such persons who may be appointed by the Developer for both designing and planning the building on the said Property.
- (l) **BUILDING PLAN** : shall mean such plan to be prepared by the Architect by the Developer for the construction of the said several buildings to be sanctioned by the Kolkata Municipal Corporation and/or any other competent authorities as the case may be.
- (m) **TRANSFeree** : shall mean a person, firm, limited company, Association or Individuals to whom any space in the said building to be transferred.

n) **WORDS** : importing singular shall include plural and *vice versa*.

2. **THIS AGREEMENT** shall be deemed to have commenced on and with effect from the date of its execution.

3. **THE OWNERS' DECLARE AS FOLLOWS :**

- (a) That he absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Property.
- (b) That the said Property is free from all encumbrances and the Owner has a marketable title in respect of the said Property.
- (c) That the said Property is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.

4. **THE OWNER AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT AS FOLLOWS :**

- (a) That the Owner hereby grants exclusive right to the Developer to undertake new construction for commercial, residential purpose after demolishing the existing structure/building thereon the said Property in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation.
- (b) That all applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities will be

prepared and submitted by the Developer on behalf of the Owner at the Developer's own costs and expenses.

- (c) That nothing herein contained shall be construed as a demise or assignment or conveyance or as creating any right, title or interest in respect of the said Property in favour of the Developer other than an exclusive Licence or right to the Developer to do or refrain from doing the acts and things in terms hereof and to deal with the Developer's Allocation.
- (d)i) That the Owner will hand over the peaceful possession of the said Property within 30 (thirty) days from the date of execution of this Development Agreement and the Developer will be responsible to negotiate with the existing tenant/occupier over the said property for shifting and/or alternative accommodation to another place and to demolish the existing building at its own cost and the Second Party herein will be entitled to the rubbish and debris after demolition of the said existing building as its exclusive property.
- ii) The Developer will complete the construction of the new multi-storied building on and upon the First Schedule property within **24 (twenty four) months** from the date of sanction of Plan from the Kolkata Municipal Corporation or any competent authority, time may be extended to further 1 (one) year and/or mutual settlement by both the parties in the case of force majeure which is beyond the control of both the parties. Be it further mentioned here that the Developer shall obtain the sanction building plan from the Kolkata Municipal Corporation or any competent

authority within 1 (one) year from the date of execution of this Agreement subject to permission of K.M.D.A if required in that case time may be extended another 6 (six) months.

- iii) The Developer agrees to pay the shifting charges to the unauthorised occupants who are holding the possession over the portion of First Schedule property.
- iv) The said proposed multi-storied buildings shall be constructed as per sanctioned building plan of KMC over the First Schedule property and roof of the proposed building shall be treated as common area of all Flat owners and occupier over the said land.
- v) That after completion of the said proposed building the Developer shall obtain Completion Certificate from the Kolkata Municipal Corporation at his own cost.
- vi) That the Developer shall enter into any Agreement for Sale, Memorandum of Understanding and/or to execute Deed of Amalgamation with neighbour's Plot of land of the Schedule Property and/or any other instruments and deeds and documents in respect of sale of flat/s, units and/or car parking space within Developer's Allocation in the proposed building/s in favour of the intending Purchaser/s in terms of the present Agreement for Development. To take finance/loan in his name (Developer's name) or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and

documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance and/or any other instruments and documents in respect of sale of flat/s, shop/s, units and/or car parking spaces in the proposed building/s in favour of the intending purchaser/s relating to Developer's Allocation.

- (e) That the Owner will grant to the Developer registered General Power of Attorney as may be required for the purpose of obtaining sanction of plan and all necessary permission and sanction from different authorities in connection with the construction of the proposed buildings and for selling out the Developer's Allocation and also for using, pursuing and following up the matter with the Kolkata Municipal Corporation, KMDA, KIT, B.L.& L.R.O and other authorities for the purpose of carrying on the said Development Project/Work.
- (f) The Owner and Developer herein will exclusively be entitled to their respective amount and/or share of allocation in the new building with the absolute right to transfer or deal with or dispose of the same without any right, claim or interest therein whatsoever of the other and the Owners will not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation .
- (g) That in so far as necessary all dealings by the Developer in respect of the building including Agreements for Sale or transfer concerning the Developer's allocation will be in the name of the

Owner for which purpose the Owner undertake to give the Developer General Power of Attorney in a form and manner required by the Developer provided however the same will not create any financial liability upon the Owner herein in any manner whatsoever.

- (h) That the Owner will execute the Deeds of Conveyance in favour of the Developer or its nominee or nominees in such part or parts as will be required by the Developer and all costs and expenses including Stamp Duty and Registration Charges will be borne and paid by the Developer or its nominee or nominees.
- (i) That the Developer will at its own costs construct and complete the said new building at the said Property in accordance with the sanction plan to be sanctioned from the Kolkata Municipal Corporation and conforming to such specifications as are mentioned in the Fourth Schedule hereunder written and as may be recommended by the Architect from time to time appointed for the purpose and it is hereby clearly understood that the decision of the Architect regarding the quality of the materials will be final and binding on the Parties hereto.
- (j) That the Developer will install in the said new building at its own costs submersible pump-operated deep tube well, overhead reservoirs, electric wiring and installations, Generator, Municipal Tap Water connection and other facilities as are required to be provided in the said new building to be constructed for sale of flats and other area on ownership basis and as mutually agreed.

- (k) That the Developer will be authorised in the name of the Owner in so far as is necessary to apply for and obtain temporary and permanent connections of drainage, sewerage and/or other facilities if any required for the construction or enjoyment of the said proposed building or buildings.
- (l) That the Developer will at its own costs and expenses and without creating any financial or other liability on the Owner herein and construct and complete the said new multi-storied building/s in accordance with the sanctioned building plan and any amendment thereto or modification thereof made or caused to be made by the Developer.
- (m) That from the date of taking over possession the municipal rates and taxes as also other outgoings in respect of the said Property will be borne and paid by the Developer and all outstanding dues on account of municipal taxes and rates to the concerning authority and also other outgoings up to the date of delivery of possession such will remain the liability of the Developer and will be borne and paid by the Developer.
- (n) The Owners do hereby declare that the Developer will have every right to mortgage, sell, its allocation and/or any part thereof with any financial institution on such terms, condition and consideration during and/or after completion of construction of the said proposed building.
- (o) The Owners and/or the nominees of the Developer will install electric meter in their respective name separately at their own

cost and the Developer will arrange installation of the said meters in the common meter room/area to be provided therefore.

5. **IT IS FURTHER AGREED BY AND BETWEEN THE OWNER AND THE DEVELOPER AS FOLLOWS :**

- (a) That the intending Owner/Purchaser and the Developer will punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities and keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default made by either of them.
- (b) That the Owner will not do any act, deed or thing whereby the Developer will be prevented from construction as per sanction plan and completion of the said proposed building/project.
- (c) That neither Party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance, annoyance or hazard to the other Purchasers/Occupiers of the apartments or the building.
- (d) Both Party shall have observed and performed all terms and conditions to be observed and/or performed.
 - (i) The proposed transferee shall upon an express covenant remain bound by the terms and conditions of these presents

and pay all and whatsoever shall be payable in relation to the area in his/her/their possession.

- (ii) That both the Parties shall abide by all statutory rules and regulations, bye-laws etc. as the case may be and shall be responsible for any deviation, violation and/or breach of any of these said laws, bye-laws, rules and regulations.
- (e) That neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
- (f) That the articles of display or otherwise shall not be kept by either parties in the corridors or other places of common use in the building so as to cause hindrance in any manner in the free movement of users in the corridors and other places of common use in the building so as to cause hindrance in any manner in the free movement of users in the corridors and other places of common use in the building.
- (g) That neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.
- (h) That the Owner will permit the Developer and its servants and agents with or without workmen and others at all reasonable

times to enter into and upon the Owners' Allocation and every part thereof for the purpose of repairing, maintaining, rebuilding, cleaning, lightening and testing drains, gas and water pipes and electric wires and for any similar purpose.

6. **THE OWNER DOTH HEREBY AGREE AND COVENANT WITH THE DEVELOPER AS FOLLOWS :**

- (a) Deliver the peaceful vacant possession of the said Property unto the Developer within 1 (one) months from the date of execution of the Agreement and the demolition of the existing structure standing thereon will be made by the Developer and all rubbish and debris will be appropriated by the Second Party.
- (b) Original Title Deed in respect of the said Property and all other original related papers thereof will be delivered into the custody of the Developer at the time of execution of this Agreement and all the same will be kept in the custody of the Developer till the disposal of the Developer's Allocation and completion of the construction of the said proposed building and thereafter it will be handed over to Flat Owner's Association.
- (c) Not to cause any interference or hindrance in the construction of the said building at the said Property by the Developer.
- (d) 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 at the said Property.

- (e) To remain bound to execute all Agreements for Sale or Transfer concerning Developer's Allocation and will remain bound to execute a General Power of Attorney empowering the Developer or Developer's agent to execute all such Agreements, Deeds of Conveyance or otherwise and to do all such acts, deeds and things for and on behalf of the Owners concerning the Developer's allocation in the building at the said Property.

7. **THE DEVELOPER DOTH HEREBY AGREE AND COVENANT WITH THE OWNER AS FOLLOWS :**

- (a) To complete the construction of the building within 24 months from the date of sanction of building plan.
- (b) Not to transfer and/or assign the benefits of this Agreement or any portion thereof without the consent in writing of the Owners.
- (c) Not to violate or contravene any of the provisions or rules applicable to the construction of the said building.
- (d) To keep the Owner herein indemnified against all claims and actions arising out of any sort of act or commission of the Developer in relation to the construction of the said building.
- (e) To keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's Allocations with regard to the Development of the said Property and/or in the matter of construction of the said building and/or for any defect therein.

8. **MUTUAL COVENANTS AND INDEMNITIES :**

- (a) The Owner hereby undertakes that the Developer will be entitled to the said construction and will enjoy its allocated space without any interference or disturbance provided the Developer performs and fulfils all the terms and conditions herein contained and/or on its part to be observed and performed.
- (b) The Owner and the Developer hereby declare that they have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as a Partnership between them or as a Joint Venture in any manner nor shall the Parties hereto constitute an Association of persons.
- (c) The Owner will do or execute or cause to be done or executed all such further deeds, matters and things not herein specified as may be required to be done by the Developer and for which the Developer may need the authority of the Owner including any such additional Power of Attorney and/or authorization as may be required for the purpose provided that all such acts, deeds, matters and things shall not in anyway infringe on the rights of the Owner and/or go against the spirit of these presents.
- (d) The Owner will not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer's Allocation which shall be the liability of the Developer who shall keep the Owner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

- (e) The name of the proposed building will be decided hereafter solely by the Developer.
- (f) Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said Property or any part thereof to the Developer by the Owner or as creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive licence in favour of the Developer to do the acts and things expressly provided herein as also in the Power of Attorneys to be given for the purpose provided however the Developer be entitled to raise fund from any Bank or Banks without creating any financial liability on the Owner and for that purpose the Developer will keep the Owner indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
- (g) As and from the date of completion of the building the Developer and/or its transferee shall be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of their respective spaces.

9. **LIQUIDATED DAMAGES AND PENALTY :**

- (a) The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the Force Majeure conditions i.e. flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the Parties hereto.

- (b) If due to any wilful act on the part of the Developer the construction and completion of the building is delayed then and in that event the Developer will be liable to such loss or damages as shall be determined by the Arbitrators to be appointed by both the Parties in accordance with the Arbitration and Conciliation Act, 1996.
- (c) In the event of the Owner committing breach or any of the terms and conditions herein contained or delaying in delivery of possession of the said property as hereinbefore stated then the Owner will be liable to pay such losses and compensation as shall be determined by the Arbitrators so appointed provided however if such delay shall continue for a period of 6 (six) months then and in that event in addition to any other right, which the Developer may have against the Owner, the Developer will be entitled to sue the Owner for Specific Performance of this Agreement or to rescind this Agreement and claim refund of all the money paid and/or incurred by the Developer and such losses and damages which the Developer may suffer.
- (d)
 - (i) In the event of the Developer is prevented from proceeding with the construction work during the continuance of such construction or prevented from starting the construction by any act on the part of the Owner or its agents, servants, representatives or any person claiming any right under the Owner then and in that case the Developer shall have the right to claim refund of all sums paid by Developer and shall also be entitled to claim damages

and losses which the Developer may suffer but the Developer's right to sue for Specific Performance of Contract shall remain unaffected.

- (ii) If any body or some persons or any club or any human strength other than the Owner himself causes or cause any sort of disturbance for the Developer those activities will be tackled by the Developer alone.
10. The right to sue for Specific Performance of this contract by One Party against the Other as per the terms of this Agreement shall remain unaffected.

11. **JURISDICTION :**

All Courts within the limits of the High Court at Calcutta and the Civil Court and/or competent authority shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the Parties hereto.

NOW KNOW ALL MEN BY THESE PRESENTS that **BHARAT SEVASHRAM SANGHA**, PAN : AAATB7331F, having its registered Office at 211, Rash Behari Avenue, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700 019, represented by its authorised signatory & General Secretary **SWAMI BISWATMANANDA**, PAN : BTJPB5955Q, Aadhaar No. 5932 5803 0772, Mobile No. 9477201865, son of Swami Pranabanandaji Maharaj, by faith - Hindu, by occupation - Preacher, by nationality - Indian of 211, Rash Behari Avenue, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700 019, do hereto

nominate, appoint and constitute the said Developer **M/S. DISHADEEP CONSTRUCTION** a proprietorship firm represented by its Proprietor **SRI SUDIPTA BANERJEE** PAN: ADDPB1799H, Aadhaar No. 9887 1516 1100, Mobile No. 9830017288, son of late Kashi Nath Banerjee, by faith - Hindu, by occupation - Business, residing at 96, Kankulia Road, BL-3, Flat No. 4, Post Office - Ballygunge, Police Station - Rabindra Sarani, Kolkata - 700029, District - South 24 Parganas, as our true and lawful **ATTORNEY** for us, in our names and on our behalf to do, execute and perform or cause to be done, executed and performed the following acts, deeds and things in connection with, for the purpose of and in relation to our Property morefully and particularly described in the **FIRST SCHEDULE** property written hereunder.

1. To submit and sign, obtain the building sanctioned plan or plans/ applications to the Kolkata Municipal Corporation building department and all Revenue Authorities C.E.S.C. and other concerned authorities in accordance with the rules and regulations such plans, layouts and mutations, sub-divisions of the said property and in respect of the building or buildings constructed on the said property and for the aforesaid purpose to sign and execute all applications, specifications, indemnities etc. as may be required by the aforesaid authorities, their officers and departments and carry on correspondence with them for approving and sanctioning the said layouts amalgamation, subdivisions and plans thereof in respect of construction of such building and take all necessary and incidental steps including making application for water connection, electric supply and other

incidental matters. To sign, execute and register any boundary declaration, strip land gift to KMC in respect of the Schedule property on our behalf.

2. To appoint from time to time Architects, R.C.C. Consultants, Contractor, labour, mistries, Engineer, Supervisors, Workmen for the purpose of construction on the said property and to represent us before the concerned K.M.C. Authority and BL & LRO and other public and/or Government, Semi Government Authorities, authorities under Land Revenue Code, Municipal Act, Urban Land (Ceiling & Regulation) Act, 1976 and other provisions of all relevant laws and its department and to do all/acts, deeds, matters and things including to make an application, give undertaking, writings as may be required for the purpose of development of the said property.
3. To execute and sign any affidavit, verification, petition, objection, application to the govt, offices in our names and on our behalf relating to our schedule property as our attorney thinks fit and proper.
4. To appear and present ourselves and act on our behalf all court or courts, civil and criminal, revenue or in the registration office or any other Government authority or Department whatsoever in respect of our property.
5. To appear for and represent us before the Board of Revenue, collector of any District, Sub-Divisional Officer, any Magistrate, Judge, Munsiff and in all government office/s Kolkata Municipal

Corporation, Income Tax Office and in any Co-operative Society Ltd. in all matters and things relating to our estate or its affairs and to institute any suits and other legal proceedings and to appoint advocate, solicitor for the purpose of Court cases in our names and on our behalf and to sign any plant pleadings, Vakalatnama, objection and to adduce evidence whatsoever before any Court/s.

6. To sign and apply for mutation and conversion in the office of the KMC and B.L. & L.R.O in our names in respect of the said property and pay tax, rents and any other statutory imposition in any manner whatsoever in our names and on our behalf.
7. To appear for and represent on our behalf before the C.E.S.C authorities including any statutory body or authorities Government or Semi Government concern or concerns for getting the electricity connection in the proposed project on our behalf and also sign necessary documents.
8. To appear for and represent ourselves before the office of the C.E.S.C. all times as may be necessary for getting electricity connection and to sign/execute relevant papers in regard to the said connection before the Official of the concerned Department on our behalf and to do any acts, deed or thing as may be necessary to complete the said work in the manner required by said Department.
9. To enter into an Agreement for Sale and/or transfer of the Developer's Allocation mentioned in the third schedule hereunder

written to any intending purchaser/s under any terms and conditions and to receive advance/earnest money by granting receipt thereof.

10. To negotiate and settle terms with the intending buyers / purchasers, for sale and/or transfer the property under Developer's allocation in the proposed building.
11. To receive consideration money, sale proceeds and/or any money from the prospective buyers and/or person or persons in respect of the Developer's Allocation in the proposed building and to grant proper and effectual receipt thereof.
12. To sign, execute and register necessary deed/s, documents, agreement, conveyance or conveyances including the Sale Deed in respect of flats, car parking space and to present any such conveyance or conveyances deeds for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have said conveyance registered in favour of the intending purchaser/s and to do all acts, deeds and things in respect of the proportionate undivided share in the said land along with the building consisting of several flats/Car Parking Space and/or service area in respect of the Developer's Allocation in the proposed building or part thereof as the case may be, as if we personally present.
13. The Developer will be bound to deliver Owner's Allocation as described in the second schedule hereunder written and

thereafter the Developer shall be entitled to transfer/dispose of only Developer's Allocation by sale, gift, lease and mortgage or by any other lawful means as prescribed in the law of transfer of property Act.

14. That by virtue of this Power of Attorney the Developer shall do his job by maintaining and performing all legal formalities and in such case we, the appointor shall always be bound to extend full cooperation.

And I, hereby agree to ratify and confirm all and whatever others act or acts our said **Attorney** shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the flats/Car Parking Space/shop/units under Developer's Allocation in the said proposed building to be constructed by the Developer on and upon the **FIRST SCHEDULE** land by virtue of this presents.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of bastu land measuring 5 (five) Cottahs more or less being Scheme Plot No. 7 with a three storied building standing on the part or portion lying and situated at Mouza - Purba Putiary and being premises No. 7, New Tollygunge Purbaputiary within the limits of Kolkata Municipal Corporation in Ward No. 114 having Assessee No. 311142601581, Police Station - Regent Park formerly Tollygunge, Kolkata - 700 093, District - South 24-Parganas which is butted and bounded as follows :

ON THE NORTH : by Tollygunge Road ;
ON THE SOUTH : by Tollygunge Road ;
ON THE EAST : by Tollygunge Road ;
ON THE WEST : by scheme Plot No. 8 ;

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

ALL THAT piece and parcel of a Flat measuring 1200 Sq.ft. super built up area on the Third floor (North-West side) consisting of 3 (three) bed rooms, drawing-cum-dining, kitchen, toilets and balcony togetherwith all common areas and facilities service, stairs, electric meter room, free egress and ingress, common ultimate roof and all other facilities and amenities appended thereto in favour of the Owner herein.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT piece and parcel of all balance construction area of the building to be constructed over the First Schedule property, consisting of several flats, car parking space, shops, ultimate roof etc. togetherwith proportionate share of land underneath and all other common areas, common service areas, amenities all facilities, stairs and lift to be appended thereto to the said proposed building out of the First Schedule property mentioned hereinabove.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of the Building)

1. STRUCTURE : Earthquake proof, Reinforced Cement Concrete (R.C.C.) structure with First Class 8'' bricks external walls, 3'' internal walls and 6'' partition walls between the Flats.
 - a) IRON : Standard quality available in the market.
 - b) CEMENT : Standard quality available in the market.
 - c) SAND : Standard quality available in the market.
 - d) STONE CHIPS : Standard quality available in the market.
2. WALL : Outside walls of said Flats will be of cement plastering, inside walls and partition walls will be of plaster of paris finishing with colour paint.
3. FLOORING : All flooring will be marble/tiles finished with good quality.
4. KITCHEN : Inside walls of the kitchen will be fitted with glazed tiles upto 2' of the cooking desk and the top of the cooking table will be fitted with black stone with a standard size black stone sink and one water supply line with Bib cock will be provided, exhaust fan point, rest of the walls will be of smooth P.O.P. finish over Plaster surface.

Contd.....

5. TOILET : Floors of the toilet one of which will be English style and other will be Indian Pan with cistern and the floor will be of marble finished and inside walls of the toilets will of Glazed tiles upto 6 ft. in height with shower and steel top taps, one geyser and one fan point in each toilets.
6. WINDOWS : Aluminium Sliding window panel with glass with C.I. grill.
7. DOORS : All door frames will be made of good quality of Sal wood and the inside doors will be made with Flush Door and the main door of the flat will be gama wood panel door.
8. ELECTRICITY : Concealed wiring throughout concealed conduit with protective M.C.B. light & fan point (P.V.C. Oriplast pipe and/or any reputed make copper wire) with necessary switch boards having two light points, one fan point and 5 Amp plug point and A.C. point for each bed room, two light points, one fan point, one basin light point and one 5 Amp plug point, one 15 Amp plug point for Refrigerator and washing machine point, one 5 Amp plug point for T.V. and cable for drawing-cum-dining room, one Light point, one Exhaust fan point and one 5 Amp plug point and one micro-oven point for kitchen, one light point and Calling bell point for main entrance of the said flats. Building electrical earthing will be made by 2^{1/2} dia G.I. Pipe I.T.C. made medium gauge.
9. WATER SUPPLY : Installation of Deep tube-well, overhead tank, electric pump to be provided.

10. Iron gate of the main entrance of the building.
11. Roof facility will be provided with open common space to all flat owners.

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

SIGNED, SEALED AND DELIVERED

by the Parties at Kolkata

in the presence of :-

1. *Dipankar Ghosh*
Civil Court,
Sealdah, no. 70014.

2. *Pijush Chatterjee*
19/A Bally Gunge Place
Kolkata 19

Swami B. Santimanand

Signature of the Owner

Sudipto Banerjee

Signature of the Developer

Drafted by :-

Dipankar Ghosh
Advocate
14/7/83.
Sealdah Civil Court,
3rd floor, Room No. 301,
Kolkata - 700 014

Typed by :-

S.K. du
Amity Computer,
Sealdah Sisir Market,
Kolkata - 700 014



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

GRN Details

GRN: 192020210231338441
GRN Date: 20/02/2021 16:44:51
BRN : IK0AZNEYV6
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 20/02/2021 16:02:44
Payment Ref. No: 2000315939/6/2021
[Query No*/Query Year]





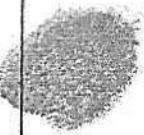

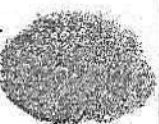




Depositor Details

Depositor's Name: Srijib Sundar Adhya
Address: 101/2, S C Road, How-2
Mobile: 9804182673
Email: sundarsreejib123@gmail.com
Depositor Status: Others
Query No: 2000315939
On Behalf Of: Mr D C Sarkar
Identification No: 2000315939/6/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 6












Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000315939/6/2021	Property Registration- Stamp duty	0030-02-103-003-02	9070
2	2000315939/6/2021	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				9098

IN WORDS: NINE THOUSAND NINETY EIGHT ONLY.

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name
 Signature Asami Bisentmanaud

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name Sudipto Banerjee
 Signature Sudipto Banerjee

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name
 Signature

INCOME TAX DEPARTMENT

REVENUE DEPARTMENT

10/05/1937

Revenue Department

10/05/1937

Revenue

In case (1) card is lost / found, kindly inform return to
Income Tax PAN Services Unit, U.D. 10/5
Plot No. 1, Sector 11, 11001 Delhi
New Delhi - 110014

at 10/05/1937

at 10/05/1937

at 10/05/1937

at 10/05/1937

Swam Prasad Das

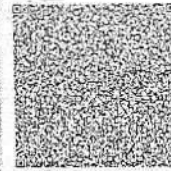
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADDPB1799H



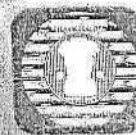
नाम / Name
SUDIPTO BANERJEE

पिता का नाम / Father's Name
KASHI NATH BANERJEE

जन्म का तिथि / Date of Birth
04/01/1966

हस्ताक्षर / Signature

1255



In case this card is lost / found, kindly inform / return to:

Income Tax PAN Services Unit / UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड को खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सीडीबीएलए, नवी मुंबई-400 614.

Aaykar Sampark Kendras

For Income Tax Related

Queries call Toll Free Nos.

1961

or

18001801961

Sudipto Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT
SWAMI BISWATMANANDA
SWAMI PRANABANANDA
17/01/1944
 Permanent Account Number
BTJPB5955Q
Swami Biswatmananda
 Signature

भारत सरकार
GOVT. OF INDIA




20072013

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटार :
 आयकर पैन सेवा इकाई, एन एस डी एल
 5 वी मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं 341, सर्वे नं. 997/8,
 मॉडल कॉलोनी, दीप बंगला चौक के पास,
 पुणे - 411 016

If this card is lost / someone's lost card is found,
 please inform / return to :
 Income Tax PAN Services Unit, NSDL
 5th floor, Mantri Sterling,
 Plot No. 341, Survey No. 997/8,
 Model Colony, Near Deep Bungalow Chowk,
 Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: timinfo@nsdl.co.in

Swami Biswatmananda



ভারত সরকার
National Identification Authority of India
Government of India

Enrollment No. 1040/19715/02641

To
Pijush Chatterjee

19 A
BALLYGUNGE PLACE
Ballygunge S O
Ballygunge, Kolkata
West Bengal - 700010
9831511977



KL10417243BDF

19417243



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7854 0655 8057

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



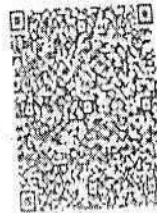
পিতৃ নাম
Pijush Chatterjee

পিতা নাম
Father N CHATTERJEE

জন্ম বছর Year of Birth 1957

লিঙ্গ Male

7854 0655 8057



আধার - সাধারণ মানুষের অধিকার

Pijush Chatterjee



भारत सरकार
GOVERNMENT OF INDIA



সুদীপ্ত ব্যানার্জী
Sudipto Banerjee
পিতা : কশি ন্যাথ ব্যানার্জী
Father : KASHI NATH BANERJEE
জন্ম সাল / Year of Birth : 1966
পুরুষ / Male



9887 1516 1100

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
96 ব্লক 3 ফ্লাট 4, কানকুলিয়া
রোড, সরত বোস রোড, শরত
বোস রোড, কোলকাতা, পশ্চিমবঙ্গ,
700029

Address:
96 BLOCK 3 FLAT 4,
KANKULIA ROAD, SARAT
BOSE ROAD, Sarat Bose
Road S.O, Sarat Bose Road,
Kolkata, West Bengal,
700029

1947
1800 130 1947

help@uidai.gov.in

www.uidai.gov.in

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

Sudipto Banerjee



ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আইডি / Enrollment No.: 1040/20367/00028

31/12/2013

To
Swami Biswatmananda
স্বামী বিশ্বাত্মানন্দ
BHARAT SEVASHRAM SANGHA
211, RASHBEHARI AVENUE
BALIGANGE
Ballygunge
Ballygunge, Kolkata
West Bengal - 700019



KL698112708FT

69811270



আপনার আধার সংখ্যা / Your Aadhaar No.:

5932 5803 0772

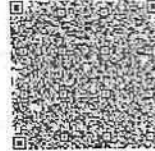
আধার - সাধারণ মানুষের অধিকার



স্বামী বিশ্বাত্মানন্দ
Swami Biswatmananda
পিতা : স্বামী প্রণবানন্দজী মহারাজ
Father : SWAMI PRANABANANDAJI MAHARAJ

জন্মতারিখ/DOB: 17/01/1944
পুরুষ / Male

5932 5803 0772



আধার - সাধারণ মানুষের অধিকার

Swami Biswatmananda

Major Information of the Deed

Deed No :	I-1901-04979/2021	Date of Registration	17/08/2021
Query No / Year	1901-2000315939/2021	Office where deed is registered	
Query Date	10/02/2021 6:08:26 PM	1901-2000315939/2021	
Applicant Name, Address & Other Details	D C Sarkar Sealdah Civil Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN : 700014, Mobile No. : 9830302217, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 10,000/-	Rs. 70,00,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 11,070/- (Article:48(g))	Rs. 112/- (Article:E, E, E)		
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: New Tollygunge Road, Mouza: Purba Putiyari, Premises No: 7, , Ward No: 114 JI No: 43, Pin Code : 700093

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-7 (RS :-)		Bastu	5 Katha	10,000/-	70,00,001/-	Property is on Road
Grand Total :				8.25Dec	10,000 /-	70,00,001 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Bharat Sevashram Sangha 211, Rash Behari Avenue, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal India, PIN:- 700019 , PAN No.:: AAxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Ms Dishadeep Construction 96, Kankulia Road, BL-3, Flat-4, City:- , P.O:- Ballygunge, P.S:-Lake, District:-South 24-Parganas, West Bengal India, PIN:- 700019 , PAN No.:: ADxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Sudipta Banerjee (Presentant) Son of Kashi Nath Banerjee 96, Kankulia Road, BL-3, Flat-4, City:- , P.O:- Ballygunge, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ms Dishadeep Construction (as proprietor)
2	Swami Biswatmananda Son of Mr 211, Rash Behari Avenue, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: BTxxxxxx5Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Bharat Sevashram Sangha (as preacher)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pijush Chatterjee Son of Mr N Chatterjee 19A, Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019			

Identifier Of Shri Sudipta Banerjee, Swami Biswatmananda

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Bharat Sevashram Sangha	Ms Dishadeep Construction-8.25 Dec

On 23-02-2021

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

Presented for registration at 19:00 hrs on 23-02-2021, at the Private residence by Shri Sudipta Banerjee ,

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 70,00,001/-

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

Execution is admitted on 23-02-2021 by Shri Sudipta Banerjee, proprietor, Ms Dishadeep Construction (Sole Proprietorship), 96, Kankulia Road, BL-3, Flat-4, City:- , P.O:- Ballygunge, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Pijush Chatterjee, , Son of Mr N Chatterjee, 19A, Ballygunge Place, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Service

Execution is admitted on 23-02-2021 by Swami Biswatmananda, preacher, Bharat Sevashram Sangha (Society), 21 Rash Behari Avenue, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Pijush Chatterjee, , Son of Mr N Chatterjee, 19A, Ballygunge Place, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Service

[Signature]

Debasis Patra

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 27-02-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 112/- (E = Rs 28/- , I = Rs 55/- , M(a) = Rs 20/- , M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2021 4:46PM with Govt. Ref. No: 192020210231338441 on 20-02-2021, Amount Rs: 28/-, Bank State Bank of India (SBIN00000001), Ref. No. IK0AZNEYV6 on 20-02-2021, Head of Account 0030-03-104-001-10

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by by online = Rs 9,070/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2021 4:46PM with Govt. Ref. No: 192020210231338441 on 20-02-2021, Amount Rs: 9,070/-, Bank State Bank of India (SBIN00000001), Ref. No. IK0AZNEYV6 on 20-02-2021, Head of Account 0030-02-103-003-02

[Signature]

Debasis Patra

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

01-03-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 112/- (E = Rs 28/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 1,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2232, Amount: Rs.1,000/-, Date of Purchase: 20/02/2021, Vendor name: Alok Mukherjee



Debasis Patra

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA**

Kolkata, West Bengal

On 17-08-2021

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 : 41 (g) of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 1,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2232, Amount: Rs.1,000/-, Date of Purchase: 20/02/2021, Vendor name: A Mukherjee



Debasis Patra

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA**

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2021, Page from 286222 to 286271
being No 190104979 for the year 2021.



Digitally signed by DEBASIS PATRA
Date: 2021.08.30 18:06:49 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 2021/08/30 06:06:49 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)