

1046/2025

1084/2025



पश्चिम बंगाल WEST BENGAL

(A.R.A.
IV)

AV 211871

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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

DEVELOPMENT AGREEMENT

(WITH DEVELOPMENT POWER OF ATTORNEY)

22 JAN 2025

THIS DEVELOPMENT AGREEMENT is made in the city of Kolkata on this 21ST day of January'2025(Two Thousand and Twenty-Five) in the Christian era

BETWEEN

ক্রমিক নং-..... ৭০৭১..... মূল.....

মো :- পণ্ডিত বাজার

জাঃ.....

ক্ষেত্রঃ শ্রী.....

সংঃ.....

থানাঃ.....

উত্তর :- শ্রী বিকাশ কুমার জব্বা, নথি-নং-৩২/২০০৭

স্বাক্ষরঃ.....

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09 DEC 2024



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PRADIP KUMAR MONDAL
Advocate
High Court, Calcutta

ADDITIONAL REGISTRAR
OF ASSURANCES-KOLKATA
22 JAN 2025

(1) **SRI SUSHANT MEHER** (PAN : DUEPM0033C) (Aadhaar No: 8844-4538-2349) son of Late Tulsi Meher, by faith Hindu, by Occupation Business, by Nationality- Indian, residing at 3E, Sristi Plaza, Salua Bazar, Post Office Rajarhat-Gopalpur, P.S.: Airport, Kolkata: 700136, District- North 24 Parganas (2) **SRI PIUSH MADHOGARIA** (PAN : AHDPM9916B), (Aadhaar No: 7585-9445-3506) son of Sri Pawan Kumar Madhogaria, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at Flat No 206, Block: C, Jamuna Vatika, 1039, Jessore Road, P.O :Bangur Avenue, P.S.: Lake Town, Kolkata : 700055, Dist.: North 24 Parganas, (3) **SRI VISHAL MADHOGARHIA** (PAN:AHJPM6711G), (Aadhaar No: 6341-5535-5824) son of Sri Pawan Kumar Madhogaria, by faith : Hindu, by Nationality: Indian, by occupation :Business, residing at Flat No 206, Block: C, Jamuna Vatika, 1039, Jessore Road, P.O :Bangur Avenue, P.S.: Lake Town, Kolkata :700055, District.: North 24 Parganas, (4) **SRI PABITRA ROY** (PAN :EKPR5901M) (Aadhaar No:5364-3501-1228), son of Late Prasanta Roy, by faith Hindu, by occupation Business, by Nationality-Indian, residing at Kalipark, Bablatata, Post Office Rajarhat Gopalpur, formerly Police Station : Airport, Now, Narayanpur, Kolkata 700136, Dist. North 24 Parganas, (5) **SRI MOHIT AGARWAL** (PAN ARAPA0546J) (Aadhaar No:3176-8098-0454) son of Sri Subhash Chand Agarwal, by faith Hindu, by occupation Business, by Nationality : Indian, residing at 130, Sukanta Sarani, P.S : Uttarpara, Kotrung (M), Bhadrakali, Hooghly :712232, Dist. :Hooghly, and (6) **SRI MRITYUNJOY DAS** (PAN AIHPD2374H) (Aadhaar No:7694-3862-353) son of Sri Ananda Mohan Das, by faith Hindu, by occupation Business, by Nationality-Indian, residing at village :Lapuria, P.O : Lapuria, Garhbeta, P.S : Garhbeta, Dist. :Paschim medinipur, PIN :721127, West Bengal, hereinafter collectively called and referred to as the **ANDOWNERS CUM EXECUTORS*** (which expression shall unless excluded by or pugniant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives, nominees and assigns) of the **FIRST PART**

AND

DMBO CONSTRUCTIONS PRIVATE LIMITED (PAN AAICK3887A) (CIN:U45309 B2020PTC240671) incorporated under the companies Act'1956, having its registered office at 170, Block - E, Rajarhat Road, (Salua Gopalpur), P.O: Rajarhat Gopalpur, P.S: Airport, Kolkata :700136, Dist. North 24 Parganas, represented by the Directors namely **SRI SUSHANT MEHER** (PAN : DUEPM0033C) (Aadhaar No: 8844-4538-2349) son



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
22 JAN 2025

Late Tulsi Meher, by faith Hindu, by Occupation Business, by Nationality- Indian, residing at 3E, Sristi Plaza, Salua Bazar, Post Office Rajarhat-Gopalpur, P.S.: Airport, Kolkata: 700136, District-North 24 Parganas (2) SRI PIUSH MADHOGARIA (PAN : HDPM9916B), (Aadhaar No: 7585-9445-3506) son of Sri Pawan Kumar Madhogaria, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at Flat No 06, Block: C, Jamuna Vatika, 1039, Jessore Road, P.O : Bangur Avenue, P.S.: Lake Town, Kolkata : 700055, Dist.: North 24 Parganas, (3) SRI VISHAL MADHOGARIA (PAN:AHJPM6711G) (Aadhaar No:6341-5535-5824) son of Sri Pawan Kumar Madhogaria, by faith : Hindu, by Nationality: Indian, by occupation :Business, residing at Flat No 206, Block: C, Jamuna Vatika, 1039, Jessore Road, P.O :Bangur Avenue, P.S.: Lake Town, Kolkata :700055, Dist.: North 24 Parganas,(4) SRI PABITRA ROY (PAN :EKPR5901M) (Aadhaar No:5364-3501-1228), son of Late Prasanta Roy, by faith Hindu, by occupation Business, by Nationality-Indian, residing at Kalipark, Bablatola, Post Office Rajarhat Gopalpur, formerly Police Station : Airport, Now, Narayanpur, Kolkata:700136, Dist. North 24 Parganas, (5) SRI MOHIT AGARWAL (PAN:ARAPA0546J) (Aadhaar No:3176-8098-0454) son of Sri Subhash Chand Agarwal, by faith Hindu, by occupation Business, by Nationality-Indian, residing at 130, Sukanta Sarani, P.S : Uttarpara, Kotrung (M), Bhadrakali, Hooghly : 712232, Dist. : Hooghly, West Bengal, hereinafter collectively called and referred to as the "DEVELOPER CUM ATTORNEYS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, legal representatives, nominees, successor or successors-in-interest/office) of the SECOND PART

THE HISTORY OF TITLE OF LANDED PROPERTY
IS GIVEN IN DETAILS BELOW

WHEREAS one Sree Ram Mondal and Sri Mohan Mondal were jointly purchase by virtue a registered Deed of Conveyance on 23.02.1962, which was registered at the office of Sub Registrar Cossipore Dum-Dum, Dist. :24 Parganas, it kept and recorded in Book No I, Deed No 1597, for the year 1962, purchased of land area measuring about 2(two) Bigha 14(fourteen) Cottahs with other land at Mouza- Chakpanchuria, P.S. New Town, at present Techno City, District- 24 Parganas, C.S. Khatian No.682, R.S. Khatian No 757, C.S. Dag No1240, R.S. Dag No1246 from Sri Balai Mondal.



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



192024250367155938

N Details

N: 192024250367155938 Payment Mode: SBI Epay
N Date: 21/01/2025 11:52:56 Bank/Gateway: SBIEpay Payment Gateway
N: 2032073000713 BRN Date: 21/01/2025 11:53:27
eway Ref ID: 0959819602 Method: ICICI Bank - Corporate NB
IPS Payment ID: 210120252036715592 Payment Init. Date: 21/01/2025 11:52:56
ment Status: Successful Payment Ref. No: 2000165234/3/2025
[Query No/**/Query Year]

ositor Details

ositor's Name: Mr SUSHANT MEHER
lress: 3E, SRISTI PLAZA, RAJARHAT ROAD, KOLKATA, 700136
bile: 8777751593
iod From (dd/mm/yyyy): 21/01/2025
iod To (dd/mm/yyyy): 21/01/2025
ment Ref ID: 2000165234/3/2025
t Ref ID/DRN: 2000165234/3/2025

ment Details

No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
	2000165234/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	9920
	2000165234/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				9941

WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

AND WHEREAS said Sree Ram Mondal and Sri Mohan Mondal sold, transferred and conveyed by virtue a registered Deed of Conveyance, dated on 29.04.1967, which was registered at the office of Sub Registrar Cossipore Dum Dum, Dist.: 24 Parganas, it kept and recorded in Book No I, Volume No, 55, Pages from 166-169, Deed No 3413 for the year 1967, the said land area measuring about 2(two) Bigha 14(fourteen) Cottahs to Smt. Charu Bala Chowdhury.

AND WHEREAS Smt. Charu Bala Chowdhury while seized and possessed of the said land and Smt. Charu Bala Chowdhury sold, transferred and conveyed to Smt. Alo Prava Banerjee, by a registered Deed of Conveyance, on 13.01.1969, registered at the office of Sub Registrar Cossipore Dum Dum, Dist.: 24 Parganas, it recorded in Book No-1, Volume No 15, Pages from 49 to 51, Deed No 174, for the year 1969, land area measuring about 1(one) Bigha more or less out of total land area measuring about 2(two) Bigha 14(fourteen) Cottahs (more or less) with a valuable consideration.

AND WHEREAS that the owner Smt. Charu Bala Chowdhury was mutated her name before the BL & LRO office and local Panchayet and she was paying all taxes regularly and enjoying the same and this landed property is free from all encumbrances.

AND WHEREAS one owner Smt. Charu Bala Chowdhury while seized and possessed of the said land and the owner by virtue a registered Deed of Conveyance, executed on 13.01.1969, which was registered at the office of Sub Registrar Cossipore Dum Dum, kept and recorded in Book No-1, Volume No 15, Pages from 49 to 51, being No 174, for the year 1969 sold, transferred and conveyed land area measuring about 1(one) Bigha more or less) out of total land area measuring 2(two) Bigha 14(fourteen) Cottahs (more or less) to Smt. Alo Prava Banerjee with a valuable consideration.

AND WHEREAS Smt. Alo Prava Banerjee (wife of Late Nripendra Lal Banerjee) while seized and possessed of the said land, the said owner Smt. Alo Prava Banerjee who was Hindu Governed by Bengal School of Hindu Law died intestate on 07/11/2000, leaving surviving behind her 4(four) beloved sons namely (1) Sri Samir Banerjee, (2) Sri Subodh Banerjee, (3) Sri Tarun Kumar Banerjee, and (4) Sri Arun Banerjee and 2(two) daughters namely: (5) Smt. Arati Bhattacharjee (alias Arati Banerjee) & (6) Smt. Tapati

Chakraborty, (alias Smt Tapati Banerjee) to inherit the property left by her and her husband predeceased died on 09.11.1980 before her death.

DETAILS OF LAND

SHARE OF THE EACH LANDOWNERS

<u>SL NO</u>	<u>Mouza</u>	<u>Dag No</u>	<u>Khatian No</u>	<u>Area of Land</u>	<u>In the Name</u>
1	Chakpanchuria	LR Dag No 1246	LR Khatian No 3105	5.62 Decimals	Subodh Banerjee
2	Chakpanchuria	LR Dag No 1246	LR Khatian No 3106	5.62 Decimals	Samir Banerjee
3	Chakpanchuria	LR Dag No 1246	LR Khatian No 3107	5.62 Decimals	Arun Banerjee
4	Chakpanchuria	LR Dag No 1246	LR Khatian No 3108	5.66 Decimals	Tapati Chakraborty
5	Chakpanchuria	LR Dag No 1246	LR Khatian No 3109	5.66 Decimals	Arati Bhattacharjee
6	Chakpanchuria	LR Dag No 1246	LR Khatian No 3110	5.62 Decimals	Tarun Kumar Banerjee
				33.80 Decimals	

DETAILS OF LAND

SHARE OF THE INDIVIDUAL LAND OWNER (ARUN BANERJEE)

<u>SL NO</u>	<u>Mouza</u>	<u>Dag No</u>	<u>Khatian No</u>	<u>Area of Land</u>	<u>In the Name</u>
3	Chakpanchuria	LR Dag No 1246	LR Khatian No 3107	5.62 Decimals	Sri Arun Banerjee
				5.62 Decimals	

SHARE OF THE INDIVIDUALLY LANDOWNER

AND WHEREAS that one of the owner [SL No 3] is Sri Arun Banerjee has got his share and seized and possessed of Shali land measuring about **5.62 Decimals** in share out of 33.80 decimals (more or less) and he has mutated his name before the BL & LRO at Bajarhat, Dist. North 24 Parganas, comprised in LR Dag No 1246 under LR Khatian No 3107, at Mouza- Chakpanchuria, J.L No - 33, P.S. New Town, at Present Techno City, District North 24 Parganas and the said owner is paying all taxes regularly and enjoying the same and this landed property is free from all encumbrances.

AND WHEREAS that the owner intends to sell land measuring **5.62 decimals** (more or less) comprised in LR Dag No 1246 under LR Khatian No 3107 at Mouza- Chakpanchuria, J.L No - 33, P.S. New Town, at Present Techno City, in the District - North 24 Parganas. together with easement rights fully described in the Schedule hereunder written with a valuable consideration.

AND WHEREAS by virtue a Deed of Conveyance is made on 28TH day of June'2024 (14/08/2024) the said vendor namely Sri Arun Banerjee (son of Late Nripendra Lal Banerjee) is sole owner, sold, transferred, conveyed and delivered with a valuable consideration to (1) SRI SUSHANT MEHER (son of Late Tulsi Meher), (2) SRI PIUSH MADHOGARIA (son of Sri Pawan Kumar Madhogaria) (3) SRI VISHAL MADHOGARIA (son of Sri Pawan Kumar Madhogaria) (4) SRI PABITRA ROY (son of Late Prasanta Roy), (5) SRI MOHIT AGARWAL (son of Sri Subhash Chand Agarwal) and (6) SRI MRITYUNJOY DAS (son of Sri Ananda Mohan Das) herein collectively purchasers, all that piece and parcel of Proposed Bastu Land and ROR: Shali Land admeasuring about total land area 5.62 Decimals i.e. 3(three) Cottahs 6(six) Chittacks 18 (eighteen) Sq.ft. more or less) with 500 Sq. ft. RT (Tiles) Shed structure standing thereon, in Mouza: Chakpanchuria, J.L No 33, R.S: No 205/1/2 Touzi No 145, comprised in LR Dag No 1246, under LR Khatian No 3107 respectively under Block-Rajarhat, formerly P.S. Rajarhat, now New Town (Techno City) within the limits of Patharghata Gram Panchayat, Kolkata:700156, District: North 24 Parganas, which was executed at ARA- /, Kolkata, it kept and recorded Registered in Book No I, Volume No: 1904-2024, pages from 644363 to 644392, being No: 190411976 for the year 2024 respectively.

AND WHEREAS that the purchasers herein landowners were mutated their names before the BL & LRO and local panchayat and all owner individually got LR Dag and LR Khatian at Mouza: Chakpanchuria, J.L No 33, R.S: No 205/1/2 Touzi No 145, comprised in LR Dag No 1246, under LR Khatian No 4634, 4633, 4632, 4643, 4631 & 4635 respectively under Block-Rajarhat, formerly P.S. Rajarhat, now New Town (Techno City) within the limits of Patharghata Gram Panchayat, Kolkata:700156, District: North 24 Parganas, and all land owners individually is paying all taxes regularly enjoying the same free from all encumbrances.

AND WHEREAS at or before execution of this Agreement the said owners have represented and assured the Developer as follows: -

i) That the said owners have full and absolute authority and there is no legal bar or otherwise to enter upon this Agreement.

- i) Except the above named of the owners no one else who has got any right, title, interest, claim or demand in any nature whatsoever and / or howsoever over the said premises or any part thereof.
- ii) There is neither notice of acquisition nor any case or proceeding either Civil or Criminal nature is / are pending in the respective learned Court in the District of North 24 Parganas or elsewhere upon the said premises or any part thereof.
- v) The said owners have not entered into any agreement for sale, transfer, lease, development agreement or otherwise for any purpose regarding the said premises or any part thereof.
- vi) The said premises of landed property is free from all encumbrances, charges, liens, dependence, attachments, whatsoever and or howsoever.

HOW THIS AGREEMENT WITNESSES and it is hereby agreed upon by and between the parties hereto on the following terms and conditions: -

ARTICLE – I DEFINITIONS

AND OWNERS: shall mean and include the said (1) SRI SUSHANT MEHER (son of Late Tulsi Meher), (2) SRI PIUSH MADHOGARIA (son of Sri Pawan Kumar Madhogaria) (3) SRI VISHAL MADHOGARIA (son of Sri Pawan Kumar Madhogaria) (4) SRI ABHIRAM ROY (son of Late Prasanta Roy), (5) SRI MOHIT AGARWAL (son of Sri Subhash Chand Agarwal) and (6) SRI MRITYUNJOY DAS (son of Sri Ananda Mohan Das) and their heirs, successors, administrators, executors, legal representatives, nominees and assignors as the case may be.

DEVELOPER shall mean KOMBO CONSTRUCTIONS PRIVATE LIMITED (PAN: AAICK3887A) (CIN: U45309 WB2020PTC240671) incorporated under the companies Act'1956, having its registered office at 170, Block - E, Rajarhat Road, (Salua Gopalpur), P.O: Rajarhat Gopalpur, P.S: Airport, Kolkata :700136, Dist. North 24 Parganas and include it's representatives heirs, executors, administrators, representatives, successors-in-office and assigns: -

TITLE DEEDS shall mean all the documents (original) of title relating to the said land and premises, which shall be handed to the Developer at the time of execution or/and before of the agreement.

REMISES PROPERTY shall mean ALL THAT piece and parcel of Proposed Bastu and and ROR: Shali Land admeasuring about total land area 5.62 Decimals i.e. (three) Cottahs 6(six) Chittacks 18 (eighteen) Sq.ft. (more or less) with 500 Sq. ft. RT Tiles) Shed structure standing thereon, at **Mouza: Chakpanchuria**, J.L No 33, R.S: No 05/1/2 Touzi No 145, comprised in **LR Dag No 1246**, under **LR Khatian No: 4634, 4633, 4632, 4643, 4631 & 4635** respectively, under Block-Rajarhat, formerly P.S. Rajarhat, now New Town (Techno City) within the limits of Patharghata Gram Panchayat, Kolkata:700156, District: North 24 Parganas,

NEW BUILDING shall mean the multi storied building as per available sanctioned area mainly for residential holding which is to be constructed over the said premises as per plan to be sanctioned by the Patharghata Gram Panchayat (Zilla Parishad of Dist. North 24 Parganas) or/and any authority Concern:

COMMON AREA FACILITIES AND AMENITIES shall mean and include corridors stairways, passage ways drive ways, common lavatories, tube well, underground septic tank, overhead water, water pump and motor, roof and other facilities which is to be attached with the proposed building for better enjoyment.

COVERED AREA shall mean the area covered with outer wall and constructed for the unit including area by the common partition wall between two units and percent area covered by the individual wall for the unit plus proportionate area share of stair/lobby/lift etc. It is applicable for the individual unit.

SALEABLE SPACE shall mean and include flat/units/garage/space in the building available for independent use and occupation of the self-contained flat after making due provision for common amenities and facilities for better enjoyment against consideration.

SUPER BUILT UP AREA shall mean include the total covered area of the unit plus minimum 25% service area, over the aforesaid total covered area It is applicable for the individual unit.

BUILDING PLAN shall mean a sanctioned building plan obtained from The as per plan be sanctioned by the Patharghata Gram Panchayat (Zilla Parishad of Dist. North 24 arganas) or/and any authority Concern: to be made with prior approval by the concern authority.

is further jointly affirming and declare both by the owners and developer that nobody as got any objection; if in future co-sharers/heirs/successors of the owners make an agreement for the different part of portion and demarcation arrange themselves, that can be registered in a deed of partition properly and any point of time thereafter.

is also mutually agreed between both parties.it is also mutually agreed between both parties that the entire property demarcation and flat allotment will be done as per building sanction plan and as per maintaining rules and regulations constructed area.

TRANSFER shall mean and included transfer by delivered of possession as per present customs or by any other mans adopted by the Developer for effecting transfers of the proposed building or flat to the intending purchasers thereof against valuable consideration.

ARTICLE II COMMENCEMENT & DURATIONS

The agreement shall be deemed to have commenced and completion of the construction 4(Twenty-Four) Months on and from the date of sanction Building Plan according to this agreement and shall be terminated after completion of the building and sale out of all the flat/units/garage/space to the intending purchaser and purchasers and also after delivered of possession of the flat / units / garage / space to the intending purchaser and purchasers and land owner nominated person and after formation of the flat owner's Association.

Developer shall be bound to handover owner's allocation within 24(Twenty-Four) Months from the date of obtaining sanction plan from the municipal authority and further 6(six) months grace period is applicable for the natural calamity (Act of God).

ARTICLE – III OWNER'S DECLARATION, RIGHTS AND RESPONSIBILITES

That the owner hereby declare that the First Schedule property is under the ownership of his name now seized and possessed of or otherwise well and sufficiently entitled thereto

free from all encumbrances and without any disturbance hindrance claim or demand in any manner and in any nature.

That the owner hereby further declares that the said property is free from all encumbrances charges, lispendences, attachments acquisition or requisition whatsoever or howsoever and he has good and marketable title over the said land and building and there is no impediment under the urban land (ceiling and regulation) Act, 1976.

That the Owner hereby further declares and agrees that they shall not grant lease, mortgage, charge or encumber or alienate the First Schedule property in any manner whatsoever during the subsistence of this agreement as well as during the period of construction of the buildings which is prejudicial to the interest of the Developer. It is also agreed that the owner shall be liable to pay and to make payment of all the previous dues, demands, claims and debts of any third party, if any found due in respect of the said land and property except the B.L. & LRO mutation and its taxes.

That the owner hereby further agrees to deliver peaceful vacant possession of the First schedule property immediately after execution of the Agreement and for the purpose of development of the Schedule property and the owner shall not raise any objection for such construction and they shall not claim any further consideration allotted this Agreement.

That the owner hereby further declares that as owner shall be liable and responsible for litigation, if any arise due to defects in their part or with regard to title in respect of the land and or any boundary dispute and if any restraining order comes into force due to act of any third party or contagious land owner, then the Developer will not take any responsibilities on such litigation.

That the owner hereby undertakes to deliver all the original deeds and documents to the Developer at the time of execution of the Agreement and also agreed to execute a registered Development Power of Attorney for the purpose of completion of the building hereon.

That the owner hereby giving exclusive rights to the Developer commercially exploit the same as per terms and conditions contained in this agreement and hereby authorized

the Developer to enter into agreement for sale, lease, transfer, mortgage, sale etc. and to dispose of the Developers Allocation.

The owner hereby agreed to execute and Registered Deed of Declaration and other Declaration for the sanction of the Building Plan and also agreed to execute one or more Development Power of Attorney in favour the Developer as stated earlier for the purpose of addition, alteration, revision, of the sanctioned building plan, construction and completion of the work as per agreement and also another for execution and registration of the deed of transfer in favour of the intending purchaser / purchaser in respect of developers allocation only with right to sign on the Deed on behalf of the owners and to present the same before the District Registrar, Addl. District Sub Registrar or other Registrars who has authority to register the Deed of transfer and other documents in completion of full payment of the owner allocation by the Developer.

The owner hereby undertakes not to revoke the Development Power of Attorney, which will be executed in favour of the Developer to act as Attorney of the owner in respect of the Developer's allocation and also agree not to revoke Development Power of Attorney until or unless Deed of Conveyance in favour of the intending purchasers of the Developer's Allocation is to be executed and registered. If do so then the owner or his legal heirs or successors in office shall have fully responsibility or liability jointly or severally to pay all costs, charges, losses and damages to the developer provided possession of the owners allocation is completed in all respect within specified time limit.

ARTICLE IV

DEVELOPER RIGHTS OBLIGATION AND DECLARATION

The Developer hereby agreed to complete the multi storied building over the property as per plan to be sanctioned by the Bidhannagar Municipal Corporation authority concern with due modification or amendment of the sanctioned plan as made or caused to be made by the Architect.

All applications, plans, papers and documents as may require by the Developer for the purpose of sanction of revised plan addition, alternation of the building plan shall be submitted by the developer with due signature and all costs expenses and charges be paid by the Developer and also from construction of the building thereon. It is also

provided that the Developer shall be entitled to get refund the entire refundable amount which are to be paid by the Developer.

The Developer hereby agreed to deliver possession of the owners allocation in the proposed new building as owners allocation within 18 months from the date of sanction of the building plan. If developer fails or neglects handover the owner's allocation or is not handover on completion of construction within 24 months from the date of sanction of the building plan (may be 6(six) months grace period be allowed) incorporated for imposition of penalty, The Developer shall have no right to commercial exploit the top roof of the building on any further construction thereof and also shall have no right of the proposed shop and garage owners.

That the notice for delivery of possession of the owners allocation shall be delivered by the Developer in writing or through the Advocate of the Developer either by Registered Post or Courier service or Under Certificate of Posting or Hand Delivery with acknowledgment due card and the owner is bound to take possession within 10 days from the date of services of this letter. If the owner, fail to take delivery of possession or neglected to do so then it will be deemed that the owner's allocation already delivered and the Developer shall be entitled to transfer the Developer's allocation without any further notice, developer will be handed over the completion certificate to the landlord and deliver possession letter at the time of delivery of possession.

ARTICLE-V

DEALING OF SPACE IN THE BUILDING

The Developer being the party of the Second Part shall be at liberty to rights and authority to negotiate for the sale of the flats / units / garages / space together with right proportionate share of land excluding the space / units flats provided under the Developer's allocation in the premises to any prospective buyers before, after or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developer shall think fit and proper. It is clearly agreed and declared by the parties herein that the entire consideration money for such transfer or transfer as aforesaid including earnest money or initial payments or part payments thereof shall be received by the Developers save and except the share of the owner if any, be it mentioned here that at the time of execution and registration of the

Development Power of Attorney. But owner or their legal heirs will not be entitled to claim any such sale proceeds or Account to that effect in future the Developer shall at its own costs, construct and complete the building at the said premises strictly in accordance with the sanctioned plan and due modification if any with such materials and with such specification assure to be mentioned in the sanctioned plan of the building hereunder written and as may be recommended by the Architect / Engineer from time to time. The Developer on completion of the building shall obtain Completion Certificate from the as per plan to be sanctioned by the Patharghata Gram Panchayat (Zilla Parishad of Dist. North 24 Parganas) or/and any authority Concern: at their own costs and expenses.

That the Developer shall install erect and shall provide standard pump set, overhead reservoirs, electric wiring sanitary fittings and other facilities as are required to be provided in respect of building having self-contained.

and construction for sale of flats / garages on ownership basis and as mutually agreed it is mentioned that the Developer will deposit security money by his own for the new electric meter connections for the three mentioned flats owners will possess. The existing electric meter to the owner's name if is in use during the period of construction, Developer will clear all the due electric bills to the electric board during the span of approval of building plan by municipal authority and hand over of the owners allocation.

ARTICLE – VI

COMMON FACILITIES

The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due on and from the date of starting of the construction of the building and prior to that owner shall pay and clear all dues and taxes in respect of the property and after handing over the possession of the flats all the flat owner will pay the dues according to their shares.

As soon as the respective self-contained flat is completed the Developer shall give written notice to the owner requiring the owner to take possession of the owner's allocation in the building and after 10(Ten) days from the date of service of such notice and at all times Developer shall be exclusively responsible for payment of Municipal and property taxes, rates, and dues if any the installation charges, electric charges, bill and

other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the owner's allocation the said rates to be apportioned with reference to the salable space in the building if any are levied on the building as a whole Association formation.

The owner hereby further declares that he or his agent or representative or any third party on his behalf shall not do any act deed or things wherein the Developer shall be prevented from construction and completion of the said buildings as per approved plan. If the Developer is prevented, then the owner or his legal representative shall bound to indemnify the loss and damages for that purpose with interest provided under the situation beyond the control of the Developer and in such time for completion shall mutually stand extended for a further considerable period.

ARTICLE – VII COMMON RESTRICTION

The owner's allocation after possession in the proposed building shall be subject to the same restriction and use as it is applicable to the Developer's allocation respective possession in the building which are follows: -

Neither party shall use or permit to the use of the respective allocation in the building nor any common portion thereto nor shall store any obnoxious illegal and immoral trade or activities nor use thereto for any purpose nor create any nuisance or hazard to the other occupiers of the building.

Neither party shall demolish any wall or other structural addition or alteration therein without the prior consent from the Developer or from the competent authority or from Municipal Authority concern in this behalf.

Neither party shall transfer or permit to transfer their respective allocation unless the proposed transferee shall have given a written undertake to the effect that such transfer shall remain bound by the terms and conditions hereto and of these presents and further that such transferee shall pay all and also shall be payable in relation to the area in each their respective possession. Both parties shall abide by all laws, bye laws rules and Government Statutory bodies and or local bodies as the case may and shall be responsible for any deviation and / or breach of any of the said laws and regulations.

he respective Allotted or their Transferees shall keep the interior walls, sewers, drains, pipes and other fittings and fixture and appurtenances and floor and ceiling etc. in each their respective allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or buildings indemnified from the consequences of any breach.

no goods or other terms shall be kept by either party or their transfers 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 movement of use in the corridors and other places of common use in the building.

either party nor their transferees shall do or cause or permit to be done any act or things which may render void any insurance of the building or any part thereof and shall keep the other occupiers of the said harmless and indemnified from and against the consequences of any breach.

either party nor their transferees 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.

either the parties or their transferees shall permit other agent with or without workman and other at all reasonable times to enter into and upon each party's allocation and each part thereof for the purpose of maintenance or repairing any part of the building and / or for the purpose of repairing maintaining or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and / or for the purpose of pulling down, maintaining the drains as and water pipes and electric wires and for any similar purpose.

ARTICLE-VIII

OWNER'S DUTY & INDEMNITY

The owners do hereby agree and covenants with the Developer not to use cause any interference or hindrance in any manner during the period of construction and throughout the existence of this agreement of the said building at the said premises and if any such interference or hindrance is caused by the owner or his heirs, agents,

pective Allotted or their Transferees shall keep the interior walls, sewers, drains and other fittings and fixture and appurtenances and floor and ceiling etc. in each respective allocation in the building in good working conditions and repair and in such a manner so as not to cause any damage to the building or buildings indemnified from against the consequences of any breach.

Goods or other terms shall be kept by either party or their transfers 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 movement of use in the corridors and other places of common use in the building.

Either party nor their transferees shall do or cause or permit to be done any act or thing which may render void any insurance of the building or any part thereof and shall hold the other occupiers of the said premises harmless and indemnified from and against the consequences of any breach.

Either party nor their transferees 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 courtyards, corridors or any other portion or portions of the building.

Either the parties or their transferees shall permit other agent with or without workman to enter at all reasonable times to enter into and upon each party's allocation and each part thereof for the purpose of maintenance or repairing any part of the building and / or for the purpose of repairing maintaining or for the purpose of repairing maintaining building cleaning lighting and keeping in order and good condition any common facilities and / or for the purpose of pulling down, maintaining the drains and water pipes and electric wires and for any similar purpose.

ARTICLE-VIII

OWNER'S DUTY & INDEMNITY

The owners do hereby agree and covenants with the Developer not to use cause any interference or hindrance in any manner during the period of construction and throughout the existence of this agreement of the said building at the said premises and if any such interference or hindrance is caused by the owner or his heirs, agents,

ants, representatives causing hindrance or impediments to such construction the
er shall always be held for any kind of damages suffered by the Developer.

owner on his legal representatives will have no right / authority power to terminate
/ or determinate this agreement within the stipulated period for construction of the
ding as well as till the date of disposal of all the flats / units of the Developer's
cation. If tried to do so then the owner shall pay first total market price of the
structed area with damages together with interest on investment intimation for such
ntion.

ARTICLE – IX ARBITRATION CLAUSE

is hereby agreed by and between the parties that all dispute and / or difference by and
tween the parties hereto in any way relating to this Agreement or connected with the
ts and or construction and or in respect of this agreement and / or anything done in
rsuance thereof and / or otherwise shall be referred for arbitrary which will adjudicate
accordance with the Arbitration and Conciliation Act 1996 or any amendment thereon
; may be applicable. The Arbitrator shall have the right to proceed summarily and to
ake interim awards and shall not be bound by any rules of evidence or procedure that
ould have been avoided by express direction of the parties hereto under the law. All
erdicts judgments and award made and published by such arbitration shall be final
onclusive and binding on the parties. Any of the party can go for legal suit if the contract
oesn't mature within the time line.

ARTICLE – X FORCE MAJEURE

it shall not be considered to be liable for any obligation herein under to the extent that
the performance of the relative obligations prevented by the existence of the 'FORCE
MAJEURE' and shall be suspended from the obligation during the duration of the
FORCE MAJEURE and time for completion of the project shall stand mutually extended.

ARTICLE – XI JURISDICTION

The High Court at Calcutta and its subordinate Court of District North 24 Parganas shall
have the jurisdiction to entertain and determine all actions and proceedings arising out of
these presents between the parties hereto.

THE FIRST SCHEDULE AS ABOVE REFERRED TO
(DESCRIPTION OF THE LANDED PROPERTY)

THAT piece and parcel of Proposed Bastu Land and ROR: Shali Land admeasuring t total land area 5.62 Decimals i.e. 3(three) Cottahs 6(six) Chittacks 18 (eighteen) (more or less) with 500 Sq. ft. RT (Tiles) Shed structure standing thereon, at za: **Chakpanchuria**, J.L No 33, R.S: No 205/1/2 Touzi No 145, comprised in LR No 1246, under LR Khatian No: 4634, 4633, 4632, 4643, 4631 & 4635 ectively, under Block-Rajarhat, formerly P.S. Rajarhat, now New Town (Techno) within the limits of Patharghata Gram Panchayat, Kolkata:700156, District: North 24 ganas, under jurisdiction of Additional District Sub-Registrar Office at Rajarhat in the st Bengal, being is butted and bounded by: -

THE NORTH BY : RS & LR Dag No 1246.

THE SOUTH BY : RS & LR Dag No 1246

THE EAST BY : RS & LR Dag No 1246 (Digi Developer Pvt. Ltd)

THE WEST BY : 16 feet wide Non-Metal Road.

THE THIRD SCHEDULE AS ABOVE REFERRED TO
"OWNERS' ALLOCATION"

OWNERS' ALLOCATION shall mean Owners' Allocation will get, measuring about rpet area **1599 Sq.ft.** on the **First Floor** collectively in the names of (1) SRI JSHANT MEHER (son of Late Tulsi Meher), (2) SRI PIUSH MADHOGARIA (son of Sri awan Kumar Madhogaria) (3) SRI VISHAL MADHOGARIA (son of Sri Pawan Kumar adhogaria) (4) SRI PABITRA ROY (son of Late Prasanta Roy), & (5) SRI MOHIT GARWAL (son of Sri Subhash Chand Agarwal) AND measuring about **135 Sq.ft** overed car parking at the **Ground Floor** in the Name of (6) SRI MRITYUNJOY DAS son of Sri Ananda Mohan Das) respectively, lying and situated at Chakpanchuria, under block-Rajarhat, formerly P.S. Rajarhat, now New Town (Techno City) within the limits of Patharghata Gram Panchayat, Kolkata:700156, District: North 24 Parganas, as per building sanction plan it is also mutually agreed between both parties. The Landowners Shall Register by a DEED OF PARTITION to have ownership of the Owners Allocation.

THE FOURTH SCHEDULE AS ABOVE REFERRED TO
"DEVELOPER'S ALLOCATION"

DEVELOPER'S ALLOCATION shall get remaining parts and portions after getting of the OWNERS ALLOCATION lying and situated at Chakpanchuria, under Block-Rajarhat, formerly P.S. Rajarhat, now New Town (Techno City) within the limits of Patharghata gram Panchayat, Kolkata:700156, District: North 24 Parganas, as per building sanction and it is also mutually agreed between both parties.

THE FIFTH SCHEDULE AS ABOVE REFERRED TO
SPECIFICATIONS OF THE CONSTRUCTION

<u>SL NO</u>	<u>TYPE OF WORKS</u>	<u>DESCRIPTIONS</u>
1	Structure	RCC framed structure on Pile Foundation incorporating Earthquake Resistant Design as per relevant IS Code. Aerated Concrete Block for both external and internal walls.
2	Exteriors	Cement plaster; Cement based painting over water repellent coating.
3	Flooring	Vitrified/Rectified tiles in Bedrooms, Living/Dining, and lobbies on all floors.
4	Interiors	Putty punning inside flats; OBD painting over Putty punning in common areas and lobbies
5	Kitchen	Anti-skid ceramic Tiles on floor; Cuddapah Kitchen counter; Stainless Steel sink, Glazed Ceramic Tiles dado on the walls above Kitchen counter; CP fittings of reputed make.
6	Toilets	Anti-skid ceramic Tiles on floor; Glazed Ceramic Tiles dado on the walls; Ceramic wash basins; European WC and CP fittings of reputed make.
7	Doors	Wooden Door Frames; Solid core Flush Shutters for main entrance door with night latch and magic eye; Outside finish: Polished Teak Veneer, Inside: paint finish.

		Painted Wooden Door Frames, Solid Core Flush shutters for all internal doors with paint finish.	
8	Windows	Anodised Aluminium Frames with fully glazed shutters.	
9	Stairs	Indian Patent Stone Flooring; MS railing.	
10	Roof	Properly waterproofed.	
11	Lift Facia	Vitrified Tiles with Granite / marble in ground floor lobby.	
12	Electrical	Concealed insulated Aluminium wiring with switches of reputed make; AC points in master bedroom; Geyser points in master bathroom; Exhaust Fan points in all Bathrooms and Kitchens; Conducting for Cable TV.	
13	Plumbing	Internal concealed plumbing.	
14	Power Back-up	Emergency power backup for Common Area Lighting and lifts. 500w back up in each flat.	
15	Water Facility	Overhead Tank	
16	Misc. and Others Facility & Works	Developer will be decided which and when applicable	

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we (1) **SRI SUSHANT MEHER** (PAN: IEPM0033C) (Aadhaar No: 8844-4538-2349) son of Late Tulsi Meher, by faith Hindu, Occupation Business, by Nationality- Indian, residing at 3E, Sristi Plaza, Salua Bazar, Post Office Rajarhat-Gopalpur, P.S.: Airport, Kolkata: 700136, District- North 24 Parganas (2) **SRI PIUSH MADHOGARIA** (PAN : AHDPM9916B), (Aadhaar No: 7585-45-3506) son of Sri Pawan Kumar Madhogaria, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at Flat No 206, Block: C, Jamuna Vatika, 1039, Jessore Road, P.O :Bangur Avenue, P.S.: Lake Town, Kolkata : 700055, Dist.: North 24 Parganas, (3) **SRI VISHAL MADHOGARHIA** (PAN:AHJPM6711G), (Aadhaar No: 6341-5535-5824) son of Sri Pawan Kumar Madhogaria, by faith : Hindu, by Nationality: Indian, by occupation :Business, residing at Flat No 206, Block: C, Jamuna Vatika, 1039, Jessore Road, P.O :Bangur Avenue, P.S.: Lake Town, Kolkata :700055, District.: North 24 Parganas, (4) **SRI PABITRA ROY** (PAN CEKPR5901M) (Aadhaar No:5364-3501-1228), son of Late Prasanta Roy, by faith Hindu, by occupation Business, by Nationality-Indian, residing at Kalipark, Bablatala, Post Office Rajarhat Gopalpur, formerly Police Station : Airport, Now, Narayanpur, Kolkata 700136, Dist. North 24 Parganas, (5) **SRI MOHIT AGARWAL** (PAN:ARAPA0546J) (Aadhaar No:3176-8098-0454) son of Sri Subhash Chand Agarwal, by faith Hindu, by occupation Business, by Nationality : Indian, residing at 130, Sukanta Sarani, P.S : Uttarpara, Kotrung (M), Bhadrakali, Hooghly :712232, Dist. :Hooghly, and (6) **SRI MRITYUNJOY DAS** (PAN:AIHPD2374H) (Aadhaar No:7694-3862-5553) son of Sri Ananda Mohan Das, by faith Hindu, by occupation Business, by Nationality-Indian, residing at Village :Lapuria, P.O: Lapuria, Garhbeta, P.S : Garhbeta, Dist. :Paschim Medinipur, PIN 721127, West Bengal, hereinafter collectively called and referred to as the "EXECUTORS" of the Landowners" **SEND GREETINGS:-**

That it is not possible for to look after manage, control, supervise the construction of the building upon the said premises, on regular or day to day basis thus we have entered into a Registered Development Agreement, registered office at ARA-IV, Kolkata, dated on 21/01/2025

NOW KNOWN AND THESE PRESENTS WITNESS that we are the joint Land Owners herein do hereby nominate, constitute and appoint KOMBO CONSTRUCTIONS PRIVATE LIMITED (PAN:AAICK3887A) incorporated under the companies Act'1956, having its registered office at 170, Block - E, Rajarhat Road, (Salua Gopalpur), P.O: Rajarhat Gopalpur, P.S: Airport, Kolkata :700136, Dist. North 24 Parganas, represented by the Directors namely (1) SRI VISHAL MADHOGARHIA (PAN:AHJPM6711G) Aadhaar No:6341-5535-5824) son of Sri Pawan Kumar Madhogaria, by faith : Hindu, by Nationality: Indian, by occupation :Business, residing at Flat No 206, Block: C, Jamuna Matika, 1039, Jessore Road, P.O :Bangur Avenue, P.S.: Lake Town, Kolkata :700055, Dist.: North 24 Parganas, and (2) SRI SUSHANT MEHER (PAN: DUEPM0033C) Aadhaar No: 8844-4538-2349) son of Late Tulsi Meher, by faith Hindu, by Occupation Business, by Nationality- Indian, residing at 3E, Sristi Plaza, Salua Bazar, Post Office Rajarhat-Gopalpur, P.S.: Airport, Kolkata: 700136, District- North 24 Parganas, to our true and lawful "ATTORNEYS" and either of them to do and execute and perform all or any of the following acts, deeds, matters and things Viz.

1. To prepare plans for development of the said property described in the schedule hereunder written and to sign and submit the same before the Pradhan, Patharghata Gram Panchayat for obtaining approval of the same and also to apply from time to time for modification of the building plans in respect of the building to be constructed on the said property and also to sign and submit the same before the Patharghata Gram Panchayat.
2. To supervise the development work and to carry out and/or to get carried out through contractors, Architects and Surveyors as may be required by the said Attorney, construction of the proposed building on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.
3. To carry on correspondence with and represent us before all concerned authorities in connection with the development of the said property.
4. To pay various deposits to the Panchayat/Municipal Authority and other concerned authorities as may be necessary for the propose of carrying out the

development work on the said property and construction of the structures thereon and to claim refund of such deposits paid by our said attorney and to give valid and effectual receipts on our behalf in connection with the refund of such deposits.

To approach different authorities and office for the purpose of obtaining various permission and shall have right to adjoining lands to amalgamate the same into single Holding and other service connections including water and Electricity for carrying out and completing the Development of the said property and construction of building thereon.

To appear before the Government departments as also for the Municipal Authority and all concerned authorities for the purpose of obtaining necessary "No-Objection Certificate" and/or permission and/or sanction in regard to the carrying out construction of the said building and completion thereof.

To appear before the office of the B.L & L.R.O for mutation in the name of the land owner and to sign all documents and to submit before the concerned authorities for mutation and also to collect mutation certificate from the concerned authorities of our behalf.

To do all acts, deeds, matters and things in respect of the said property for the purpose of construction and completion of the building on the said plot of land, which is more fully described in the schedule hereunder written,

To negotiate on terms and enter into agreement for sale or otherwise to deal with and dispose of the several flats and shops to be constructed and to receive consideration from the intending purchasers thereof and to give proper and lawful discharge for the same SAVE AND EXCEPT the owners' allocation stated in the agreement.

To sign and execute Sale Deed and Agreement for Sale or any other deed of deeds in respect of our under mentioned schedule of property SAVE AND EXCEPT the owners' allocation stated in the agreement dated and also to receive consideration money from the intending purchaser or purchasers and also to provide valid receipt thereof on our behalf.

To appear and to act in any court of any Govt. Departments or Local Panchayat/Municipality and to sign, execute, verify and file plaints, written statements and petitions, appeals, revision and review petitions and accept services of all summons, notices and other process of law and to engaged Pleaders, Advocates, Solicitors and to discharge or terminate their appointments.

To appear and to present the Sale Deed and Agreement for Sale or any other deed or deeds for registration and admit execution before the A.D.S.R., Rajarhat and District Registrar, North 24 Parganas, Barasat or Registrar of Assurance, I,II,III & IV, Kolkata or any other authority having jurisdiction for to have the said deed or deeds registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying our under mentioned schedule of property as fully and effectually as I could do the same ourselves.

To issue letters and writings and/or undertakings as may be required from time to time by the local Municipal Authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of construction work of buildings thereon.

To appoint pleaders, solicitors, advocate to appear and in any court or any Govt. Departments or local Panchayat/Municipality and to revoke such appointments and to substitute any others in their place and stead.

GENERALLY, to do and Perform all acts, deeds, matters and things necessary and covenant for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as I could do.

AND WE HEREBY AGREE to rectify and confirm whatsoever the said attorney shall do in the premises by virtue of these presents AND HEREBY DECLARE that we shall enforce this power of attorney within contractual period or its mutually extended period of time to be decided by the both parties.

WITNESSES WHEREOF the parties have hereunto set and subscribed their
 respective hands and seal the day month and year first above written.

Development Agreement & Development Power of Attorney is bi-lateral in nature
 parties engaged in this agreement through readout, proper verified, searched,
 and, mutually consented and thereafter attending full satisfaction.

BEFORE SEALED AND DELIVERED

Witnesses in the presence of: -

Witnesses: -

Prisa Chatterjee,
 Barasat, KOL-700124

• *Seelhet Mohar*
 • *Piush Madhogan*
 • *Vishal Madhogan*
 • *Paleet Roy*
 • *Mohit Agrawal*
 • *Meitun Das*

SIGNATURE OF THE LANDOWNERS/
EXECUTORS

• *Seelhet Mohar*
 Director

Kombo Constructions Private Limited

• *Piush Madhogan*

Kombo Constructions Private Limited

• *Paleet Roy*
 Director

Mohit Agrawal
 Director

Kombo Constructions Private Limited

• *Vishal Madhogan*

SIGNATURE OF THE DEVELOPER/
ATTORNEYS

Witnessed by: -

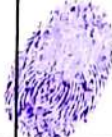
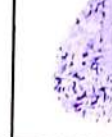
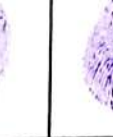
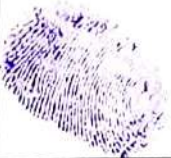
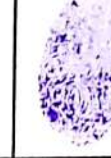
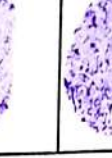
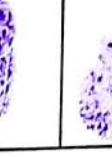
Witnessed as per instruction of the both parties with
 all documents provided by them

Pradip Kumar Mondal
 PRADIP KUMAR MONDAL
 Advocate

Court, Calcutta,
 File No WB/1238/2010

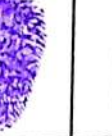
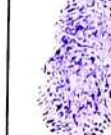
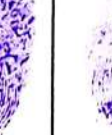
PRADIP KUMAR MONDAL
 Advocate
 High Court, Calcutta

SPECIMEN FORM FOR TEN FINGERPRINTS

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
						

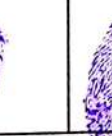


Signature Paleisa Roy

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
						



Signature Molita Agaswal

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
						



Signature Mitunjay Om

SPECIMEN FORM FOR TEN FINGERPRINTS

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Suket Mehta

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Push Modhagani

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Vishal Modhagani

Major Information of the Deed

Deed No :	I-1904-01084/2025	Date of Registration	22/01/2025
Query No / Year	1904-2000165234/2025	Office where deed is registered	
Stamp Duty	17/01/2025 6:04:10 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PRADIP KUMAR MONDAL BARRACKPORE BAR ASSOCIATION, BARRACKPORE COURT, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9433220662, Status : Advocate		
Transaction	Additional Transaction		
[10] Sale, Development Agreement or Construction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 7/-	Rs. 80,04,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33,
Touzi No: 145, Kolkata Pin Code : 700156

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: FATHARKHATA

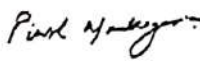
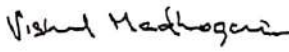
Touzl No: 145, Kolkata Pin Code : 700156

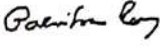
Sch No	Plot Number	Khatlan Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1246 (RS :-)	LR-4634	Bastu	Bastu	9 Chatak 3 Sq Ft	1/-	13,09,000/-	Width of Approach Road: 16 Ft.,
L2	LR-1246 (RS :-)	LR-4633	Bastu	Bastu	9 Chatak 3 Sq Ft	1/-	13,09,000/-	Width of Approach Road: 16 Ft.,
L3	LR-1246 (RS :-)	LR-4632	Bastu	Bastu	9 Chatak 3 Sq Ft	1/-	13,09,000/-	Width of Approach Road: 16 Ft.,
L4	LR-1246 (RS :-)	LR-4643	Bastu	Bastu	9 Chatak 3 Sq Ft	1/-	13,09,000/-	Width of Approach Road: 16 Ft.,
L5	LR-1246 (RS :-)	LR-4631	Bastu	Bastu	9 Chatak 3 Sq Ft	1/-	13,09,000/-	Width of Approach Road: 16 Ft.,
L6	LR-1246 (RS :-)	LR-4635	Bastu	Bastu	9 Chatak 3 Sq Ft	1/-	13,09,000/-	Width of Approach Road: 16 Ft.,
		TOTAL :			5.61Dec	6 /-	78,54,000 /-	
Grand Total :					5.61Dec	6 /-	78,54,000 /-	

Structure Details :

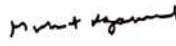
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	1,50,000 /-	

and Lord Details :

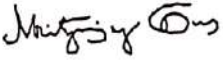
Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr Sushant Meher Son of Late Tulsi Meher Executed by: Self, Date of Execution: 21/01/2025 , Admitted by: Self, Date of Admission: 22/01/2025 ,Place : Office		 Captured	 22/01/2025
3E, Sristi Plaza, Rajarhat Road, Kolkata, City:- Rajarhat-gopalpore, P.O:- Salua, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: duxxxxxx3c, Aadhaar No: 88xxxxxxx2349, Status :Individual, Executed by: Self, Date of Execution: 21/01/2025 , Admitted by: Self, Date of Admission: 22/01/2025 ,Place : Office			
Name	Photo	Finger Print	Signature
Mr Piush Madhogaria Son of Mr Pawan Kumar Madhogaria Executed by: Self, Date of Execution: 21/01/2025 , Admitted by: Self, Date of Admission: 22/01/2025 ,Place : Office		 Captured	 22/01/2025
1039, Jessore Road, Bangur, Kolkata, Block/Sector: C, Flat No: 206, City:- , P.O:- Laketown, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: ahxxxxxx6b, Aadhaar No: 75xxxxxxx3506, Status :Individual, Executed by: Self, Date of Execution: 21/01/2025 , Admitted by: Self, Date of Admission: 22/01/2025 ,Place : Office			
Name	Photo	Finger Print	Signature
Mr Vishal Madhogaria Son of Mr Pawan Kumar Madhogaria Executed by: Self, Date of Execution: 21/01/2025 , Admitted by: Self, Date of Admission: 22/01/2025 ,Place : Office		 Captured	 22/01/2025
1039, Jessore Road, Bangur, Kolkata, Block/Sector: C, Flat No: 206, City:- , P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: ahxxxxxx1g, Aadhaar No: 63xxxxxxx5824, Status :Individual, Executed by: Self, Date of Execution: 21/01/2025 , Admitted by: Self, Date of Admission: 22/01/2025 ,Place : Office			

Name	Photo	Finger Print	Signature
Mr Pabitra Roy Son of Late Prasanta Roy Executed by: Self, Date of Execution: 21/01/2025 Admitted by: Self, Date of Admission: 22/01/2025 ,Place : Office	 22/01/2025	 Captured LTI 22/01/2025	 22/01/2025

Kali Park, Bablatata Link Road, Kolkata, City:- Rajarhat-gopalpore, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: cexxxxxx1m, Aadhaar No: 53xxxxxxx1228, Status :Individual, Executed by: Self, Date of Execution: 21/01/2025 , Admitted by: Self, Date of Admission: 22/01/2025 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Mohit Agarwal Son of Mr Subhash Chand Agarwal Executed by: Self, Date of Execution: 21/01/2025 , Admitted by: Self, Date of Admission: 22/01/2025 ,Place : Office	 22/01/2025	 Captured LTI 22/01/2025	 22/01/2025

130, Sukanta Sarani, Hooghly, City:- Uttarpura-kotrung, P.O:- Bhadrakali, P.S:-Uttarpara, District:- Hooghly, West Bengal, India, PIN:- 712232 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: arxxxxxx6j, Aadhaar No: 31xxxxxxx0454, Status :Individual, Executed by: Self, Date of Execution: 21/01/2025 , Admitted by: Self, Date of Admission: 22/01/2025 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Mrityunjoy Das Son of Mr Ananda Mohan Das Executed by: Self, Date of Execution: 21/01/2025 , Admitted by: Self, Date of Admission: 22/01/2025 ,Place : Office	 22/01/2025	 Captured LTI 22/01/2025	 22/01/2025

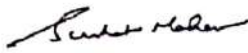
Lapuria, Garhbeta, Paschim Medinipur, City:- Midnapore, P.O:- Lapuria, P.S:-Garbeta, District:- Paschim Midnapore, West Bengal, India, PIN:- 721127 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: aixxxxxx4h, Aadhaar No: 76xxxxxxx5553, Status :Individual, Executed by: Self, Date of Execution: 21/01/2025 , Admitted by: Self, Date of Admission: 22/01/2025 ,Place : Office

Developer Details :

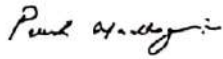
Sl No	Name,Address,Photo,Finger print and Signature
1	Kombo Constructions Private Limited Premises No 170, Block -e, Rajarhat Road, Kolkata, City:- Rajarhat-gopalpore, P.O:- Salua Rajarhat, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Date of Incorporation:XX-XX-2XX0 , PAN No.:: aaxxxxxx7a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

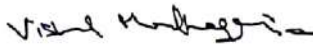
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Sushant Meher (Presentant) Son of Late Tulsi Meher Date of Execution - 21/01/2025, , Admitted by: Self, Date of Admission: 22/01/2025, Place of Admission of Execution: Office	 Jan 22 2025 5:09PM	 Captured LTI 22/01/2025	 22/01/2025

3E. Sristi Plaza, Salua Bazar, Rajarhat Road, Kolkata, City:- Rajarhat-gopalpore, P.O:- Salua, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No.:: duxxxxxx3c, Aadhaar No: 88xxxxxxx2349 Status : Representative, Representative of : Kombo Constructions Private Limited (as Director)

Name	Photo	Finger Print	Signature
Mr Piush Madhogaria Son of Mr Pawan Kumar Madhogaria Date of Execution - 21/01/2025, , Admitted by: Self, Date of Admission: 22/01/2025, Place of Admission of Execution: Office	 Jan 22 2025 5:10PM	 Captured LTI 22/01/2025	 22/01/2025

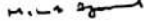
1039, Jessore Road, Kolkata, Block/Sector: C, Flat No: 206, City:- , P.O:- Bangur Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No.:: ahxxxxxx6b, Aadhaar No: 75xxxxxxx3506 Status : Representative, Representative of : Kombo Constructions Private Limited (as Director)

Name	Photo	Finger Print	Signature
Mr Vishal Madhogaria Son of Mr Pawan Kumar Madhogaria Date of Execution - 21/01/2025, , Admitted by: Self, Date of Admission: 22/01/2025, Place of Admission of Execution: Office	 Jan 22 2025 5:09PM	 Captured LTI 22/01/2025	 22/01/2025

1039, Jessore Road, Bangur, Kolkata, City:- , P.O:- Bangur Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No.:: ahxxxxxx1g, Aadhaar No: 63xxxxxxx5824 Status : Representative, Representative of : Kombo Constructions Private Limited (as Director)

Name	Photo	Finger Print	Signature
Mr Pabitra Roy Son of Late Prasanta Roy Date of Execution - 21/01/2025, , Admitted by: Self, Date of Admission: 22/01/2025, Place of Admission of Execution: Office		 Captured	 22/01/2025
Jan 22 2025 6:05PM	LTI	22/01/2025	

Kalipark, Bablatata Link Road, Kolkata, City:- Rajarhat-gopalpore, P.O:- Solua Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: cxxxxxx1m, Aadhaar No: 53xxxxxxxx1228 Status : Representative, Representative of : Kombo Constructions Private Limited (as Director)

Name	Photo	Finger Print	Signature
Mr Mohit Agarwal Son of Mr Subhash Chand Agarwal Date of Execution - 21/01/2025, , Admitted by: Self, Date of Admission: 22/01/2025, Place of Admission of Execution: Office		 Captured	 22/01/2025
Jan 22 2025 5:11PM	LTI	22/01/2025	

130, Sukanta Sarani, Uttarpara, Hooghly, City:- Uttarpara-kotrung, P.O:- Bhadrakali, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712232, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: arxxxxxx6j, Aadhaar No: 31xxxxxxxx0454 Status : Representative, Representative of : Kombo Constructions Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Pradip Kumar Mondal Son of Mr Kamal Kumar Mondal High Court, Calcutta, City:- Kolkata, P.O:- High Court Post Office, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	 22/01/2025
22/01/2025	22/01/2025	22/01/2025	

Identifier Of Mr Sushant Meher, Mr Piush Madhogaria, Mr Vishal Madhogaria, Mr Pabitra Roy, Mr Mohit Agarwal, Mr Mrityunjoy Das, Mr Sushant Meher, Mr Piush Madhogaria, Mr Vishal Madhogaria, Mr Pabitra Roy, Mr Mohit Agarwal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sushant Meher	Kombo Constructions Private Limited-0.155833 Dec
2	Mr Piush Madhogaria	Kombo Constructions Private Limited-0.155833 Dec
3	Mr Vishal Madhogaria	Kombo Constructions Private Limited-0.155833 Dec
4	Mr Pabitra Roy	Kombo Constructions Private Limited-0.155833 Dec
5	Mr Mohit Agarwal	Kombo Constructions Private Limited-0.155833 Dec
6	Mr Mrityunjoy Das	Kombo Constructions Private Limited-0.155833 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Sushant Meher	Kombo Constructions Private Limited-0.155833 Dec

Mr Piush Madhogaria	Kombo Constructions Private Limited-0.155833 Dec
Mr Vishal Madhogarhia	Kombo Constructions Private Limited-0.155833 Dec
Mr Pabitra Roy	Kombo Constructions Private Limited-0.155833 Dec
Mr Mohit Agarwal	Kombo Constructions Private Limited-0.155833 Dec
Mr Mrityunjoy Das	Kombo Constructions Private Limited-0.155833 Dec

Transfer of property for L3

From	To. with area (Name-Area)
Mr Sushant Meher	Kombo Constructions Private Limited-0.155833 Dec
Mr Piush Madhogaria	Kombo Constructions Private Limited-0.155833 Dec
Mr Vishal Madhogarhia	Kombo Constructions Private Limited-0.155833 Dec
Mr Pabitra Roy	Kombo Constructions Private Limited-0.155833 Dec
Mr Mohit Agarwal	Kombo Constructions Private Limited-0.155833 Dec
Mr Mrityunjoy Das	Kombo Constructions Private Limited-0.155833 Dec

Transfer of property for L4

From	To. with area (Name-Area)
Mr Sushant Meher	Kombo Constructions Private Limited-0.155833 Dec
Mr Piush Madhogaria	Kombo Constructions Private Limited-0.155833 Dec
Mr Vishal Madhogarhia	Kombo Constructions Private Limited-0.155833 Dec
Mr Pabitra Roy	Kombo Constructions Private Limited-0.155833 Dec
Mr Mohit Agarwal	Kombo Constructions Private Limited-0.155833 Dec
Mr Mrityunjoy Das	Kombo Constructions Private Limited-0.155833 Dec

Transfer of property for L5

From	To. with area (Name-Area)
Mr Sushant Meher	Kombo Constructions Private Limited-0.155833 Dec
Mr Piush Madhogaria	Kombo Constructions Private Limited-0.155833 Dec
Mr Vishal Madhogarhia	Kombo Constructions Private Limited-0.155833 Dec
Mr Pabitra Roy	Kombo Constructions Private Limited-0.155833 Dec
Mr Mohit Agarwal	Kombo Constructions Private Limited-0.155833 Dec
Mr Mrityunjoy Das	Kombo Constructions Private Limited-0.155833 Dec

Transfer of property for L6

From	To. with area (Name-Area)
Mr Sushant Meher	Kombo Constructions Private Limited-0.155833 Dec
Mr Piush Madhogaria	Kombo Constructions Private Limited-0.155833 Dec
Mr Vishal Madhogarhia	Kombo Constructions Private Limited-0.155833 Dec
Mr Pabitra Roy	Kombo Constructions Private Limited-0.155833 Dec
Mr Mohit Agarwal	Kombo Constructions Private Limited-0.155833 Dec
Mr Mrityunjoy Das	Kombo Constructions Private Limited-0.155833 Dec

Transfer of property for S1

No	From	To. with area (Name-Area)
	Mr Sushant Meher	Kombo Constructions Private Limited-83.33333300 Sq Ft
	Mr Piush Madhogaria	Kombo Constructions Private Limited-83.33333300 Sq Ft
	Mr Vishal Madhogarhia	Kombo Constructions Private Limited-83.33333300 Sq Ft
	Mr Pabitra Roy	Kombo Constructions Private Limited-83.33333300 Sq Ft
	Mr Mohit Agarwal	Kombo Constructions Private Limited-83.33333300 Sq Ft
	Mr Mrityunjoy Das	Kombo Constructions Private Limited-83.33333300 Sq Ft

Land details as per Land Record

Subject: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33,
Plot No: 145, Kolkata Pin Code : 700156

	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1246, LR Khatian No:- 4634	Owner: সুশান্ত মেহের, Gurdian: সুশান্ত মেহের, Address: মির্জা, Classification: শদি, Area 0.01000000 Acre,	Mr Sushant Meher
L2	LR Plot No:- 1246, LR Khatian No:- 4633	Owner: প্লিশ মধোগাধিয়া, Gurdian: প্লিশ মধোগাধিয়া, Address: বঙ্গোড় রোড, Classification: শদি, Area: 0.01000000 Acre,	Mr Plush Madhogana
L3	LR Plot No:- 1246, LR Khatian No:- 4632	Owner: বিশাল মধোগাধিয়া, Gurdian: প্লিশ মধোগাধিয়া, Address: বঙ্গোড় রোড, Classification: শদি, Area: 0.01000000 Acre,	Mr Vishal Madhogarhla
L4	LR Plot No:- 1246, LR Khatian No:- 4643	Owner: পবিত্র রায়, Gurdian: প্রদীপ রায়, Address: মির্জা, Classification: শদি, Area: 0.01000000 Acre,	Mr Pabitra Roy
L5	LR Plot No:- 1246, LR Khatian No:- 4631	Owner: মোহিত আগারওয়াল, Gurdian: সুভাষ চন্দ্র আগারওয়াল, Address: চন্দ্রকান্তি, শদিয়া, Classification: শদি, Area: 0.01000000 Acre,	Mr Mohit Agarwal
L6	LR Plot No:- 1246, LR Khatian No:- 4635	Owner: মৃতয়ুজ দাস, Gurdian: অরুণ মেহের দাস, Address: পটভেকা, Classification: শদি,	Mr Mrityunjoy Das

Endorsement For Deed Number : I - 190401084 / 2025

On 22-01-2025

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 of Indian Stamp Act 1899.

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

Presented for registration at 15:34 hrs on 22-01-2025, at the Office of the A.R.A. - IV KOLKATA by Mr Sushant Meher

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 0,04,000/-

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

Execution is admitted on 22/01/2025 by 1. Mr Sushant Meher, Son of Late Tulsi Meher, 3E, Sristi Plaza, Rajarhat Road, Kolkata, P.O: Salua, Thana: Airport, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 2. Mr Piush Madhogaria, Son of Mr Pawan Kumar Madhogaria, 1039, Jessore Road, Bangur, Kolkata, Sector: C, Flat No: 206, P.O: Laketown, Thana: Lake Town, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 3. Mr Vishal Madhogaria, Son of Mr Pawan Kumar Madhogaria, 1039, Jessore Road, Bangur, Kolkata, Sector: C, Flat No: 206, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 4. Mr Pabitra Roy, Son of Late Prasanta Roy, Kali Park, Bablatala Link Road, Kolkata, P.O: Rajarhat Gopalpur, Thana: Airport, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 5. Mr Mohit Agarwal, Son of Mr Subhash Chand Agarwal, 30, Sukanta Sarani, Hooghly, P.O: Bhadrakali, Thana: Uttarpara, , City/Town: UTTARPARA-KOTRUNG, Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by Profession Business, 6. Mr Mrityunjoy Das, Son of Mr Ananda Mohan Das, Lapuria, Garhbeta, Paschim Medinipur, P.O: Lapuria, Thana: Garbeta, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721127, by caste Hindu, by Profession Business
Identified by Mr Pradip Kumar Mondal, , Son of Mr Kamal Kumar Mondal, High Court, Calcutta, P.O: Old Court Post Office, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-01-2025 by Mr Piush Madhogaria, Director, Kombo Constructions Private Limited (Private Limited Company), Premises No 170, Block -e, Rajarhat Road, Kolkata, City:- Rajarhat-gopalpore, P.O:- Salua Rajarhat, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by Mr Pradip Kumar Mondal, , Son of Mr Kamal Kumar Mondal, High Court, Calcutta, P.O: Old Court Post Office, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 22-01-2025 by Mr Vishal Madhogaria, Director, Kombo Constructions Private Limited (Private Limited Company), Premises No 170, Block -e, Rajarhat Road, Kolkata, City:- Rajarhat-gopalpore, P.O:- Salua Rajarhat, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by Mr Pradip Kumar Mondal, , Son of Mr Kamal Kumar Mondal, High Court, Calcutta, P.O: Old Court Post Office, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 22-01-2025 by Mr Pabitra Roy, Director, Kombo Constructions Private Limited (Private Limited Company), Premises No 170, Block -e, Rajarhat Road, Kolkata, City:- Rajarhat-gopalpore, P.O:- Salua Rajarhat, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by Mr Pradip Kumar Mondal, , Son of Mr Kamal Kumar Mondal, High Court, Calcutta, P.O: Old Court Post Office, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 22-01-2025 by Mr Mohit Agarwal, Director, Kombo Constructions Private Limited (Private Limited Company), Premises No 170, Block -e, Rajarhat Road, Kolkata, City:- Rajarhat-gopalpore, P.O:- Salua Rajarhat, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by Mr Pradip Kumar Mondal, , Son of Mr Kamal Kumar Mondal, High Court, Calcutta, P.O: Old Court Post Office, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 22-01-2025 by Mr Sushant Meher, Director, Kombo Constructions Private Limited (Private Limited Company), Premises No 170, Block -e, Rajarhat Road, Kolkata, City:- Rajarhat-gopalpore, P.O:- Salua Rajarhat, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by Mr Pradip Kumar Mondal, , Son of Mr Kamal Kumar Mondal, High Court, Calcutta, P.O: Old Court Post Office, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- , I = Rs 55.00/- , M(a) = Rs 21.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/01/2025 11:53AM with Govt. Ref. No: 192024250367155938 on 21-01-2025, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 2032073000713 on 21-01-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9071, Amount: Rs.100.00/-, Date of Purchase: 09/12/2024, Vendor name: B K Jana

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/01/2025 11:53AM with Govt. Ref. No: 192024250367155938 on 21-01-2025, Amount Rs: 9,920/-, Bank: SBI EPay (SBlePay), Ref. No. 2032073000713 on 21-01-2025, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2025, Page from 64469 to 64508

being No 190401084 for the year 2025.



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Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.01.31 16:39:15 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 31/01/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.