

3356/2025

I-08887/2025

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA INDIAN NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AV 151891

3. 2.857313/2025

3 11/4/25

certified that the document is registered to registration. The registration number is and the amount is Rs. 100. The amount to this document is Rs. 100.

Registrar-11 North 24 Parganas, Barasat

DEVELOPMENT AGREEMENT

11 APR 2025

- 1. Date : 11.04.2025,
- 2. Place : Kolkata
- 3. Parties :
  - 3.1 PRIYANKA MALAKAR [PAN : GVZPM7317E], [AADHAAR



- 9 APR 2025  
- 9 APR 2025



31


Registrar US 7 (2)  
District Sub Registrar-II  
North 24 Parganas, Bardhaman

11 APR 2025

Sunit Acharya  
5/6- Sumit Acharya,  
4r Dakshin Para,  
POB PS- Bortasala-  
Kaf-700124

- NO. 315380113119], [D.O.B. : 26.06.2000], [VOTER CARD NO. IHM2690543] & [MOBILE NO. 7439005717], daughter of Sukumar Malakar, by faith - Hindu, by occupation - House hold work, by nationality - Indian, residing at Balaka Green, Block B, Flat 1A, Sardar Para, Kailkhal, Malir Bagan, P.O. Airport, P.S. Baguiati, Pin - 700052, District North 24 Parganas, West Bengal.
- 3.1.1 PAYEL MALAKAR [PAN : IQDPM1535F], [AADHAAR NO. 377203163077], [D.O.B. : 22.07.2005] & [MOBILE NO. 9330378940], daughter of Sukumar Malakar, by faith - Hindu, by occupation - House hold work, by nationality - Indian, residing at Majher Para, Rajarhat Gopalpur(M), P.O.Milan Bazar, P.S. Baguiati, Pin - 700102, District North 24 Parganas, West Bengal.
- 3.1.2 NIRMAL MONDAL [PAN : BDOPM6097H], [AADHAAR NO. 859901197833], [D.O.B. : 01.08.1964], [VOTER CARD NO. IHM3058823] & [MOBILE NO. 9836886549], son of Late Dulal Mondal, by faith - Hindu, by occupation - Service, by nationality - Indian, residing at BI-119, Krishnapur, Majher Para, Rajarhat Gopalpur(M), P.O.Milan Bazar, P.S. Baguiati, Pin - 700102, District North 24 Parganas, West Bengal.
- 3.1.3 TAPASI MONDAL [PAN : BIJPM6543G], [AADHAAR NO. 899893849460], [D.O.B. : 15.02.1976], [VOTER CARD NO. GGC4563821] & [MOBILE NO. 9007828078], wife of Nikhil Mondal, by faith - Hindu, by occupation - Housewife, by nationality - Indian, residing at BI-119, Krishnapur, Majher Para, Rajarhat Gopalpur(M), P.O.Milan Bazar, P.S. Baguiati, Pin - 700102, District North 24 Parganas, West Bengal.
- 3.1.4 SAMIR MONDAL [PAN : BTCPM8600A], [AADHAAR NO. 426092860183], [D.O.B. : 08.12.1967], [VOTER CARD NO. GGC2154301] & [MOBILE NO. 8777577174], son of Late Dulal Mondal, by faith - Hindu, by occupation - Service, by nationality - Indian, residing at BI-119, Krishnapur, Majher Para, Rajarhat Gopalpur(M), P.O.Milan Bazar, P.S. Baguiati, Pin - 700102, District North 24 Parganas, West Bengal.
- 3.1.5 SUBHASHIS MONDAL [PAN : DOEPM7143D], [AADHAAR NO. 523024070668], [D.O.B. : 22.05.1998], [VOTER CARD NO. IHM2458321] & [MOBILE NO. 9007482190], son of Probir Mondal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at BI-119, Krishnapur, Majher Para, Rajarhat Gopalpur(M), P.O.Milan Bazar, P.S. Baguiati, Pin - 700102, District North 24 Parganas, West Bengal.



  
Registrar U/S 7 (2)  
District Sub Registrar-II  
North 24 Parganas, Barasat

# 1 APR 2025

3.1.6

**MAHADEB MONDAL [PAN : CEPPM1497E], [AADHAAR NO. 66S377471139], [D.O.B. : 28.04.1969], [VOTER CARD NO. IHM1735968] & [MOBILE NO. 9804258756]**, son of Krishnapada Mondal, by faith - Hindu, by occupation - Service, by nationality - Indian, residing at BI-122, Krishnapur, Majher Para, P.O. Milan Bazar (Krishnapur), P.S. Baguiati, Pin - 700102, District North 24 Parganas, West Bengal.

Hereinafter jointly called and referred to as the **"LANDOWNERS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns and nominee or nominees) of the **ONE PART**.

**AND**


3.2

**ANU CONSTRUCTION [PAN : ACFFA0350G], [DATE OF INCORPORATION/FORMATION : 13.12.2023]**, a Partnership Firm, having its office address Flat No. 5, Block-Nilachal, Jagannath Abasan, AE-56, Hana Para, Krishnapur, P.O. Milan Bazar, P.S. Baguiati, Kolkata - 700102, District North 24 Parganas, West Bengal, represented by its Partners namely (1) **SHYAM SUNDAR BAIRAGI [PAN : ASRPB3054G], [AADHAAR NO. 760935502009], [D.O.B. : 14.02.1970], [VOTER CARD NO. FVZ2276061] & [MOBILE NO. 9830322761]**, son of Late Krishna Pada Bairagi, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Flat No. 5, Block-Nilachal, Jagannath Abasan, AE-56, Hana Para, Krishnapur, P.O. Milan Bazar, P.S. Baguiati, Kolkata - 700102, District North 24 Parganas, West Bengal & (2) **SHYAMAL HALDER [PAN. AEXPH1622N], [AADHAAR NO. 607574644119], [D.O.B. : 06.10.1965], [VOTER CARD NO. WB/20/091/954311] & [MOBILE NO. 9830956860]**, son of Late Ananta Halder, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Gouranga Nagar, Jyotinagar, Aswininagar, P.O. Gouranga Nagar, P.S. New Town, Kolkata - 700159, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their executors, administrators, representative, and assigns) of the **OTHER PART**.

Landowners and the Developer collectively Parties and individually Party.



  
Registrar U/S 7 (2)  
District Sub Registrar-II  
North 24 Parganas, Barasat

1 APR 2025

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-**

4. **Subject Matter of Development :**

4.1 **Development Project & Appurtenances :**

4.1.1 **Project/Schedule Property :** ALL THAT piece and parcel of a demarcated plot of vacant Bastu land measuring 4 (Four) Cottahs 13 (Thirteen) Chittacks 0 (Zero) sq.ft. be the same a little more or less, comprised in R.S. Dag Nos. 3344 & 3347, corresponding to L.R. Dag No. 5757, under R.S. Khatian Nos. 166 & 169, L.R. Khatian Nos. 1742, 1743, 1855, 1856, 1744, 1745 & 1898, lying and situated at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. AS/370/34/25, in Ward No. 25, having Assessee No. 035221, [Holding address : Ward - 34(O),/25(N), Block -AM, "B.I-122", Krishnapur, Majherpara, P.O. Krishnapur, Kolkata - 700102], [Majherpara By Lane (Krishnapur)], in the District North 24 Parganas, morefully described in the First Schedule hereinafter written.


5. **BACKGROUND, REPRESENTATIONS AND COVENANTS :**

5.1 **Representations Regarding Title :** The Landowners have made the following representation to the Developer regarding title.

5.1.1 **CHAIN AND TITLE REGARDING ABSOLUTE JOINT OWNERSHIP OF (1) PRIYANKA MALAKAR, (2) PAYEL MALAKAR, (3) NIRMAL MONDAL, (4) TAPASI MONDAL, (5) SAMIR MONDAL, (6) SUBHASHIS MONDAL & (7) MAHADEB MONDAL [LANDOWNERS HEREIN], IN RESPECT OF FIRST SCHEDULE PROPERTY, IS AS UNDER :**

5.1.1.1 **Absolute Joint Ownership of one (1) Priyanka Malakar & (2) Payel Malakar (Landowner No. 3.1 & 3.1.1 herein) under Deed No. 08703 for the year 2006 : One (1) Priyanka Malakar & (2) Payel Malakar, daughter of Sukumar Malakar (Landowner No. 3.1 & 3.1.1 herein), are the joint owners of ALL THAT piece and parcel of a Bastu land measuring 2 (Two) Cottahs more or less, comprised in R.S. Dag No. 3344, under R.S. Khatian No. 166, lying and situated at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No.**



  
Registrar U/S 7 (2)  
District Sub Registrar-II  
North 24 Parganas, Bardhaman

11 APR 2025

228/229, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas, by receiving the same from their grand father, the said Nanda Lal Mondal, by the strength of a Registered Deed of Gift, which was registered on 21.07.2006, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 523, Pages 194 to 226, being Deed No. 8703 for the year 2006.

- 5.1.1.2 **Absolute Ownership of one Samir Mondal (Landowner No. 3.1.4 herein) under Deed No. 02459 for the year 2014** : One Samir Mondal, son of Dulal Mondal (Landowner No. 3.1.4 herein) is the absolute owner of ALL THAT piece and parcel of land measuring 1 (One) Cottah 2 (Two) Chittacks more or less, comprised in R.S. Dag No. 3344, under R.S. Khatian No. 166, lying and situated at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas, by receiving the same from his father, Dulal Mondal @ Dulal Chandra Mondal, by the strength of a Registered Deed of Gift, which was registered on 06.03.2014, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, CD Volume No. 4, Pages 7736 to 7748, being Deed No. 02459 for the year 2014.
- 5.1.1.3 **Absolute Ownership of Nirmal Mondal (Landowner No. 3.1.2 herein) under Deed No. 02461 for the year 2014** : One Nirmal Mondal (Landowner No. 3.1.2 herein) is the absolute owner of ALL THAT piece and parcel of land measuring 1 (One) Cottah 2 (Two) Chittacks more or less, comprised in R.S. Dag No. 3344, under R.S. Khatian No. 166, lying and situated at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas, by receiving the same from his father, the said Dulal Mondal @ Dulal Chandra Mondal, by the strength of a Registered Deed of Gift, which was registered on 06.03.2014, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, CD Volume No. 4, Pages 8854 to 8866, being Deed No. 02461 for the year 2014.
- 5.1.1.4 **Sale by the said Nirmal Mondal to one Tapasi Mondal (Landowner No. 3.1.3 herein) & Absolute Ownership of Tapasi Mondal & Remaining Ownership of Nirmal Mondal (Landowner No. 3.1.2 herein)** : The said Nirmal Mondal (Landowner No. 3.1.2 herein) out of his aforesaid ownership,

Contd.....f

sold, transferred and conveyed ALL THAT piece and parcel of Bastu land measuring 0.825 Decimal i.e. 1/2 Cottah out of his aforesaid plot of land measuring 1 (One) Cottah 2 (Two) Chittacks more or less, comprised in R.S. Dag No. 3344, under R.S. Khatian No. 166, lying and situated at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat (Presently Baguiati), previously within the local limit of Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in the District North 24 Parganas, to one Tapasi Mondal (Landowner No. 3.1.3 herein), by strength of Registered Deed of Conveyance, registered on 03.03.2023, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. 1, Volume No. 1523-2023, Pages 122478 to 122495, being Deed No. 152303372 for the year 2023.

Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 152303372 for the year 2023, the said Tapasi Mondal (Landowner No. 3.1.3 herein), is the absolute owner of ALL THAT piece and parcel of Bastu land measuring 0.825 Decimal i.e. 1/2 Cottah more or less, comprised in R.S. Dag No. 3344, under R.S. Khatian No. 166, lying and situated at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat (Presently Baguiati), previously within the local limit of Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in the District North 24 Parganas.

After selling a part of his ownership under the aforementioned deed, the said Nirmal Mondal (Landowner No. 3.1.2 herein) became the absolute owner of rest of the land measuring 10 (Ten) Chittacks more or less, comprised in R.S. Dag No. 3344, under R.S. Khatian No. 166, lying and situated at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat (Presently Baguiati), previously within the local limit of Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in the District North 24 Parganas.

**5.1.1.5 Sale by the said Samir Mondal (Landowner No. 3.1.4) to one Subhashis Mondal (Landowner No. 3.1.5 herein) & Absolute Ownership of Subhashis Mondal & Remaining Ownership of Samir Mondal (Landowner No. 3.1.4 herein) : The Samir Mondal (Landowner No. 3.1.4 herein) out of his ownership as described in Clause No. 5.1.1.3, sold, transferred and**

Contd.....7

conveyed ALL THAT piece and parcel of Bastu land measuring 0.825 Decimal i.e. 1/2 Cottah out of his aforesaid plot of land measuring 1 (One) Cottah 2 (Two) Chittacks more or less, comprised in R.S. Dag No. 3344, under R.S. Khatian No. 166, lying and situated at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat (Presently Baguiati), previously within the local limit of Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in the District North 24 Parganas, to one Subhashis Mondal (Landowner No. 3.1.5 herein), by strength of Registered Deed of Conveyance, registered on 03.03.2023, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2023, Pages 122496 to 122513, being Deed No. 152303373 for the year 2023.

Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 152303373 for the year 2023, the said Subhashis Mondal (Landowner No. 3.1.5 herein), became the absolute owner of ALL THAT piece and parcel of land measuring 0.825 Decimal i.e. 1/2 Cottah more or less, comprised in R.S. Dag No. 3344, under R.S. Khatian No. 166, lying and situated at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat (Presently Baguiati), previously within the local limit of Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in the District North 24 Parganas.

After selling a part of his ownership under the aforementioned deed, the said Samir Mondal (Landowner No. 3.1.4 herein), became the absolute owner rest of the land measuring 10 (Ten) Chittacks more or less, comprised in R.S. Dag No. 3344, under R.S. Khatian No. 166, lying and situated at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, , P.S. Rajarhat (Presently Baguiati), previously within the local limit of Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in the District North 24 Parganas.

5.1.1.6 **L.R. Records** : It is to be noted here that the said (1) Priyanka Malakar, (2) Payel Malakar, (3) Nirmal Mondal, (4) Tapasi Mondal, (5) Samir Mondal & (6) Subhasish Mondal (Landowner No. 3.1 to 3.1.5 herein), duly recorded their names in the record of the L.R. Settlement, in following ways :

Contd.....8

Name of the Owner	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land
Priyanka Malakar	3344	5757	1742	Bastu
Payel Malakar	3344	5757	1743	Bastu
Nirmal Mondal	3344	5757	1856	Bastu
Tapasi Mondal	3344	5757	1744	Bastu
Samir Mondal	3344	5757	1855	Bastu
Subhasish Mondal	3344	5757	1745	Bastu

5.1.1.7 **Absolute Ownership of Mahadeb Mondal (Landowner No. 3.1.6 herein) under Deed No. 152314232 for the year 2018:** One Mahadeb Mondal (Landowner No. 3.1.6 herein), is the absolute owner of ALL THAT piece and parcel of land measuring 9 (Nine) Chittacks more or less out of land measuring 2.90 (Two Point Nine Zero) Decimals more or less, comprised in C.S. Dag No. 5294, R.S. Dag No. 3347, under R.S. Khatian No. 169, lying and situated at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat (presently Baguiati), within the local limit of Bidhannagar Municipal Corporation, in the District North 24 Parganas, by receiving the same from one Krishnapada Mondal, son of Late Jogeshwar Mondal, by strength of Registered Deed of Gift, registered on 14.12.2018, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2018, Pages 473968 to 473991, being Deed No. 152314232 for the year 2018.

5.1.1.8 **Record :** After having absolute possession and absolute ownership over the aforesaid property, the said Mahadeb Mondal duly recorded his name in the record of the L.R. Settlement, under L.R. Khatian No. 1898, in respect of L.R. Dag No. 5757 (R.S. Dag No. 3347).

The said Mahadeb Mondal also duly recorded his name in the record of concerned Bidhannagar Municipal Corporation, vide Assessee No. 035221, having Holding No. AS/370/34/25, Holding address : Ward-34(O)/25(N), Block-AM, "B.I-122", Krishanpur, Majherpara, P.O. Krishnapur.

5.1.1.9 **Respective Individual Ownership & Joint Ownership of the Landowner Nos. 3.1. to 3.1.6 herein :** Thus on the basis of the aforementioned facts and circumstances, and on the basis of the aforementioned deeds, the respective individual ownership of the said (1) Priyanka Malakar, (2) Payel

Contd.....9

Malakar, (3) Nirmal Mondal, (4) Tapasi Mondal, (5) Samir Mondal, (6) Subhasish Mondal & (7) Mahadeb Mondal (Landowner Nos. 3.1 to 3.1.6 herein), is as under :

<u>Name of the Owner</u>	<u>Ownership as per Clause No.</u>	<u>R.S. Dag No.</u>	<u>Respective Ownership</u> K - CH - SFT.
Priyanka Malakar	5.1.1.1	3344	01 - 00 - 00
Payel Malakar	5.1.1.1	3344	01 - 00 - 00
Nirmal Mondal	5.1.1.4	3344	00 - 10 - 00
Tapasi Mondal	5.1.1.4	3344	00 - 08 - 00
Samir Mondal	5.1.1.5	3344	00 - 10 - 00
Subhasish Mondal	5.1.1.5	3344	00 - 08 - 00
Mahadeb Mondal	5.1.1.7	3347	00 - 09 - 00 04 - 13 - 00

Thus the said (1) Priyanka Malakar, (2) Payel Malakar, (3) Nirmal Mondal, (4) Tapasi Mondal, (5) Samir Mondal, (6) Subhasish Mondal & (7) Mahadeb Mondal (Landowner Nos. 3.1 to 3.1.6 herein), are the absolute joint owners of ALL THAT piece and parcel of Bastu land measuring 4 (Four) Cottahs 13 (Thirteen) Chittacks 0 (Zero) sq.ft. be the same a little more or less, comprised in R.S. Dag Nos. 3344 & 3347, corresponding to L.R. Dag No. 5757, under R.S. Khatian Nos. 166 & 169, L.R. Khatian Nos. 1742, 1743, 1856, 1744, 1855, 1745 & 1898, lying and situated at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. AS/370/34/25, in Ward No. 25, having Assessee No. 035221, [Holding address : Ward - 34(O),/ 25(N), Block -AM, "B.I-122", Krishanpur, Majherpara, P.O. Krishnapur, Kolkata - 700102], [Majherpara By Lane (Krishnapur)], in the District North 24 Parganas, and the said total plot of land is morefully described in the First Schedule hereunder written.

5.1.1.11 **Deed of Amalgamation** : The said (1) Priyanka Malakar, (2) Payel Malakar, (3) Nirmal Mondal, (4) Tapasi Mondal, (5) Samir Mondal, (6) Subhasish Mondal & (7) Mahadeb Mondal (Landowner Nos. 3.1 to 3.1.6 herein) amalgamated their respective plot of land into one single amalgamated plot in total plot of land measuring 4 (Four) Cottahs 13 (Thirteen) Chittacks 0 (Zero) sq.ft. be the same a little more or less, which is morefully described

in the First Schedule hereunder written, by executing a Registered Deed of Amalgamation, which was registered on 11-04-2025, registered in the office of the DGR-II Bhandari, and recorded in Book No. 1, being Deed No. 3386 for the year 2025.

Shyam Sunder Acharya

6. **DESIRE OF DEVELOPMENT OF LAND & ACCEPTANCE AND DEVELOPMENT POWER OF ATTORNEY :**

6.1 **Desire of Development of the Land & Acceptance :** The said (1) Priyanka Malakar, (2) Payel Malakar, (3) Nirmal Mondal, (4) Tapasi Mondal, (5) Samir Mondal, (6) Subhasish Mondal & (7) Mahadeb Mondal (Landowner Nos. 3.1 to 3.1.6 herein), have expressed their desire to develop the aforesaid total plot of land measuring **4 (Four) Cottahs 13 (Thirteen) Chittacks 0 (Zero) sq.ft. be the same a little more or less** and which is morefully described in the First Schedule hereunder written, by constructing a multi storied building thereon and the present Developer accepted the said proposal and the present Landowners have decided to enter into the present Development Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written.

6.1.1 **Registered Development Power of Attorney :** For the smooth running of the said project, the said Landowners herein have agreed to execute a Registered Development Power of Attorney After Registered Development Agreement, by which the Landowners herein shall appoint and nominate the Developer herein, as their Constituted Attorney, to act on behalf of the Landowners.

7. **DEFINITION :**

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

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

7.1.2 **Saleable Space :** Shall mean the space within the building, which is to be available as an unit/flat/shop/garage for independent use and occupation.

Contd.....

in respect of Landowners' Allocation & Developer's Allocation as mentioned in this Agreement.

- 7.1.3 **Landowners' Allocation** : Shall mean the consideration in the form and nature of Landowners' Allocation against the project by the Landowners morefully described in Second Schedule hereunder written Together With proportionate share in the land and the proposed building and together with proportionate share in common facilities and amenities.
- 7.1.4 **Developer's Allocation** : Shall mean all the remaining area of the proposed multi storied building excluding Landowners' Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is morefully described in Third Schedule written hereinbelow.
- 7.1.5 **Architect/Engineer** : Shall mean such person or persons being appointed by the Developer.
- 7.1.6 **Transfer** : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowners as a transfer of space in the said building to intending purchasers thereof.
- 7.1.7 **Building Plan** : Shall mean such plan or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the Bidhannagar Municipal Corporation for construction of the building, including its modification and amenities and alterations.
- 7.1.8 **Built Up Area/Lockable Area** : Here Built up area/Lockable area means, the area in which the flat has been built. It includes carpet area of the flat plus cent percent of internal walls area plus fifty percent of the common partition wall between two units plus cent percent area covered by the individual wall for the said unit.
- 7.1.9 **Total Covered Area** : Here total covered area means, built up/locakable area of the flat plus proportionate area of common spaces like stairs, lift & lobby areas of that particular floor.
- 7.1.10 **Super Built Up Area (For any Individual Unit)** : Here super built up area means the total covered area plus 25% of service area.

Contd.....12

**LANDOWNERS' RIGHT & REPRESENTATION :**

8.1 **Indemnification regarding Possession & Delivery :** The Landowners are seized and possessed of and/or otherwise well and sufficiently entitled to the schedule property in as it is condition and deliver physical as well as identical possession to the Developer to develop the schedule property.

8.1.1 **Free From Encumbrance :** The Landowners also indemnify that the schedule/project property is free from all encumbrances and the Landowners have marketable title in respect of the said premises being project property.

9. **DEVELOPER / PROMOTER'S RIGHTS :**

9.1 **Authority of Developer :** The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement absolutely at their own risk and liability without making the Landowners liable in any manner whatsoever.

9.1.1 **Right of Construction :** The Landowners hereby grant permission an exclusive rights to the Developer to build new building upon the schedule/project property.

9.1.2 **Construction Cost :** The Developer shall carry total construction work and obtain Completion Certificate of the present building at their own costs and expenses. No liability on account of construction cost and completion certificate will be charged from Landowners' Allocation.

9.1.3 **Sale Proceeds of Developer's Allocation :** The Developer will take the sale proceeds of Developer's Allocation exclusively.

9.1.4 **Booking & Agreement for Sale :** Booking from intending purchaser for Developer's Allocation absolutely at their own risk and liability will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Landowners as a Registered Power of Attorney Holders. All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Landowners.

- 9.1.5 **Selling Rate** : The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowners.
- 9.1.6 **Profit & Loss** : The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.
- 9.1.7 **Possession to the Landowners** : On completion of the project, the Developer will handover vacant undisputed possession of the Landowners' Allocation Together With all rights of the common facilities and amenities to the Landowners with Possession Letter and will take release from the Landowners by executing a Deed of Release at Developer's own cost.
- 9.1.8 **Possession to the intending purchaser** : On completion of the project, the Developer will handover possession to the intending purchasers of developers allocation, possession letters will be signed by the Developer as the representatives and Power of Attorney holders of the Landowners.
- 9.1.9 **Deed of Conveyance** : The Deed of Conveyance will be signed by the Developer on behalf of and as representatives and registered Power of Attorney Holders of the Landowners in respect of Developer's Allocation.
10. **CONSIDERATION** :
- 10.1 **Permission against Consideration** : The Landowners grant permission for exclusive right to construct the proposed building in consideration of Landowners' Allocation described in the Second Schedule hereunder written to the Developer.
11. **DEALING OF SPACE IN THE BUILDING** :
- 11.1 **Exclusive Power of Dealings of Landowners** : The Landowners shall be entitled to transfer or otherwise deal with Landowners' Allocation in the building and the Developer shall not in anyway interfere with or disturb the quiet and peaceful possession and right of ownership of the Landowners' Allocation.
- 11.1.1 **Exclusive Power of Dealings of Developer** : The Developer shall be exclusively entitled to the Developer's Allocation in the building with

exclusive right to transfer any right, claim, interest therein irrespective of the Landowners and the Landowners shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

12. **NEW BUILDING :**

- 12.1 **Completion of Project :** The Developer shall at their own costs construct and complete the proposed building with good and standard material specified in Fourth Schedule and also as may be specified by the Engineer of the Developer from time to time.
- 12.1.1 **Installation of Common Amenities :** The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd./W.B.S.E.D.C.L and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats/shops/gararages therein on ownership basis and as mutually agreed upon.
- 12.1.2 **Architect Fees etc. :** All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges etc., legal advisor's fee shall be discharged and paid by the Developer and the Landowners shall bear no responsibility in this context.
- 12.1.3 **Municipal Taxes & Other Taxes of the Property :** The Landowners shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said property upto the date of this agreement. And after that the Developer will pay such taxes and outgoings which will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation. From the date of completion and allocation of the floor area between the Landowners and the Developer the Municipal taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Landowners by the Developer and/or their nominees and the Landowners and/or their nominee/nominees respectively.
- 12.1.4 **Upkeep Repair & Maintenance :** Upkeep repair and maintenance of th said building and other erection and/or structure and common area including electricity, water supply sanitation and other fittings and fixture:

storage and rendering common services to the flat owners and occupiers of the said premises or any part or portions thereof will be borne by the association of the flat owners after handing over of the building.

13. **PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNERS :**

13.1 **Delivery of Possession :** As soon as the building will be completed, the Developer shall give written notice to the Landowners requiring the Landowners to take possession of the Landowners' Allocation in the building together with certificate of the Architect/L.B.S or the Municipal Authority being provided to that effect.

13.1.1 **Payment of Municipal Taxes :** Within 15 days from the receive possession of Landowners' Allocation and at all times thereafter the Landowners shall be exclusively responsible for payment of all Municipal and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowners' Allocation only.

13.1.2 **Share of Common Expenses & Amenities :** As and from the date of delivery of possession to be received, the Landowners shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the maintenance charges for the common facilities in the new building payable in respect of the Landowners' Allocation.

14. **COMMON RESTRICTION :**

14.1 **Restriction of Landowners and Developer in common :** The Landowners' Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-

14.1.1 Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

14.1.2 Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.

Contd.....2

- 14.1.3 Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have observed and performed all the terms and conditions on their respective part to be observed and/or performed and the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
- 14.1.4 Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws and regulation.
- 14.1.5 The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.
- 14.1.6 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- 14.1.7 Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.
- 14.1.8 The Landowners shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon the Landowners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

**LANDOWNERS' OBLIGATION :**

15

15.1

**No Interference :**

The Landowners hereby agree and covenant with the Developer :

- (i) not to cause any illegal, immoral, unjust, interference or hindrance in the construction of the building by the Developer.
- (ii) 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.
- (iii) not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

**16. DEVELOPER'S OBLIGATIONS :**

16.1 **Time Schedule of Handing Over Landowners' Allocation :** The Developer hereby agree and covenant with the Landowners to handover Landowners' Allocation (morefully described in the Second Schedule hereunder written) within 30 (Thirty) months from the date of sanctioning the building plan from the concerned authority. The Landowners also permit the Developer a grace period of 6 (Six) months more to handover the Landowners' Allocation.

16.1.1 **Penalty :** If the Landowners' Allocation will not be delivered within the stated period, the Developer shall be liable to pay Rs.2,000/- (Rupees Two Thousand) only per month to the Landowners as demurrage.

16.1.2 **No Violation :** The Developer hereby agree and covenant with the Landowners :

- (i) not to violate or contravenes any of the provisions of rules applicable to construction of the said building.
- (ii) not to do any act, deed or thing, whereby the Landowners are prevented from enjoying, selling, assigning and/or disposing of any Landowners' Allocation in the building at the said premises vice versa.

Contd.....J

17. **LANDOWNERS' INDEMNITY :**

17.1 **Indemnity :** The Landowners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfil the terms and conditions herein contained and/or its part to be observed and performed.

18. **DEVELOPER'S INDEMNITY :**

The Developer hereby undertake to keep the Landowners :

- (i) indemnified against third party claiming and actions arising out of any sort of act of omission or commission of the Developer in relation to the construction of the said building.
- (ii) against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

19. **MISCELLANEOUS :**

19.1 **Contract Not Partnership :** The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to be constituted as a partnership between the Landowners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

19.1.1 **Not specified Premises :** It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners related to which specific provisions may not have been mentioned herein. The Landowners hereby undertake to do all such legal acts, deeds, matters and things as and when required and the Landowners shall execute any such additional power of attorney and/or authorisation as may be required by the Developer for any such purposes and the Landowners also undertake to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the owners and/or against the spirit of these presents.

- 19.1.2 **Not Responsible** : The Landowners shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 19.1.3 **Process of Issuing Notice** : Any notice required to be given by the Developer to the Landowners shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.
- 19.1.4 **Formation of Association** : After the completion of the said building and receiving peaceful possession of the allocation, the Landowners hereby agree to abide by all the rules and regulations to be framed by any society/association/holding organisation and/or any other organisation, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.
- 19.1.5 **Name of the Building** : The name of the building shall be given by the Developer in due course.
- 19.1.6 **Right to borrow fund** : The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowners or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the Landowners nor any of their estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
- 19.1.7 **Documentation** : The Landowners delivered all the xerox copies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowners will bound to produce documents in original before any competent authority for inspection.

Contd.....20

20. **FORCE MAJEURE :**

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

21. **DISPUTES :**

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

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

**Place :** The place of arbitration shall be Kolkata only.

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

22. **JURISDICTION :**

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

Contd.....21

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**[Description of Land & Premises]**

ALL THAT piece and parcel of a demarcated plot of vacant Bastu land measuring :

<u>R.S. Dag</u> <u>No.</u>	<u>L.R. Dag</u> <u>No.</u>	<u>R.S. Khatian</u> <u>No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Nature of</u> <u>Land</u>	<u>Total Land Area</u> <u>K - CH- SFT.</u>
3344	5757	166	1742	Bastu	01 - 00 - 00
3344	5757	166	1743	Bastu	01 - 00 - 00
3344	5757	166	1855	Bastu	00 - 10 - 00
3344	5757	166	1856	Bastu	00 - 10 - 00
3344	5757	166	1744	Bastu	00 - 08 - 00
3344	5757	166	1745	Bastu	00 - 08 - 00
3347	5757	169	1898	Bastu	00 - 09 - 00
					04 - 13 - 00

In total a demarcated plot of vacant Bastu land measuring **4 (Four) Cottahs 13 (Thirteen) Chittacks 0 (Zero) sq.ft.** be the same a little more or less, comprised in R.S. Dag Nos. 3344 & 3347, corresponding to L.R. Dag No. 5757, under R.S. Khatian Nos. 166 & 169, L.R. Khatian Nos. 1742, 1743, 1855, 1856, 1744, 1745 & 1898, lying and situated at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. AS/370/34/25, in Ward No. 25, having Assessee No. 035221, [Holding address : Ward - 34(O),/ 25(N), Block -AM, "B.I-122", Krishanpur, Majherpara, P.O. Krishnapur, Kolkata - 700102], [Majherpara By Lane (Krishnapur)], in the District North 24 Parganas, in the State of West Bengal. The said total plot of land is butted and bounded as follows :-

- ON THE NORTH : Vacant Land (R.S. Dag No. 3346).  
 ON THE SOUTH : 16' ft. 5" inches Wide Road [Majherpara By Lane (Krishnapur)].  
 ON THE EAST : 8 ft. Wide Private Passage of Satya Mondal & Others.  
 ON THE WEST : House of Basudeb Mondal & Four Storied Building.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**LANDOWNERS' ALLOCATION** ; The Landowners herein allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-

**The Landowners' Allocation will be allotted as follows :-**

1. The Landowners will jointly get 50% (Fifty Percent) of the total constructed area in the proposed (G+3) Storied building (in proportion with the land ratio held by the owners in the first schedule property), so to be constructed by the developer on the schedule land mentioned in the First Schedule hereinabove written.

Together with undivided proportionate share of land, common areas, common amenities and common facilities of the said proposed building.

Later on, after preparation of the Floor Plan, the flats & garages will be demarcated in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to the Landowners along with a Supplementary Development Agreement denoting the flats, shops & garages within the purview of the Landowners' Allocation.

2. It is also settled that except the Landowners' Allocation as described above, the Landowners will not get any area for the construction of the proposed multi storied building, so to be constructed by the present Developer on the land in question.
3. The flats/units will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities including roof of the building and the said property together with the undivided proportionate and impartible share of land with all amenities and facilities

4. The Landowners will also give permission to amalgamate their plot with other neighbour's land and the constructed area will be shared by both the parties coming within the purview of the amalgamation and the Owners' Allocation will be depend upon the proportionate share of constructed area received on the particular plot of land.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**[Developer's Allocation]**

**DEVELOPER'S ALLOCATION** : Shall mean all the remaining portion 50% (Fifty Percent) of the total constructed area of the building (excluding Landowners' Allocation as described above) including undivided proportionate share of land, common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the Developer with absolute right of the developer.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**[Specifications]**

1. STRUCTURE : Building designed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.
2. EXTERNAL WALL : 8" thick brick wall and plastered with cement mortar.
3. INTERNAL WALL : common wall 5", internal wall 3" thick brick wall and plastered with cement mortar.
4. FLOORING : Flooring is of flat will be of Floor Tiles.
5. BATH ROOM : Bath room fitted upto 5'-6" height with glazed tiles of standard brand.
6. KITCHEN : Cooking platform and sink will be of Black stone 2'-6" height standard tiles above the platform to protect the oil spot.
7. TOILET : Toilet of Indian Type Pan/European type commode with standard P.V.C. Cistern. All fittings are in standard type. One wash hand basin is in dining space.

8. DOORS : Wood Frame. All doors including Main Door & Other door palls of the flat of flash door.
9. WINDOWS : Aluminium Sliding window.
10. WATER SUPPLY : Water supply around the clock is assured for which necessary submersible pump/deep tube well will be installed.
11. PLUMBING : Toilet concealed wiring with PVC Pipe with two bibcock, one shower each in toilet, all fittings are standard quality.
12. VERANDAH : Verandah grill will provide up to 2'-6" height from 1'-0" top of floor.
13. LIFT : 4 passengers capacity lift will be provided.

ELECTRICAL WORKS :

1. Full concealed wiring with copper conduit.
2. In Bed Room : Two light points, only one 5 amp. plug point, one fan point & one A.C. Point only in master bedroom.
3. Living/Dining Room : Two light points, One Fan point, one 5 amp. plug, one 15 amp. plug (as per required area).
4. Kitchen : One light point, one exhaust fan point and one 15 amp. plug point.
5. Toilet : One light point, one 15 amp. plug point, one exhaust fan point.
6. Verandah : One light point.
7. One light point at main entrance.
8. Calling bell : One calling bell point at the main entrance.

PAINTING :

- a) Inside wall of the flat/unit will be finished with putty and external wall with super snowcem or equivalent.
- b) All door and windows frame painted with two coats white primer.

EXTRA WORK : Any work other than specified above would be regarded as extra work for which separate payment is required.

IN WITNESS WHEREOF the parties hereto have set and subscribe 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. Sudhir Acharya  
at. Dakshin Purva.  
PO Box - Barasat.  
KOL-700124

Priyanka Malakar  
Priyanka Malakar

Payel Malakar  
Payel Malakar

2. Pranab Talukder  
Lt. Fatima Tarafdar  
B1-32, Krishna Me.  
MAJUR BONGA  
KOL-102.

Nirmal Mondal  
Nirmal Mondal

Tapasi Mondal  
Tapasi Mondal

Samir Mondal  
Samir Mondal

Subhasish Mondal  
Subhasish Mondal

Drafted By :

Dipak Kr. Pal  
D-1000/966/1992

Mahadeb Mondal  
Mahadeb Mondal  
Landowners

Shyam Sundar Bairagi  
Shyam Sundar Bairagi

DIPAK Kr. PAL  
ADVOCATE  
B.Sc. L.L.B.  
Parasat Judges' Court

Typed By :

AKAS

Shyamal Halder  
Shyamal Halder  
Partners of Anu Construction  
Developer

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CLAIMANT  
WITH PHOTO

UNDER RULES 44A OF THE LR ACT 1908  
N.B. L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Shyam Sunder Bairagi</i>	L.H.					
	R.H.					

ATTESTED :- *Shyam Sunder Bairagi*

 <i>Suresh Haldar</i>	L.H.					
	R.H.					

ATTESTED :- *Suresh Haldar*

 <i>Mahadeb Mandal</i>	L.H.					
	R.H.					

ATTESTED :- *Mahadeb Mandal*

 <i>Nirmal Mandal</i>	L.H.					
	R.H.					

ATTESTED :- *Nirmal Mandal*

SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SELLER /  
BUYER / CLAIMANT  
WITH PHOTO

UNDER RULES 44A OF THE LR, ACT 1908  
N.B. L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX-THUMB TO SMALL PRINTS

 Tabasi Mondal	L.H.					
	R.H.					

ATTESTED :- Tabasi Mondal

 Priyanka Malakar	L.H.					
	R.H.					

ATTESTED :- Priyanka Malakar

 Subhasis Mondal	L.H.					
	R.H.					

ATTESTED :- Subhasis Mondal

 Payal Malakar	L.H.					
	R.H.					

ATTESTED :- Payal Malakar

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CLAIMANT  
WITH PHOTO

UNDER RULES 44A OF THE L.R. ACT 1908  
N.B. L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX-THUMB TO SMALL PRINTS



L.H.



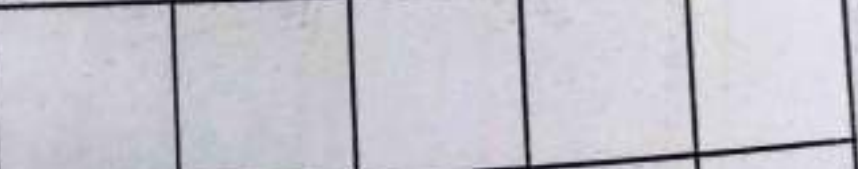
R.H.



*Samir Mondal*

ATTESTED :- *Samir Mondal*

L.H.



R.H.

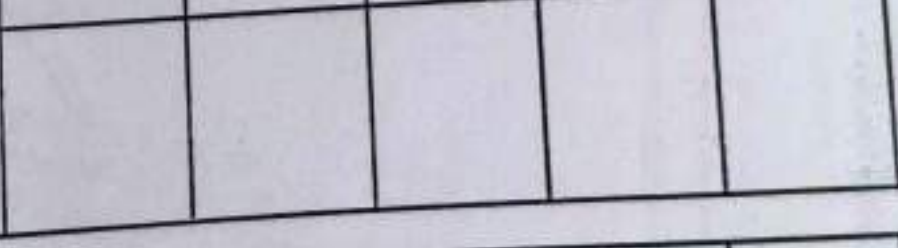


ATTESTED :-

L.H.

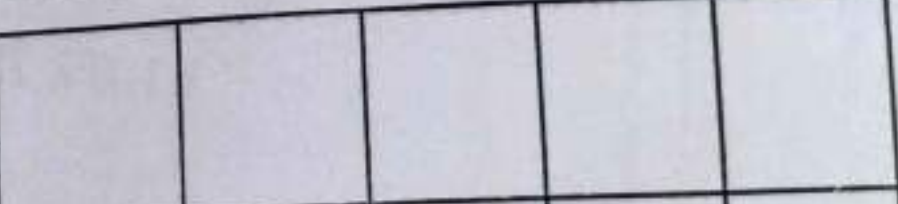


R.H.

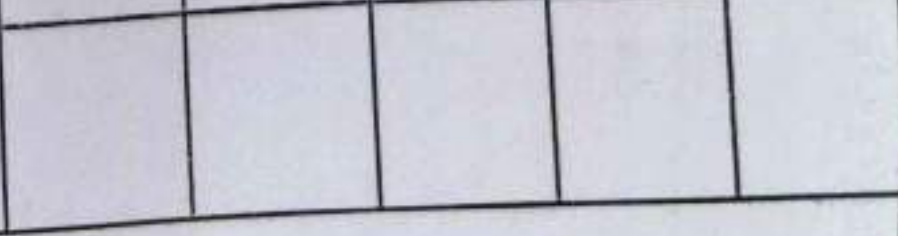


ATTESTED :-

L.H.



R.H.



ATTESTED :-

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT OF INDIA

SUJIT ACHARYA

SUNIL ACHARYA

06/03/1986

Permanent Account Number

ANFPA6787L

Sujit Acharya

Signature



05092608

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



192025260015339738

**GRN Details**

GRN:	192025260015339738	Payment Mode:	SBI Epay
GRN Date:	11/04/2025 10:00:49	Bank/Gateway:	SBIePay Payment Gateway
BRN:	9344173542729	BRN Date:	11/04/2025 10:01:13
Gateway Ref ID:	CHT0878020	Method:	State Bank of India NB
GRIPS Payment ID:	110420252001533971	Payment Init. Date:	11/04/2025 10:00:49
Payment Status:	Successful	Payment Ref. No:	2000857313/2/2025 [Query No*/Query Year]

**Depositor Details**

Depositor's Name:	Mr SUJIT ACHARYA
Address:	BARASAT NORTH 24 PARGANAS
Mobile:	6289087849
Period From (dd/mm/yyyy):	11/04/2025
Period To (dd/mm/yyyy):	11/04/2025
Payment Ref ID:	2000857313/2/2025
Dept Ref ID/DRN:	2000857313/2/2025

**Payment Details**

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2000857313/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	2000857313/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
<b>Total</b>				<b>9941</b>

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

### Major Information of the Deed

Deed No./Year	I-1502-03387/2025	Date of Registration	26/03/2025
Deed Date	1502-2000857313/2025	Office of Registration	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas
Applicant Name, Address & Other Details	SUJIT ACHARYA Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9289087849, Status : Solicitor firm		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Rs. 96,00,939/-	
Stamp duty Paid (SD)	Rs. 3,020/- (Article:48(g))	Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip. (Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Majher Para By Lane(Krishnapur), Mouza: Krishnapur, , Ward No: 25 JI No: 17, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (INRS)	Market Value (INRS)	Other Details
L1	RS-3344	RS-166	Bastu	Bastu	4 Katha 4 Chatak		84,78,751/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	RS-3347	RS-169	Bastu	Bastu	9 Chatak		11,22,188/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					7.9408Dec	0/-	96,00,939 /-	
<b>Grand Total :</b>					7.9406Dec	0/-	96,00,939 /-	

**Land Details :**

Name	Photo	Finger Print	Signature
<b>PRIYANKA MALAKAR</b> Daughter of SUKUMAR MALAKAR Executed by: Self, Date of Execution: 11/04/2025 , Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office		 Captured	
11042025	LT 11042025	11042025	

BALAKA GREEN, SARDAR PARA, KAIKHALI, MALIR BAGAN, Block/Sector: B, Flat No: 1A, City:- , P.O:- AIRPORT, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-2XX0 , PAN No.: GVxxxxxx7E, Aadhaar No: 31xxxxxxxx3119, Status :Individual, Executed by: Self, Date of Execution: 11/04/2025 , Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office

Name	Photo	Finger Print	Signature
<b>PAYEL MALAKAR</b> Daughter of SUKUMAR MALAKAR Executed by: Self, Date of Execution: 11/04/2025 , Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office		 Captured	
11042025	LT 11042025	11042025	

MAJHER PARA, RAJARHAT GOPALPUR(M), City:- , P.O:- MILAN BAZAR, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-2XX5 , PAN No.: IQxxxxxx5F, Aadhaar No: 31xxxxxxxx3119, Status :Individual, Executed by: Self, Date of Execution: 11/04/2025 , Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office

Name	Photo	Finger Print	Signature
<b>SAMIR MONDAL</b> Son of Late DULAL MONDAL Executed by: Self, Date of Execution: 11/04/2025 , Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office		 Captured	
11042025	LT 11042025	11042025	

BI-119, KRISHNAPUR MAJHER PARA, RAJARHAT GOPALPUR(M), City:- , P.O:- MILAN BAZAR, P.S:- Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: BTxxxxxx0A, Aadhaar No: 31xxxxxxxx3119, Status :Individual, Executed by: Self, Date of Execution: 11/04/2025 , Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office

Name	Photo	Finger Print	Signature
<b>NIRMAL MONDAL</b> Son of Late DULAL MONDAL Executed by: Self, Date of Execution: 11/04/2025 Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office		 Captured	
11/04/2025	LTI 11/04/2025	11/04/2025	



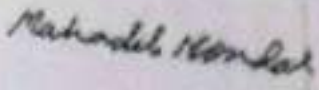
BI-119, KRISHNAPUR MAJHER PARA, RAJARHAT GOPALPUR(M), City:- , P.O:- MILAN BAZAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.:: BDxxxxxx7H, Aadhaar No: 85xxxxxxxx7833, Status :Individual, Executed by: Self, Date of Execution: 11/04/2025 , Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office

Name	Photo	Finger Print	Signature
<b>TAPASI MONDAL</b> Wife of NIKHIL MONDAL Executed by: Self, Date of Execution: 11/04/2025 Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office		 Captured	
11/04/2025	LTI 11/04/2025	11/04/2025	

BI-119, KRISHNAPUR MAJHER PARA, RAJARHAT GOPALPUR(M), City:- , P.O:- MILAN BAZAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX6 , PAN No.:: Bfxxxxxx3G, Aadhaar No: 89xxxxxxxx9460, Status :Individual, Executed by: Self, Date of Execution: 11/04/2025 , Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office

Name	Photo	Finger Print	Signature
<b>SUBHASHIS MONDAL</b> Son of PROBIR MONDAL Executed by: Self, Date of Execution: 11/04/2025 Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office		 Captured	
11/04/2025	LTI 11/04/2025	11/04/2025	

BI-119, KRISHNAPUR MAJHER PARA, RAJARHAT GOPALPUR(M), City:- , P.O:- MILAN BAZAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.:: DQxxxxxx3D, Aadhaar No: 52xxxxxxxx0668, Status :Individual, Executed by: Self, Date of Execution: 11/04/2025 , Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office



Name	Photo	Finger-Print	Signature
<b>MAHADEB MONDAL</b> Son of KRISHNAPADA Executed by: Self, Date of Execution: 11/04/2025 Admitted by: Self, Date of Admission: 11/04/2025, Place of Admission: Office	 11/04/2025	 Captured LT 11/04/2025	 Mahadeb Mondal
BI-122, KRISHNAPUR MAJHER PARA, RAJARHAT GOPALPUR(M), City:-, P.O:- MILAN BAZAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX9, PAN No.: CExxxxxx7E, Aadhaar No: 66xxxxxxxx1139, Status :Individual, Executed by: Self, Date of Execution: 11/04/2025 Admitted by: Self, Date of Admission: 11/04/2025, Place : Office			

**Developer Details :**

Name, Address, Photo, Finger print and Signature
<b>ANU CONSTRUCTION</b> JAGANNATH ABASAN, AE-56, HANA PARA, KRISHNAPUR, Block/Sector: NILACHAL, Flat No: 5, City:-, P.O:- MILAN BAZAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Date of Incorporation: XX-XX-2XX3, PAN No.: ACxxxxxx0G, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Name, Address, Photo, Finger print and Signature								
<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger-Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>SHYAM SUNDAR BAIRAGI</b>            (Presentant)            Son of Late KRISHNA PADA BAIRAGI            Date of Execution - 11/04/2025, Admitted by: Self, Date of Admission: 11/04/2025, Place of Admission of Execution: Office         </td> <td>             Apr 11 2025 2:43PM         </td> <td>             Captured            LT            11/04/2025         </td> <td>             Shyam Sundar Bairagi         </td> </tr> </tbody> </table>	Name	Photo	Finger-Print	Signature	<b>SHYAM SUNDAR BAIRAGI</b> (Presentant) Son of Late KRISHNA PADA BAIRAGI Date of Execution - 11/04/2025, Admitted by: Self, Date of Admission: 11/04/2025, Place of Admission of Execution: Office	 Apr 11 2025 2:43PM	 Captured LT 11/04/2025	 Shyam Sundar Bairagi
Name	Photo	Finger-Print	Signature					
<b>SHYAM SUNDAR BAIRAGI</b> (Presentant) Son of Late KRISHNA PADA BAIRAGI Date of Execution - 11/04/2025, Admitted by: Self, Date of Admission: 11/04/2025, Place of Admission of Execution: Office	 Apr 11 2025 2:43PM	 Captured LT 11/04/2025	 Shyam Sundar Bairagi					
JAGANNATH ABASAN, AE-56, HANA PARA, KRISHNAPUR, Block/Sector: NILACHAL, Flat No: 5, City:-, P.O:- MILAN BAZAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX0, PAN No.: ASxxxxxx4G, Aadhaar No: 76xxxxxxxx2009 Status : Representative, Representative of : ANU CONSTRUCTION (as DEVELOPERS)								

Name	Photo	Finger Print	Signature
<b>SHYAMAL HALDER</b> Son of Late ANANTA HALDER Date of Execution - 11/04/2025, Admitted by: Self, Date of Admission: 11/04/2025, Place of Admission of Execution: Office		 Captured	<i>Shyamal Halder</i>
APR 11 2025 3:40PM LRI Y04K0208 Y04K0208			
<b>GOURANGA NAGAR, JYOTINAGAR, ASWININAGAR, City:-</b> , P.O:- GOURANGA NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No.:: AExxxxxx2N, Aadhaar No: 60xxxxxxxx4119 Status : Representative, Representative of : ANU CONSTRUCTION (as DEVELOPERS)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>SUJIT ACHARYA</b> Son of SUNIL ACHARYA DAKSHINPARA, City:-, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124		 Captured	<i>Sujit Acharya</i>
11/04/2025 11/04/2025 11/04/2025			
Identifier Of PRIYANKA MALAKAR, PAYEL MALAKAR, SAMIR MONDAL, NIRMAL MONDAL, TAPASI MONDAL, SUBHASHIS MONDAL, MAHADEB MONDAL, SHYAM SUNDAR BAIRAGI, SHYAMAL HALDER			

**Transfer of property for 1**

Sl.No	From	To, with area (Name-Area)
1	PRIYANKA MALAKAR	ANU CONSTRUCTION-1 Katha
2	PAYEL MALAKAR	ANU CONSTRUCTION-1 Katha
3	SAMIR MONDAL	ANU CONSTRUCTION-10 Chatak
4	NIRMAL MONDAL	ANU CONSTRUCTION-10 Chatak
5	TAPASI MONDAL	ANU CONSTRUCTION-8 Chatak
6	SUBHASHIS MONDAL	ANU CONSTRUCTION-8 Chatak

**Transfer of property for 2**

Sl.No	From	To, with area (Name-Area)
1	MAHADEB MONDAL	ANU CONSTRUCTION-0.928125 Dec

Endorsement For Deed Number : I - 150203387 / 2025

22/04/2025

**Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1908)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (9) of Indian Stamp Act 1899.

**Presentation Under Section 52(3) Rule 22A(i) (4)(a) W.B. Registration Rules, 1908**

Presented for registration at 14:40 hrs on 11-04-2025, at the Office of the D.S.R. - II NORTH 24-PARGANAS by SHYAM SUNDAR BAIRAGI .

**Certificate of Market Value (WB(RUV) Rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 96,00,939/-.

**Admission of Execution (Under Section 58, W.B. Registration Rules, 1908)**

Execution is admitted on 11/04/2025 by 1. PRIYANKA MALAKAR, Daughter of SUKUMAR MALAKAR, BALAKA GREEN SARDAR PARA, KAIKHALI, MALIR BAGAN, Sector: B, Flat No: 1A, P.O: AIRPORT, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by Profession House wife, 2. PAYEL MALAKAR, Daughter of SUKUMAR MALAKAR, MAJHER PARA, RAJARHAT GOPALPUR(M), P.O: MILAN BAZAR, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession House wife, 3. SAMIR MONDAL, Son of Late DULAL MONDAL, BI-119, KRISHNAPUR MAJHER PARA, RAJARHAT GOPALPUR (M), P.O: MILAN BAZAR, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Service, 4. NIRMAL MONDAL, Son of Late DULAL MONDAL, BI-119, KRISHNAPUR MAJHER PARA, RAJARHAT GOPALPUR(M), P.O: MILAN BAZAR, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Service, 5. TAPASI MONDAL, Wife of NIKHIL MONDAL, BI-119, KRISHNAPUR MAJHER PARA, RAJARHAT GOPALPUR(M), P.O: MILAN BAZAR, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession House wife, 6. SUBHASHIS MONDAL, Son of PROBIR MONDAL, BI-119, KRISHNAPUR MAJHER PARA, RAJARHAT GOPALPUR(M), P.O: MILAN BAZAR, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 7. MAHADEB MONDAL, Son of KRISHNAPADA MONDAL, BI-122, KRISHNAPUR MAJHER PARA, RAJARHAT GOPALPUR(M), P.O: MILAN BAZAR, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Service

Indetified by SUJIT ACHARYA, . . Son of SUNIL ACHARYA, DAKSHINPARA, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

**Admission of Execution (Under Section 58, W.B. Registration Rules, 1908) (Representative)**

Execution is admitted on 11-04-2025 by SHYAM SUNDAR BAIRAGI, DEVELOPERS, ANU CONSTRUCTION (Partnership Firm), JAGANNATH ABASAN, AE-56, HANA PARA, KRISHNAPUR, Block/Sector: NILACHAL, Flat No: 5, City:-, P.O:- MILAN BAZAR, P.S:-Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by SUJIT ACHARYA, . . Son of SUNIL ACHARYA, DAKSHINPARA, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-04-2025 by SHYAMAL HALDER, DEVELOPERS, ANU CONSTRUCTION (Partnership Firm), JAGANNATH ABASAN, AE-56, HANA PARA, KRISHNAPUR, Block/Sector: NILACHAL, Flat No: 5, City:-, P.O:- MILAN BAZAR, P.S:-Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by SUJIT ACHARYA, . . Son of SUNIL ACHARYA, DAKSHINPARA, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/04/2025 10:01AM with Govt. Ref. No: 192025260015339738 on 11-04-2025, Amount Rs: 21/-, Bank: SBI

EPay ( SBlePay), Ref. No: 9344173542729 on 11-04-2025, Head of Account 0030-03-104-001-16

**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 3837, Amount: Rs.100.00/-, Date of Purchase: 09/04/2025, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/04/2025 10:01AM with Govt. Ref. No: 192025260015339738 on 11-04-2025, Amount Rs: 9,920/-, Bank: SBI EPay ( SBIPay), Ref. No: 9344173542729 on 11-04-2025, Head of Account 0030-02-103-003-02



**Rita Lapcha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

Document of Registration under section 60 and Rule 69,  
Registered in Book - I  
Volume number 1502-2025, Page from 101077 to 101117  
being No 150203387 for the year 2025.



Digitally signed by RITA LEPCHA  
Date: 2025.04.22 12:00:49 +05:30  
Reason: Digital Signing of Deed.

(Rita Lepcha) 22/04/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS  
West Bengal.

22/04/2025, Query No:-15022000657313 / 2025 Deed No :-I-03387/2025.  
Document is digitally signed.