

7484/2023.

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is deposited for registration. The signature sheet and the endorsement sheet attached to this document are the part of this document

Adl. Dist. Sub Registrar
Malhati, North 24 Parganas
17 JUL 2023

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this
17th Day of July, 2023 (Two Thousand Twenty Three) Christian
Era.

BETWEEN

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নং জেলা উত্তর ২৪ পরগণা

নৈহাতি এ.ডি.এম.আর. সাক্ষরিত্বী জমিদার

তারিখ

নাম

সং

মূল্য

ভেদার স্বাক্ষর

ভেদারের নাম - পক্ষীর নাম

ভেদারি নাম - বারাকপুর

চিহ্ন

স্বাক্ষরিত্বীর তারিখ

30 MAY 2023

এই টি.ডি. নব্বয়ের মোট কত টাকা

খরিন হইয়াছে

570000



Rahul Kumar Deb.

Late, Pradyut Deb.

94/1, Slanti'gorkh. Shyamnagar.

24 PPS (A) 743124.

PS. Jagadkai.

P.O. Shyamnagar.

A.D.No. 590809873306.

Add. Dist. Sub Registrar
Naihati, North 24 Parganas.

17 JUL 2023

SMT. ALPANA DEB (PAN No.-AKNPD6209P), Wife of Late-Pradyut Deb, by Faith-Hindu, by Nationality-Indian, by Occupation-House-wife, residing at 94/1, Shantigarh, P.O.-Shyamnagar, P.S.-Jagatdal, District-North 24 Parganas, Pin.-743127, under the State of West Bengal, hereinafter referred to as the **FIRST PARTY/LAND OWNER/EXECUTANT** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, successors, executors, administrators and legal representatives and/or assigns) of the **FIRST PART**.

AND

SREE RAM ENTERPRISE (A Proprietorship Firm) having its registered office at 8/1, Natungram Road, Shyamnagar, P.S.-Jagatdal, District-North 24 Parganas, Ward No.-23 of Bhatpara Municipality, under the State of West Bengal, represented by its Proprietor namely:-

KEENA SINGH (PAN No.-GIPPS6100A), Daughter of Nagendra Singh, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at 8/1, Natungram Road, Shyamnagar, P.S.-Jagatdal, District-North 24 Parganas, Ward No.-23 of Bhatpara Municipality, under the State of West Bengal, hereinafter referred to as the **"DEVELOPER"** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, successors, executors, administrators and legal representatives and/or assigns) of the **SECOND PART**.

WHEREAS, Alpana Deb (the present owner herein) purchased a piece of

land measuring more or less 02 (two) Cottah or 1440 square feet or 03.30 decimal, Comprised with Mouza.-Gar Samnagar, J.L No.-19, R.S. Dag No.-117/606 corresponding to L.R. Dag No.-849, P.S.-Jagatdal, District.-North 24 Parganas under the jurisdiction of A.D.S.R.O. Naihati and Garulia Municipality from one Sri Subal Chakraborty son of Late.-Amrit Lal Chakraborty by virtue of a Deed of Sale and the same has been duly registered before the Office of A.D.S.R. Naihati, being Deed No.-00915 for the year 1984.

AND WHEREAS, said Alpana Deb purchased an another piece of land measuring more or less 07 (seven) Chittaks 34 (thirty four) square feet or 349 square feet Comprised with Mouza.-Gar Samnagar, J.L No.-19, R.S. Dag No.-117/606 corresponding to L.R. Dag No.-849, P.S.-Jagatdal, District.-North 24 Parganas under the jurisdiction of A.D.S.R.O. Naihati and Garulia Municipality from 1) Sri Subal Chakraborty and 2) Sri Narayan Chakraborty both are son of Late.-Amrit Lal Chakraborty by virtue of a Deed of Sale and the same has been duly registered before the Office of A.D.S.R. Naihati, being Deed No.-01078 for the year 1987.

AND WHEREAS, by virtue of aforesaid separate two Deed of Sale said Alpana Deb became the absolute owner of **ALL THAT** piece and parcel of bastu land measuring more or less 02 (two) Cottah 07 (seven) Chittaks 34 (thirty four) square feet Comprised with Mouza.-Gar Samnagar, J.L No.-19, R.S. Dag No.-117/606 corresponding to L.R. Dag No.-849, P.S.-Jagatdal, District.-North 24 Parganas under the jurisdiction of A.D.S.R.O. Naihati and Garulia Municipality and she applied and recorded her name before the Office of BL & LRO and got a new Khatian Number in respect of the

aforesaid property being L.R. Khatian No.-160 under Mouza.-Gar Samnagar, L.R. Dag No.-849, P.S.-Jagatdal, District.-North 24 Parganas and she also applied and mutated her name before the local Garulia Municipality and got a new holding being H/No.-106 at Shantigarh Road, Ward No.-02 under Garulia Municipality and thereafter she has been possessing over the said property with her absolute right, title and interest.

AND WHEREAS the above named owner of the First Part desirous to develop her property as described in the Schedule written hereunder by way of raising a multi storied (G+3) building comprising of certain residential flats and commercial place upon the Schedule property after demolishing the old structure.

AND WHEREAS due to financial stringency and hardship the above named owner of the First Part are not in a position to materialize her desire as to affecting the development of his property as described in the Schedule below.

AND WHEREAS the above named owner of the First Part has given an offer to the party of the Second Part urging them there by to develop the said property by way of construction of a multi storied building (G+3) subject to the approval by the local Garulia Municipality Authority at the developer's own costs and in pursuance of the Building Plan as would be sanctioned by the local Garulia Municipality.

AND WHEREAS the Party of the Second Part having immense experience as builder and having sound financial capacity has accepted the said offer of the party of the First Part so as to effecting development upon the said property as described in the Schedule below after having due satisfaction

relating to be right, title and interest of the owner/First Part over the Schedule property written hereunder on terms and conditions let down hereunder and has mutually agreed by and between the parties hereto.

AND WHEREAS, for brevity and precision of this agreement following clarifications constituting thereby part of the agreement have been made.

NOW THIS AGREEMENT WITNESSES and it is hereby agree upon by and between the parties as follow:

SAID LAND:- A piece and parcel of a bastu land measuring 02 (two) Cottah 07 (seven) Chittaks 34 (thirty four) square feet along with 400 square feet old pucca structure Comprised with Mouza.-Gar Samnagar, J.L No.-19, R.S. Dag No.-117/606 corresponding to L.R. Dag No.-849, L.R. Khatian No.-160, P.S.-Jagatdal, District.-North 24 Parganas under the jurisdiction of A.D.S.R.O. Naihati and Garulia Municipality lying and situated at Holding Number.-106, Shantigarh Road, Ward No.-02 of Garulia Municipality.

BUILDING:- Shall mean and include the multi storied building (G+3) to be constructed on the aforesaid holding being No.-106 at Shantigarh Road under Ward Number-02 of Garulia Municipality consisting several numbers of self contained flats/ garage/ shop room etc.

COMMON FACILITIES:- Shall mean and include corridors, staircases, common lavatories, water pump, septic tank, statutory, open space surrounding the said holding, main gate, main entrance, main structure, pipe lines, drains, water reservoir and main meter etc. and all other facilities which will be provided by the Developers in the said new building and proportionate share of land. Ultimate roof will be used by all flat occupiers of the proposed

building for water overhead tank/reservoir.

SALEABLE SPACE:- Shall mean the entire constructed area/space on all the floors in the said new multi storied building being G+3.

OWNER'S ALLOCATION:- Shall mean the owner will get one residential flat measuring an area covered area of 650 square feet at the Ground Floor.

DEVELOPER'S ALLOCATION:- Shall mean the rest constructed area/space on all the floors in the said new multi storied building available for independent use occupation and sale by the Developer after making due provisions for common facilities and the space required thereof and after providing the owner's allocation.

THE ARCHITECT:- Shall mean such person or persons with requisite qualification who will be appointed by the Developer for designing and planning of the said new building.

BUILDING PLAN:- Shall mean such plan prepared by the Architect for the construction of the said new building and sanctioned by the Garulia Municipality.

Name of Apartment :- Debjani Apartment.

TRANSFER:- Shall mean with its grammatical variations shall include transfer by possession and by and other means adopted for effecting what is understood as a transfer of space in the building to the purchaser thereof.

TRANSFeree:- Shall mean a person or persons, firm, limited company, association of person to whom any space in the building will be transferred.

TIME:- Shall mean the owner portion construction shall be completed

(3/11/17)

positively within 18 (eighteen) months from the date of execution of this agreement and other portion as his wish.

COMMENCEMENT

The agreement shall be deemed to have commenced with effect from the date of execution of this agreement.

OWNER'S RIGHTS AND REPRESENTATIONS

1. The owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property of Schedule mentioned herein below.
2. There is no excess vacant land at the said property within meaning of the Urban Land (Ceiling and Regulations) Act, 1976.

DEVELOPER'S RIGHT

1. The owner hereby grant subject to that has been hereunder provided exclusive right to the Developer to build upon and to exploit commercially that said plot of land and shall be able to construct the new residential building thereupon in accordance with plan to be sanctioned by the Garulia Municipality with or without any amendment and/or modification thereto made or caused to be made by the parties hereto and approved by the Garulia Municipality.
2. All applications, plans, papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authority or authorities shall be prepared and submitted by the Developer and also Developer shall pay charges and bears all fees including Architect's fees required to be paid or deposited for

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exploitation of the said property provided. However that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposits made by the Developer.

3. Nothing in these shall be construed as a demise or assignment or conveyance in law by the owner of the said property or any part thereof to the Developer other than an exclusive license to the Developer to exploit the same in Terms hereof and to deal only with the Developer's allocation in the proposed building in the manner hereinafter called.

CONSIDERATION

In Consideration of the owner having agreed to permit the Developer to exploit the said property and to construct a building in accordance with the plans to be sanctioned by the Garulia Municipality and in accordance with the specification and standard and class-1 materials.

POSSESSION

The owner shall give free quite peaceful and unencumbered possession of the property simultaneously with the execution of this Deed of Agreement.

COMMON FACILITIES

1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing dues or post as and from the date of handing over vacate possession of the land or part of its by the owner to the Developer right on the day of execution of this agreement.
2. As soon as the proposed building be completed within the time

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hereinafter mentioned that Developer shall give written notice to the Owner regarding the completion of the building in terms of this agreement and according to the specification and plan thereof and certificate of the Architect being produced to the effect then after 30 days from the date of service of such notice and at all times thereafter the owner shall be exclusively responsible for payment of all Municipal and property taxes duties and other public outgoing and impositions whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the owner allocation, the said rates to be appointed prorata with reference to the saleable space in the building if they are levied on the building as a whole.

3. The owner shall not to do any act, deed or thing whereby the Developer shall be prevented from completion of construction work of the said building.

COMMON RESTRICTIONS

The owners allocation in the proposed new building shall be subject to the same restriction on transfer and use as are applicable to the developer's allocation in the said new building intended for common benefits of all occupiers of the new building which shall include the following:-

1. The owner shall not use or permit to use of the owner allocation in the said new building or any portion thereto for carrying on any obnoxious illegal and immoral trade or activities nor use thereto for any purpose which may cause any nuisance or hazard to the other occupiers of the new building. The Developer and his nominee/nominees shall, also, not to

use or permit to the use of the developer's allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activities nor use thereto for any purpose which may cause any nuisance or hazard to the other occupiers of the new building.

2. All the parties shall abide by all laws, bye laws rules and regulations of the Government Statutory bodies and regulations of the Government, local bodies and association when formed in future as the case may without invading the right of the owner.
3. The respective allottee shall keep their respective allocation in the new building in good working condition and repairs.
4. Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new building or in the compounds corridors or any other portion or portions of the building.

OWNER'S OBLIGATION

1. The owner hereby agrees and covenants with the Developer, not to cause any interference or hindrance in the construction of the building at the said property by the Developer.
2. The owner hereby agrees and covenants with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any part or portion of the Developer's allocated portion in the building or to the said property save and except the right of property.

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3. Provided that developer follows the terms and conditions as specified in the agreement.

DEVELOPER'S OBLIGATION

The Developer hereby agrees and covenants with the owner

1. That the Developer shall complete the owner portion construction of the building within 18 (eighteen) months positively from the date of execution of this agreement and other portion as his wish date if execution of this agreement. The period of construction will be extended if there is any force majeure/natural calamity unwanted litigation in respect of the property and time is the essence of contract. If the Developer takes the advance money or booking money from the intending Purchaser/Purchasers and subsequent thereto without completing the covenants i.e. the completion of the building flyaway the whole liabilities and responsibilities in returning the money and/or punishment shall be borne by the developer alone or in absence his heirs, successors, legal representatives and assigns will be held responsible and liable for the same.
2. Not to violate or contravene any of the provision or rules applicable for construction of the building.
3. **Specification of Work:-**
 - a. Window and door frame will be made with good quality wood;
 - b. Flash door palla made by Ply wood and slider window;
 - c. All wall are furnished with wall putty;
 - d. Wall colour over the putty will be painted by the party with own choice;

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- e. Flooring will be covered by the verified tiles;
- f. Balcony will be furnished by grill;
- g. Outside of the building and common area will be coloured with Paint washable distemper;
- h. Electricity connection will be made by console wiring. It is hereby mentioned that the fittings will supplied by the purchasers of their own choice;
- i. Water supply from overhead reservoir with consoled line by PVC pipes.

It is hereby further mentioned that cost of all other extra items except the above mention items will be beard by the purchaser. The amount of the extra items shall have to be paid before the commencement of that particular item work.

OWNER INDEMNITY

The owner hereby undertake that the Developer shall entitled to the said construction and shall enjoy their allocated space without any interference and/or disturbances provided the Developer performs and fulfill al an singular the terms and conditions herein contained and/or its part to be observed and performed.

DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes to keep the owner indemnified against al third party claims and actions arising out of any sort of act or commission of the Developer in or in relation to the construction and sale of Developer's allocation of the new building.

2. The Developer hereby undertakes to keep the owner indemnified against all actions, suits costs, proceedings and claims that may arise with regard to the development of the said premises and/or or in the matter of construction of the said building.
3. The Developer hereby indemnify that the Developer, hereinbefore, will deliver the peaceful possession to the owner of the owner's allocated portion as mentioned herein above.

MISCELLANEOUS

1. The owner and the Developer hereto have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership amongst them. The parties hereto can proceed with this agreement.
2. Nothing in the presents shall be construed as a demise or assignment of conveyance in lane by the owner of the said property or any thereof to the Developer other right, title and interest in respect thereof in the Developer other than on exclusive license to the Developer of commercially exploit the same in the terms thereof provided however the Developer shall be entitled to borrow money from any Bank or Banks only for Developer's allocated area without creating any financial liability on the owner or his land or affecting land or be liable for payment of any due of such bank or bank for that purpose the Developer shall keep the owner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served upon the owner if sent to under registered post with acknowledgment due at the address given in this agreement.
4. The owner hereby fully agrees that the Developer shall have the right to advertise, fix boarding or sign board of any kind relating to the publicity for the benefit of exploitation of the new building from the date of execution of this agreement and on completion of the building or earlier all such advertisement and hoarding shall be cleared of by the Developer at his own costs.
5. The original agreement, original title deed, all other necessary documents and permissions in original from different proper authorities, original sanction plan, original tax receipt etc. in respect of the said property shall be kept at the office of the Developer for the inspection of the intending purchasers subject to the above all original deeds and documents are to be treated as the property of the flat owner association and duly hand over the same by the Developer to the said flat owner association will be formed after completion of the total building.
6. The Developer shall not in any manner give up the construction of the new building till completion. If the Developer give up the construction in any incomplete manner and keeps it abandon for a period of six months, in that event the agreement shall meet its end and the owner shall be, at liberty and/or shall re-enter into the property and shall be further entitled to enter into further agreement/agreements with any other person/persons regarding the development and completion of the

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project under the terms and conditions as will settled with the said person/persons and/or the owner shall personally develop and complete the construction of building and shall be able to sell, transfer, lease, let out or deal with the said building according to their own choice and after selling return the Developer's costs that will be invested by the Developer supported by papers as settled between the parties.

FORCE MAJEURE

1. The parties hereto are not considered to be liable for any obligation hereunder to the extent that performance of the relative obligation was prevented by any "Force Majeure" and this contract shall remain suspended during the duration of such majeure, if any.
2. Force majeure shall floods, earth quake, riot, war storms, tempest, civil commotion, strikes, lockout and or any other act or commission beyond the control of the parties hereto affected thereby and non-availability of essential materials like cement, steel etc.

ARBITRATION

In case of any disputes or differences or any question arising, except time limitation, between the parties hereto with regard to this agreement the same shall be referred to arbitration under the provisions of the Indian Arbitration Act, 1940 and/or any other statutory modification and/or enactments.

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JOINT OBLIGATIONS

1. The Developer shall develop and construct a multi storied building on the said land as per plan of local Garulia Municipality on the said land as per said Municipality rules after utilizing the available F.A.R. as per percent rules in vague.
2. The owner will put their names and signatures in all lawful papers/plans/documents and deed those may come on the way of the Developer for successful implementation of the project since the project will be promoted. And also, the owner will put his signatures, as required time to time on the lawful papers, documents forms agreements on request of demand of the Developer for successful completion of the project.

SCHEDULE ABOVE REFERRED TO **(Description of the Property hereby agreed)**

ALL THAT a piece and parcel of Bastu land measuring 02 (two) Cottah 07 (seven) Chittaks 34 (thirty four) square feet along with 400 square feet Pucca old structure Comprised with Mouza.-Gar Samnagar, J.L No.-19, R.S. Dag No.-117/606 corresponding to L.R. Dag No.-849, L.R. Khatian No.-160, P.S.-Jagatdal, District.-North 24 Parganas under the jurisdiction of A.D.S.R.O. Naihati and Garulia Municipality, Ward No.-02 lying and situated at Holding Number.-106, at Shantigarh Road which is butted and bounded by-

On the North : H/o.-Dilip Chakraborty
On the South : H/o.-Dipankar Ghosh
On the East : H/o.-Kajol Rani Dutta
On the West : 13'-00" wide Municipal Road

IN WITNESSES WHEREOF the owner and the Developer/Attorney have presents of the day, month & year first above written.

WITNESSES:-

1. *Rahul Kumar Deb*
P.S. - Jagaddal

Alpana Deb.

SIGNATURE OF THE OWNER

2. *Dipankar Ghosh*
P.S. - Jagaddal

Keen Singh

SIGNATURE OF THE DEVELOPER











Drafted and prepared by

Anil Kumar Shaw

Anil Kumar Shaw (Advocate)
Enrollment No. F/1887/2018
Barrackpore Court

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

(1) Name: SMT. ALPANA DEB

| | | | | |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
|  |  |  |  |  |
| THUMB | FORE | MIDDLE | RING | LITTLE |
|  |  |  |  |  |













Alpana Deb.

Alpana Deb.

Signature of the Presentant

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

(2) Name: REENA SINGH

| | | | | |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
|  |  |  |  |  |
| THUMB | FORE | MIDDLE | RING | LITTLE |
|  |  |  |  |  |



Reena Singh

Reena Singh

Signature of the Presentant

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

(3) Name

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

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Photo
Paste

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

Signature of the Presentant

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

Major Information of the Deed

| | | | |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|------------|
| Deed No : | I-1507-07483/2023 | Date of Registration | 17/07/2023 |
| Query No / Year | 1507-2001752024/2023 | Office where deed is registered | |
| Query Date | 11/07/2023 8:56:30 AM | A.D.S.R. NAIHATI, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | Anil Kumar Shaw H/no - 18/1 , B.L.No - 20,Thana : Jagaddal, District : North 24-Parganas, WEST BENGAL, PIN - 743126, Mobile No. : 9339157357, Status :Advocate | | |
| Transaction | | Additional Transaction | |
| [0110] Sale, Development Agreement or Construction agreement | | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | |
| Set Forth value | | Market Value | |
| Rs. 2,00,000/- | | Rs. 21,75,244/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 5,020/- (Article:48(g)) | | Rs. 21/- (Article:E, E) | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: North 24-Parganas, P.S:- Jagaddal, Municipality: GARULIA, Road: Shanti Garh, Mouza: Gar-Samnagar, JI No: 19, Pin Code : 743127




| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-----------------|----------------|---------------|---------|---------------------------|-------------------------|-----------------------|---------------------------------------------------------|
| L1 | LR-849 (RS :-) | LR-160 | Bastu | Bastu | 2 Katha 7 Chatak 34 Sq Ft | 1,00,000/- | 19,11,994/- | Width of Approach Road: 12 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | | 4.0998Dec | 1,00,000 /- | 19,11,994 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 400 Sq Ft. | 1,00,000/- | 2,63,250/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 400 sq ft | 1,00,000 /- | 2,63,250 /- | |





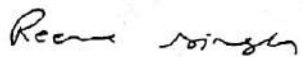
Land Lord Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| 1 | Name Mrs Alpana Deb (Presentant) Wife of Late Pradyut Deb Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office | Photo  | Finger Print  | Signature  |
| | 17/07/2023 | LTI 17/07/2023 | 17/07/2023 | |
| 94/1, Shantigarh, City:- , P.O:- Shyamnagar, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743127 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx9P, Aadhaar No: 67xxxxxxxx1448, Status :Individual, Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office | | | | |



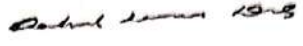
Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| 1 | Shree Ram Enterprises 8/1, Natungram Road, City:- , P.O:- Shyamnagar, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743127 , PAN No.:: Glxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative | | | |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| 1 | Name Miss Reena Singh Daughter of Mr Nagendra Singh Date of Execution - 17/07/2023, , Admitted by: Self, Date of Admission: 17/07/2023, Place of Admission of Execution: Office | Photo  | Finger Print  | Signature  |
| | Jul 17 2023 12:29PM | LTI 17/07/2023 | 17/07/2023 | |
| 8/1, Natungram Road, City:- , P.O:- Shyamnagar, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743126, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Glxxxxxx0A, Aadhaar No: 34xxxxxxxx4867 Status : Representative, Representative of : Shree Ram Enterprises (as) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Mr Rahul Kumar Deb Son of Late Pradyut Deb 94/1, Shantigarh, City:- , P.O:- Shyamnagar, P.S:-Jagaddal, District:- North 24-Parganas, West Bengal, India, PIN:- 743127 |  |  |  |
| | 17/07/2023 | 17/07/2023 | 17/07/2023 |
| Identifier Of Mrs Alpana Deb, Miss Reena Singh | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------|-----------------------------------|
| 1 | Mrs Alpana Deb | Shree Ram Enterprises-4.09979 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------|------------------------------------------|
| 1 | Mrs Alpana Deb | Shree Ram Enterprises-400.00000000 Sq Ft |

Land Details as per Land Record

District: North 24-Parganas, P.S:- Jagaddal, Municipality: GARULIA, Road: Shanti Garh, Mouza: Gar-Samnagar, JI No: 19, Pin Code : 743127

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---------------------------------------|------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1 | LR Plot No:- 849, LR Khatian No:- 160 | Owner:আলপনা দেব, Gurdian:প্রদ্যুত , Address:নিজ , Classification:বাস্তু, Area:0.03930000 Acre, | Mrs Alpana Deb |

On 17-07-2023

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

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

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

Presented for registration at 11:09 hrs on 17-07-2023, at the Office of the A.D.S.R. NAIHATI by Mrs Alpana Deb ,Executant.

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 21,75,244/-

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

Execution is admitted on 17/07/2023 by Mrs Alpana Deb, Wife of Late Pradyut Deb, 94/1, Shantigarh, P.O: Shyamnagar, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by Profession House wife

Indetified by Mr Rahul Kumar Deb, , Son of Late Pradyut Deb, 94/1, Shantigarh, P.O: Shyamnagar, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by profession Business

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

Execution is admitted on 17-07-2023 by Miss Reena Singh, , Shree Ram Enterprises (Sole Proprietorship), 8/1, Natungram Road, City:- , P.O:- Shyamnagar, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743127

Indetified by Mr Rahul Kumar Deb, , Son of Late Pradyut Deb, 94/1, Shantigarh, P.O: Shyamnagar, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/07/2023 9:36AM with Govt. Ref. No: 192023240130107361 on 17-07-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX4557703 on 17-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 20/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4410, Amount: Rs.5,000.00/-, Date of Purchase: 26/06/2023, Vendor name: S Samanta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/07/2023 9:36AM with Govt. Ref. No: 192023240130107361 on 17-07-2023, Amount Rs: 20/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX4557703 on 17-07-2023, Head of Account 0030-02-103-003-02



Pranab Kumar Poddar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1507-2023, Page from 142750 to 142774

being No 150707483 for the year 2023.



Digitally signed by Pranab Kumar Poddar
Date: 2023.07.18 11:48:33 +05:30
Reason: Digital Signing of Deed.

(Pranab Kumar Poddar) 2023/07/18 11:48:33 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
West Bengal.

(This document is digitally signed.)