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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
24/9/21
1/2021

Q - 2 - 1842975 / 21 AB 748321

Certified that the document in admission
to registration. The signature sheet
and endorsement sheets attached to
the document are the part of the
document

Additional District Sub-Registrar
Belghoria, 24 Pgs. (N)

27 SEP 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and executed on this the 27th
day of September in the year of 2021 (Two Thousand and Twenty One) of
the Christian Era,

BETWEEN

4295 28/8/2021
म.

रामजीत पाण्डे

काशीपुर नगरपालिका, वि.सं. २०७३, वि.सं. २०७३

वि.सं. २०७३, वि.सं. २०७३
वि.सं. २०७३, वि.सं. २०७३
वि.सं. २०७३, वि.सं. २०७३



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Belghoria, 24 Pgs. (N)

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into this day of 27th September 2021 between the Government of Nepal and the Belghoria Municipality for the purpose of the development of the area of 24 Pgs. (N) in the Belghoria Municipality, District of Kathmandu, Nepal.

1) SRI DIPAK CHAKRABORTY (PAN-ACTPC0145K) AND 2) SRI RUPAK CHAKRABORTY (PAN-ASCPC4976H), both sons of Late Nripendra Chakraborty, both residing at East Sibachal, Birati, P.O. & P.S. Nimta, District North 24-Parganas, Kolkata- 700051, West Bengal, both by Nationality-Indian, both by Faith-Hindu, both by Occupation- Retired, hereinafter jointly called and referred to as the "**OWNERS**" (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

"KEDARNATH CONSTRUCTION", (PAN-AAWEK7803R) having its registered office at 79 (529) Rabindra Sarani, Rabindra Pally, P.O. Rabindra Nagar, P.S. Nimta, Kolkata-700065, District-North 24 Parganas, West Bengal, being represented by its partner **(1) SAGNIK SARKAR (PAN No. DZNPS4100Q),** s/o Late Ratan Kumar Sarkar, by Faith-Hindu, by Nationality-Indian, residing at 63 Rabindra Pally, P.O. Rabindra Nagar, P.S. Nimta, Kolkata-700065, District-North 24 Parganas, West Bengal, **(2) PRADEEP KUMAR DEY (PAN NO. ATHPD6875G),** s/o. Late Dulal Chandra Dey, by Faith -Hindu, by Nationality-Indian, residing at 422, Rabindra Sarani, Narayan Pally, P.O.-& P.S.-Nimta, Kolkata- 700049, District-North 24 Parganas, West Bengal, **AND (3) SRI BISWAJIT BISWAS (PAN No. AQOPB 6985F),** s/o. Late Thakurdas Biswas, by Faith-Hindu, by Nationality-Indian, by Occupation- Business , residing at 63, Majherhati 1st Lane, P.O. & P.S.-Nimta, Kolkata-700049, District- North 24 Parganas, West Bengal.



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TITLE (History of Ownership)

WHEREAS one **PARITOSH DUTTA** absolutely seized and possessed of the all that piece and parcel of land measuring more or less 5 (five) Cottahs, being delineated as Plot No. 7 in Mouza-Dakshin Nimta, J.L. No. - 8, Re. Sa. No. 102, Touzi No. 1587, Sabek Khatian No. 1533, Hal Khatian No. 1986 and Sabek Khatian No. 1533 Hal Khatian No.2479, in C.S.Dag No. 9223, P.S.- Nimta, A.D.S.R.O.- Cossipore, Dum Dum within the Municipal Limits of North Dum Dum Municipality by way of purchase from one Haripada Roy Chowdhury, vide a deed of Conveyance being no. 168 for the year 1960 dated 13/01/1960, being recorded in Book no. 1, volume no. 15, recorded within the pages 44 to 47 registered at the office of the then S.R.O. Cossipore, Dum Dum, District - North 24 Parganas.

AND WHEREAS said Paritosh Dutta sold and transferred all that piece and parcel of land measuring more or less 5 (five) Cottahs lying and situated at Mouza - Dakshin Nimta, J.L. No. 8, Re. Sa. No. 102, Touzi No. 1587, Sabek Khatian No. - 1533, Hal Khatian No. 1986 and 2479, Dag No. 9223, within the limits of North DumDum Municipality, P.S. - Nimta, District - North 24 Parganas to one Bakul Rani Chakraborty by way registered deed of sale , being no. 3864 for the year 1960 being executed on 03/05/1960, registered on 03/05/1960 at the office of the then S.R.O. Cossipore DumDum, being recorded in Book No.- 1, Volume No. 61 within Pages 87 to 90, District -North 24 Parganas , more fully described in the schedule appearing herein below.

AND WHEREAS after purchase of the aforesaid property said Bakul Rani Chakraborty muted her name in the record of North DumDum Municipality



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and paid taxes therein and paid Khajna / cesses in the serista of Government of West Bengal and there after constructed two storied dwelling structure thereon and has been enjoying the said property peacefully along with her family members.

AND WHEREAS during lifetime of said Bakul Rani Chakraborty she transferred a piece and parcel of land measuring more or less 1 Cottah 42 Sq. Ft. of land in favour of her elder son Dipak Chakraborty by way of registered deed of gift being no. 1935 for the year 2000 executed on 07/04/2000 and registered on the same date at the office of A.D.S.R. Cossipore DumDum, North 24 Parganas and she further transferred a piece and parcel of land measuring more or less 1 Cottah 3 Chittaks 20 Sq. Ft. of land in favour of her younger son Rupak Chakraborty (the owners herein) by way of a registered Deed of Gift being no. 2197 for the year 2000 being executed on 07/04/2000 and registered on 07/04/2000 at the office of A.D.S.R.O. Cossipore DumDum , District North 24 Parganas being recorded in Book No. 1, Volume No. 54, within the pages from 129 to 139 of the said office.

AND WHEREAS after acquiring the aforesaid property by way of gift said Dipak Chakraborty and Rupak Chakraborty muted their names in the office of B.L & L.R.O, Barracpore II and converted the character these land got by way of gift from "Danga " to "Bastu" and paid khajna in the serista of Government of West Bengal.

AND WHEREAS after execution and registration of deed of gift in favour of two sons in respect of 2 Cottahs 5 Chittaks 17 Sq. Ft. in total said Bakul Rani Chakraborty retained 2 Cottahs 10 Chittaks 28 Sq. Ft. of the property along with dwelling structure in her personal ownership and peacefully residing on the said property with her family peacefully.



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AND WHEREAS while enjoying the aforesaid property said Bakul Rani Chakraborty died intestate on 05/09/2020 leaving behind the owners herein viz. Dipak Chakraborty and Rupak Chakraborty and as her surviving legal heirs and successors who became of owners of the property left by Bakul Rani Chakraborty is equal share by way of inheritance as the husband of Bakul Rani Chakraborty viz. Nripendra Chakraborty predeceased before her on 16/10/2006.

AND WHEREAS since then said Dipak Chakraborty and Rupak Chakraborty the owners herein absolutely and jointly seized and possessed **ALL THAT** piece and parcel of land measuring 5 Cottahs more or less together with two storied building lying and situated at MouzaDakshin Nimta, J.L.No. 8, Touzi No. 1587 C.S.Dag No. 9223 under sabek Khatian No. 1533, Hal Khatian Nos. 1986 & 2479 within municipal limits of North Dum Dum Municipality, District- North 24 Parganas , by muting their names in Holding No. 18, Sisir Bhaduri Street Kolkata - 700051, muted their names in the record of B.L & L.R.O and in the assessment record of North DumDum Municipality by paying taxes and revenue to the competent authority. The aforesaid land is free from all encumbrances and charges.

AND WHEREAS at present the owners are desirous to develop the said property and to constructed the malty storied building on the said property but could not do it by themselves due to paucity of funds and the developer knowing the intension of the owners, approach the owners to authorised them to develop the said property and to construct a multistoried building on the said property to which the owners agree.

AND WHEREAS as a consideration of the said property the owners will get 42% of the constructed covered area of the proposed building to be constructed by the Developer in and over the land and two shifting charges / accommodation to be fixed by the Developer.



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That the building to be constructed on the said premises which is fully describe in the schedule herein below by the promoter/ Developer and which shall be allocated to the owners free of any costs, expenses and charges of the owners in accordance with the terms and condition of these present . In addition the owners herein will receive two accommodation charges for their habitation elsewhere which will be hired by the Developer till handing over owners allocation.

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

Unless in this present it is repugnant to or inconsistent the following works and /or expression shall mean as hereinafter mentioned.

1.1 OWNERS shall mean the above owner/ landlord and their heirs, executors, administrators, legal representatives and assigns.

1.2 DEVELOPER shall mean above named developer or any company formed by the above name developer with having respective offices and license as would be required for such company and its successors in office.

1.3 LAND shall mean the land measuring 5 Cottahs more or less , lying and situated at Mouza -Dakshin Nimta, J. L. No.- 8, Touzi No. 1587, Dag No. 9223, Sabek Khatian No. 1533, Hal Khatian Nos. 1986 and 2479, within limits of North DumDum Municipality, District - North 24 Parganas, Holding No. 18, Sisir Bhaduri Street, P.S. - Nimta, P.O. - Birati, Kolkata - 700051, more fully describe in the schedule hereunder written.

1.4 THE BUILDING shall mean the multi storied building to be constructed on the said property and / or amalgamated property in accordance with the



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building plan to be sanctioned by the authority of North Dum Dum Municipality at the cost of the developer.

1.5 THE UNIT shall mean the party or wholly constructed flat/ apartment shop rooms in the building (which is agreed to be proportionate share in common portion of the said property and structure as the case may be).

1.6 PROPORTIONATE OR PROPORTIONATE PORTION or proportionately shall mean the area between the built up area of the unit and the total constructed portion within the property which is the undivided share in the land compromised in the premises held by the owners/ landlords.

1.7 THE COMMON PORTION shall mean and include the common portion of the land erected for convenience of the intending purchaser and / or lawful occupiers.

1.8 THE ARCHITECT shall mean such Architect or Architectures appointed by the developer, Architect for the building or such other architect of the building as may be appointed by the developer cost of which will be borne by the developers.

1.9 SALEABLE SPACE shall mean the space in the building available for independent use and occupation after making due provisions for common areas and facilities and space required thereof, after deducting the land lord portions.

1.10 OWNERS ALLOCATION as a consideration of the said property the owners will get 42 % of the constructed covered area out of which the owners shall get 2 Nos. of 3BHK flat and rest allocation will be decided by mutual consent between the owners and developer hereinafter called and referred to as the owners allocation.



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That the building to be constructed on the said premises which is described in the schedule herein below by the Promoter/ Developer and shall be allocated to the owners free of any costs, expenses and charges of the owners in accordance with the terms and conditions of these present. In addition the owners herein will receive / get two accommodation charges (2BHK Flats each) for their habitation to be hired by the Developer till handing over the possession of owner's allocation.

1.11 DEVELOPER'S SHARE - shall mean rest of 58 % of the constructed area i.e. the constructed area except owners allocation with reference to the consideration clause of this agreement and the developer are entitled to appropriate the sale proceeds in respect of developer's allocation.

1.12 TRANSFERER with its grammatical variation shall mean adopted for effecting that is understood as transfer of undivided proportionate share of land in multi storied building to purchaser thereby execution and registering Deed or Deeds of Conveyance in accordance with the provision of law in this behalf by the owners in favour of the purchaser on receipt of consideration.

1.13 TRANSFEREE with its grammatical variation shall mean adopted effecting that is understood as transfer of undivided proportionate share of land in multi storied building to purchaser thereby execution and registering Deed or Deed of Conveyance in accordance with the provision of law in this behalf by the owners in favour of the purchaser on receipt of consideration.

1.14 The word importing singular shall include plural and vice versa.

1.15 Sanctioned plan shall mean and include the new building plan to be sanctioned by the competent authority.



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ARTICLE - II COMMENCEMENT

This Agreement shall be deemed to have commenced on and from the date of execution of this presents.

ARTICLE III OWNERS RIGHT AND REPRESENTATIONS

- 3.1** That excepting the owners nobody else have any right, title and interest claim or demand whatsoever or howsoever into or upon the said property.
- 3.2** The owners are absolutely seized and possessed of and / or otherwise well and sufficient entitled to enjoy and transfer the said property or any part of it.
- 3.3** The landed property free from all encumbrances, charges liens, lispendences, attachments, trust whatsoever or howsoever.
- 3.4** There is no excess vacant land in the said property within the meaning of the Urban Land Ceilling and Regulation Act, 1976 and the developer is fully satisfied with the marketable title of the owners.
- 3.5** That the total area of the land comprise in the said property is 5 Cottahs more or less.
- 3.6** That the owners undertake to hand over the peaceful and vacant possession of the property for the purpose of raising the new construction of a multistoried building at the said property to the second party / developer within.
- 3.7** That the owners further undertake to execute the registered development power of attorney separately in favour of the developers and the land owner will give the developers all the power required for the purpose of making such construction at their own risk and costs and to negotiate for sale through of Developers allocation and enter into agreement for the sale and make registered deed of sale documents for registration whatsoever required for their portion.



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ARTICLE -IV: DEVELOPER'S RIGHT

- 4.1** That on the power and by virtue of this agreement the developers is hereby empowered to raise the construction at the above mentioned property investing its own finance and resources and undertake to erect the said building of which the building plan to be sanctioned by the North Dum Dum Municipality.
- 4.2** That the developers is hereby empowered to suitable modify and to alter the sanctioned plan as and when required and submit the same for approval of the North Dum Dum Municipality and entire cost shall be borne by the developer along and after modification the developer shall again enter in supplementary agreement for more specification and the developer shall be solely responsible for modification and alteration and owners have no liability for the same.
- 4.3** The developer shall be entitled to appoint its own labour masons, contractor, building engineer, Architect as necessary for raising out of new construction but in doing so all expenses with regard to such appointed persons shall be borne by the developer and all the risk and liability together with all responsibility shall remain with developer and they will be liable or responsible for any debts, payment, misappropriation of any money or anything whatsoever eventually takes place at the time or after construction is completed and handed over to the prospective purchasers/ Land Owners.
- 4.4** The developer for the purpose of raising the said construction shall have their absolute right to enter into any agreement for sale of flats shop, garage in respect of its own allocated portion as mention and to that effect and shall be entitled to receive earnest money from the intending purchaser together with all advance thereof but at all material times the owners shall not be liable for such advance earnest money. That the said earnest money accepted by the developer shall remain charges only with the developer and the owners allocation will remain unaffected and non-charged and purchaser shall have no right to interfere with the portion of



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the owners allocation for any misappropriation of any money by the developer or for any deal nor they have any right to seek any order or injunction from any court in respect of the owners allocation if everything is done by the owners lawfully.

ARTICLE V: TIME

The developer shall complete the said building within 24 months from the date of obtaining Municipal sanctioned plan and time will be extended to 6 (six) months under unavoidable circumstances and / or force majeure.

ARTICLE - VI: DEVELOPER'S RIGHT AND REPRESENTATION:

- 6.1 The developer hereby undertake the responsibility to get the plan sanctioned from the North Dum Dum Municipality and start construction of the building and to complete the whole building within 24 month from the date of obtaining municipal sanctioned plan.
- 6.2 To prepare and cause the said plan to be and to incur and bear all costs, charges and expenses for obtaining the permission from the authority/ authorities concerned.

ARTICLE VII: OWNERS ALLOCATION

As a consideration of the said property the owners will get 42 % of the constructed covered area out of which the owners shall get 2 Nos. of 3BHK flat and rest allocation will be decided by mutual consent between the owners and developer, hereinafter called and referred to as the owner's allocation.

ARTICLE VIII: DEVELOPER'S ALLOCATION

In consideration of the above developer shall be entitled to the remaining 58% balance space leaving apart the owners allocation in the building of the constructed area to be constructed at the said premises together with the proportionate undivided share on the said land with the right of use of common facilities and amenities and the developer shall be entitled to enter in to



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agreement for sale, transfer in their own names or in the name of nominee and to receive and release and collect all money in respect off the said property and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering in to such agreement, it shall not be obligatory on the part of the developer to obtain any further consent of the owners and this agreement , itself shall be treated as consent of the owners.

ARTICLE IX: PROCURE

The owners shall grant to the developer registered development power of attorney and registered of development agreement as may be required purpose of submitting the building plan , obtaining the sanctioned of the plan, C.C. Certificate from the municipality and all other necessary permission from the different authorities to negotiate for sale , enter into agreement for sale and receive consideration from the intending purchasers.

ARTICLE X: CONSTRUCTION

The developer shall be solely and exclusively responsible for construction of the said building and the owners are no way connected with any deviation, alteration or allocation.

ARTICLE XI: BUILDING

- 11.1** The developer shall its own costs construct erect and complete in all respect of the said multi storied building and the common facilities and the facilities and also amenities at the said premises in accordance with the plan with good and standard quality of material.
- 11.2** The developer shall install and erect the said building at its own costs as per specification and also the drawing provided by the architect, pump, water, storage tanks, overhead, reservoir, septic tank, electrification, permanent electric connection from the CESC and electrification in the building also in all the flats through concealed wiring and other facilities



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as required are to be provided in a residential multi storied building in the locality in ownership basis or otherwise.

- 11.3** The developer shall bear the entire cost of construction including Architect fees and fees for building plan to be sanctioned from the North Dum Dum Municipality without creating any financial or other liabilities on the owners regarding the construction.

ARTICLE -XII: COMMON FACILITIES

- 12.1** The developer shall pay and bear all municipal taxes and other dues and impositions and outgoing in respect of the said property as and from the date of agreement till handing over the possession of the flats within the stipulated period in favour of the owners.
- 12.2** After the completion of the total construction, obtaining the C.C from the North Dum Dum Municipality the purchasers, the owners, including their respective assignees, will bear the cost of common facilities and maintenance charges like costs of any durwan, pump, motor and electric charges in the common areas in portion of their respective shares including proportion share premium for insurance of the building if any fire broke out in the matter or in other places including scavenging charges etc.

ARTICLE XIII: PROCEEDING

It is hereby agreed by and between the parties hereto that it shall be the responsibility of the developer to defend against suit and proceeding which may arise in respect of the construction and development of the said premises and to bear all costs, charges and expenses incurred for that purpose.

ARTICLE XIV: DEVELOPER INDEMNITY

- 14.1** The developer hereby undertake to keep the owners indemnity against all third party claim and action arising out of any part of act or commission of the developer or relating to the construction of the building.



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- 14.2** The developer hereby undertake to keep the owners indemnified against all acts , suits , costs, proceeding and claim that may arise out of the development of the said developer's action with regard to the development of the said premises and / or in the matter of construction of the said building and / or defect therein.

ARTICLE XV: OWNERS OBLIGATION

- 15.1** The owners doth hereby agree and with developer not to cause any interference or hindrance in the construction of the said building at the said premises by the developer provided the terms and conditions, covenants and obligation as stated above are complied with the developer not to do any act, deed or things whereby the developer may be prevented from selling, assigning, and / or disposing of any of the developers allocation portion in the building at the said premises in favour of the intending buyers of flats / shops / garages in the said building. The owners further gives undertaking for and on behalf of their agents, servants, representatives for similar act in their own liability and responsibility.
- 15.2** The owners doth hereby agrees and covenant with the developer not to let out grant, lease, mortgage and / or charge or part with the possession of the said premises or any portion thereof without the consent in writing of the developer on and from the date of execution of this agreement. This agreement cannot be terminated by the owners in any case unless and until all the flats / shop / garages under the developers allocation are sold out and the deed of conveyance in favour of intending purchasers of the developers allocation are executed and registered if the developer strictly follow the terms and condition of the agreement.
- 15.3** The owners further declare that the said property or the premises has not been subject to any notice of attachment under public demand recovery act or for payment of income tax and municipal dues or attachment in respect of any suit.



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- 15.4** That the owners herein undertake not to create any kind of charge or mortgage including that of equitable mortgage by disposing the title deed of the said premises / land or any portion thereof at any time during the subsistence of this agreement.
- 15.5** That the owners and / or their solicitors or advocate shall answer the requisition on the title required by the developers or by any of the intending purchasers of the developers allocation as and when the same would be required.
- 15.6** The developer shall pay the required security deposit payable to the North Dum Dum Municipality for the sanctioning of the building plan in the name of the owners and / or Developers.
- 15.7** The developer shall take the refund of the same after the building is completed and the owners shall be liable to sign all documents, papers form etc. for getting the security deposit refunded.

ARTICLE XVI: MISCELLANEOUS

- 16.1** The owners and the developer have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the Developers and the Owners but as a joint venture between the parties hereto any manner not shall the party hereto constitute as an association or persons.
- 16.2** The owners hereby undertake to do all such act, deeds, matters and the owners shall execute any additional power of attorney and / or authorization in favour of the developer for the purpose and the owners also undertake to sign and execute all such additional application and the documents as the case may be provided in no way infringe any of the right of owners and / or against the spirit of the agreement.
- 16.3** The developer and owners shall frame a scheme for the management and administration of the said building and / or common parts thereof. The owners hereby agreed to abide by the rules and regulation of such



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management society association, organization and hereby give its consent to abide by the same.

- 16.4** The name of the building decided by the owners and Developer is settled and named as **"BAKUL VILLA"**.
- 16.5** As and from the date of completion of the building the developer and or / its transferee and the owners and / or their transferee and their successors shall each be liable to pay and bear proportionate charge on account of ground rent and wealth tax and other taxes payable in respect of their respective shares of the constructed area.
- 16.6** There is no agreement regarding development or sale of the said premises and that all other agreement, if any prior to this agreement shall be deemed to have been cancelled.
- 16.7** All arrear municipal taxes and / or other taxes before to execution of this agreement shall be paid by the owners and if anything is paid by the developer that will recovered from the owners by cash.
- 16.8** The developer shall demolish the existing structure at its own costs and expenses and shall appropriate the salvages and building materials.
- 16.9** At the time of signing this agreement and execution of registered development power of attorney and registered general power of attorney in favour of the developer the owners will hand over the all original documents related to the said property, like as original deed, parcha, khajna receipt, updated payment of municipal tax receipt and same will be returned to the owners at the time of giving possession to the owners allocation.
- 16.10** It is agreed by both parties that the developer will have right to amalgamate the adjacent plot / plots for construction of multi storied building in a complex for better rehabilitation.
- 16.11** It is specially agreed between the parties that if any damage occurs during the period of construction or after the period of construction for any reason, the developer will only be liable for that.



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- 16.12** The developers hereby and covenants to the owners not violate or contravene any of the terms and conditions of the present agreement as well as not to violate any municipal rule relating to the construction of the proposed multi storied building in any manner whatsoever.
- 16.13** The owners will not in any way be liable or responsible for the project and if further costs are to be incurred, the developer only will be responsible for that.
- 16.14** The owners will have sole liberty to transfer their portion of flat by way of sale, gift etc. according to their choice without interruption or disturbance by the developers or any person whomsoever.
- 16.15** The owners will sign the sale deed of the conveyance to be execute in favour of the purchaser / purchasers of the building and duly register the same before the registration office in favour of the purchaser and the cost of registration charges of developers allocation shall be borne by the purchaser.
- 16.16** The owners hereto or any of their civil engineer shall give an advance notice to make inspection of the allotted flat in course of construction of the multi storied building and shall also be entitled to raise technical objection in the materials used for construction purpose.
- 16.17** The name of the building shall be fixed by the developer and the landlord after mutual discussion
- 16.18** The developer will obtain the C.C from the municipality within a reasonable period of handing over the possession to the owners as well as transferring all flats, garages, shop etc. in favour of the intending purchaser.

ARTICLE XVII; FORCE MAJEURE

- 17.1** The developers shall not be considered to be liable to any obligation hereunder to the extent that the performance of the relevant obligation are prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.



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- 17.2** Force Majeure shall mean flood, earth -quake, riot war, tempest, civil commotion, strike and / or any other acts or commission beyond the reasonable control of the developers.
- 17.3** Jurisdiction- That the civil courts of North 24 Parganas District will have the only jurisdiction to entertain the all suits and / or litigations.
- 17.4** Dispute Resolution- That if any dispute arises in future in between the parties hereof concerning the development work and relating to observation and performance of the terms and conditions of the agreement, the matter will be referred to arbitrator for arbitration as per the provision of arbitration and conciliation act. 1996 as amended up to date and the direction of the arbitration shall be final and binding upon the parties hereof.

THE FIRST SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of bastu land measuring 5 (Five) Cottahs more or less with 100 Sqft tiles shed structure standing thereon lying and situated at **Mouza- Dakshin Nimta, J.L.No.- 8, Re. Sa. No.- 102, Touzi No.- 1587, ^{R3}Dag No.- 9223, under sabek Khatian No.- 1533, Hal Khatian No.- 1986, 2479 and 2479, Jaminder Khatian No.- 1500** under the jurisdiction of **Nimta P.S.**, presently **A.D.S.R.O Belgharia**, District - North 24 Parganas, within limits of North Dum Dum Municipality, **Ward No. 20, Holding No.- 18, Sisir Bhaduri Street, P.O.- Birati, Kolkata - 700051**, which is butted and bounded by:

- **On the North** : Land of plot No. 6
- **On the South** : Common passage
- **On the East** : Common passage
- **On the West** : Land of plot No. 8



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THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNER'S ALLOCATION)

As a consideration of the said property the owners will get 42 % of the constructed covered area out of which the owners shall get 2 Nos. of 3BHK flat and rest allocation will be decided by mutual consent between the owners and developer, hereinafter called and referred to as the owner's allocation.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

After fulfillment of the owner's allocation / deduction the rest 58% (fifty eight percent) constructed area of the proposed building shall belong to the developers only together with undivided proportionate share of the land and / or other common amenities and facilities.

SPECIFICATION

- | | | |
|----------------------|----------|--|
| 1. BUILDING | : | The complex has a R.C.C. STRUCTURE. |
| 2. WALLS | : | 5"/3" THICK. |
| 3. DOORS | : | Frame good quality Sal wood and main doors / owner's allocation will be made of wood. Inside door will be completed by flash door, will be provided |
| 4. FLOOR | : | All floor are marble / tiles. |
| 5. KITCHEN | : | Marble flooring, black stone cooking platform with 40" ft height glazed tiles, one steel sink, two water points with CP. Bib Cook |
| 6. ELECTRICAL | : | All wiring will be good quality wire concealed and good quality switch fitting and on bed rooms 2 tube points 2 plug points 5 AMP, 2 light point, fan point, drawing cum dining light point fan point, plug point 15 AMP, kitchen light point, |



District Sub-Registrar
Nalanda, 24 Pgs. (N)

27 SEP 2021

- exhaust fan point, 2 plug point 15 AMP, toilet 1 light point, 1 exhaust fan point, 1 Geyser point, balcony 1 plug point , 1 light point, 1 fan point. (Two meter should be provided in two flats)
- 7. TOILETS :** Glazed tiles up to 6 ft .height from level concealed piping shower point, basin, bib cock, Indian type / commode. Floor will be Marble, plumbing line to be made with poly propeline pipe line. Attach toilet in master bed room.
- 8. INTERIOR WALL :** All interior walls will be 5" brick wall and finished with a coat of plaster of paris / putty.
- 9. COVERED GRILL :** Covered grill for windows & balcony with paint.
- 10. WINDOWS :** Aluminum sliding frame window with glass panels with one primer coating and protected with grill.
- 11. STAIR CASE :** Marble flooring.
- 12. WATER SUPPLY :** Water supply round the clock is assured to with necessary sub-immersion deep tube well will be installed.
- 13. LIFT :** Standard company made lift, lift well room, lift machineries etc.
- 14. EXTRA WORK :** Any extra work other than the standard schedule shall be charged extra as described by the builder / developer or their engineer and such amount shall be deposited before the execution of such work.

COMMON FACILITIES AND AMENITIES

Shall include corridors, ways, passage, lift common stair, common lands, pump room, overhead water tank, motor and other facilities which may be mutually agreed upon, between the parties and required for the establishment,

location,
land the



→ District Sub-Registrar
Belghoria, 24 Pgs. (N)
27 SEP 2021

location, enjoyment, maintenance and / or management of the building and land there under.

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

SIGNED, SEALED AND DELIVERED

In the presence of:-

1. *Shantanu K. Gupta*
N.M. Road, Kat-28

1) *Sipak Chakraborty*
2) *Rupak Chakraborty*

SIGNATURE OF THE OWNERS/VENDORS

2. *Romy Das*
Archeal Bhat
Kat-51

KEDARNATH CONSTRUCTION

1) *Sagnik Sarkar*
2) *Pradeep K. Dey*
3) *Souraj P. Biswas*

Drafted By

Rajit Mallick
Adv.
Mughan, Cal
6-24/137/2007.

Partners

SIGNATURE OF THE DEVELOPER

Sl. No.	Signature Execut.
---------	----------------------



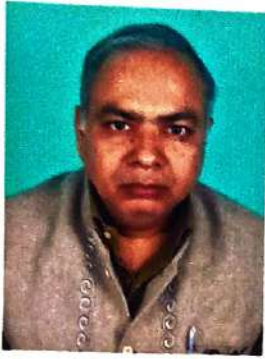


























NOTIFICATION

Addl. District Sub-Registrar
Bargarh, 24 Pgs. (N)

27 SEP 2021

NOTIFICATION

SPECIMEN FORM FOR TEN FINGERPRINTS























Sl. No	Signature of the Executants / Presentants					
	 Dipak Chakraborty	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 Rupak Chakraborty	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 Saquib Sarkar	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						



Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

27 SEP 2021



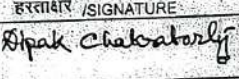

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No	Signature of the Executants / Presentants					
	 <i>Pradeep Kr. Dey</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 <i>Srinivas</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



✓
Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

27 SEP 2021

स्थायी लेखा संख्या	/PERMANENT ACCOUNT NUMBER	
	ACTPC0145K	
नाम /NAME	DIPAK CHAKRABORTY	
पिता का नाम /FATHER'S NAME	NRIPENDRA CHAKRABORTY	
जन्म तिथि /DATE OF BIRTH	25-12-1959	
हस्ताक्षर /SIGNATURE		
		आयकर अधिकारी, प.ब.-XI
		COMMISSIONER OF INCOME-TAX, W.B.-XI

Dipak Chakraborty



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1111/66443/00896

To
DIPAK CHAKRABORTY
দীপক চক্রবর্তী
EAST SHIBACHAL
North Dumdum (m)
Birati, North 24 Parganas
West Bengal - 700051

14/02/2014

is proof of identity, not of citizenship.

To establish identity, authenticate online.



KL750520776FT

75052077



আপনার আধার সংখ্যা / Your Aadhaar No. :

9370 9830 7382

— সাধারণ মানুষের অধিকার

সারা দেশে মান্য।

ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা
প্রাপ্তির সহায়ক হবে।

is valid throughout the country.

will be helpful in availing Government
and Non-Government services in future.

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: পূর্ব শিবচাল
পূর্ব দুমদুম (এম), বীরটি
উত্তর ২৪ পরগণা, পশ্চিম বঙ্গ

Address: EAST
SHIBACHAL, North
Dumdum (m), North 24
Parganas, Birati, West
Bengal, 700051

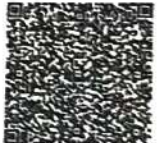


ভারত সরকার
Government of India

দীপক চক্রবর্তী
DIPAK CHAKRABORTY
পিতা : নরেন্দ্র চক্রবর্তী
Father : Nripendra Chakraborty

জন্মতারিখ/DOB: 25/12/1959
লিঙ্গ / Male

9370 9830 7382



— সাধারণ মানুষের অধিকার

9370 9830 7382

1947
200 300 1947

help@uidai.gov.in

www.uidai.gov.in

Dipak Chakraborty

आयकर विभाग

INCOME TAX DEPARTMENT

RUPAK CHAKRABORTY

NRIPEN CHAKRABORTY



भारत सरकार
GOVT OF INDIA

25/02/1961

Permanent Account Number

ASCP4976H

Signature

Signature

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर
नवी मुंबई - 400 614

Rupak Chakraborty



- আপনার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আপনার সারা দেশে মান্য।
- আপনার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা: পূঃ শিবচাল
দুর্গ মদন (এম), বিরাটি
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: EAST
SHIBACHAL, North
Dumdum (m), North 24
Parganas, Birati, West
Bengal, 700051

2323 9623 4826



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ ভারত সরকার Unique Identification Authority of India Government of India

তালিকাভুক্তি আইডি / Enrollment No. : 1111/45901/00037

To
Rupak Chakraborty
রূপক চক্রবর্তী
EAST SHIBACHAL
North Dumdum (m)
Birati, North 24 Parganas
West Bengal - 700051

20/02/2014

KL766180783FT
76618078



আপনার আধার সংখ্যা / Your Aadhaar No. :
2323 9623 4826

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

রূপক চক্রবর্তী
Rupak Chakraborty
পিতা : নন্দেন চক্রবর্তী
Father : Nnpendra Chakraborty

জন্মতারিখ/DOB: 25/02/1961
লিঙ্গ / Male

2323 9623 4826



আধার - সাধারণ মানুষের অধিকার

Rupak Chakraborty



KEDARNATH CONSTRUCTION

Sagnik Sankar

Partners

KEDARNATH CONSTRUCTION

Pradeep K. Dey

Partners

KEDARNATH CONSTRUCTION

Biswajit Sengupta

Partners

आयकर विभाग
INCOME TAX DEPARTMENT
SAGNIK SARKAR
RATAN KUMAR SARKAR



भारत सरकार
GOVT. OF INDIA

09/09/1993

Permanent Account Number

DZNPS4100Q

Sagnik Sarkar

Signature



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

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें :-

आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई-400 614

Sagnik Sarkar



ভারত সরকার

Government of India



সাগ্নিক সরকার

SAGNIK SARKAR

পিতা : রতন কুমার সরকার

Father : RATAN KUMAR SARKAR

জন্মতারিখ/DOB: 09/09/1993

পুলক / Male

3964 6148 9978



আধার - সাধারণ মানুষের অধিকার



আধার

ঠিকানা: রবীন্দ্র পল্লী

রবীন্দ্র পল্লী, রবীন্দ্র নগর

রবীন্দ্র নগর, কোলকাতা, পশ্চিম বঙ্গ

ভারতীয় পরিচয় পরিচালনা অধিদপ্তর

Unique Identification Authority of India

Address: RABINDRA PALLY,
RABINDRA PALLY, Rabindra
Nagar, Rabindra Nagar,
Kolkata, West Bengal,
700065

3964 6148 9978

1847
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Sagnik Sarkar



Pradeep. K. Dey



भारत सरकार
GOVERNMENT OF INDIA



प्रदीप कुमार दे

Pradeep Kumar Dey

जन्मतिथि/ DOB: 09/06/1977

पुरुष / MALE



2690 4819 4927



आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

S/O दुलाल चन्द्र दे, 822,
रबीन्द्र सरानी, नारायण पल्ली,
दुर्गानगर, निमता, कलकाता,
पश्चिमवङ्ग - 700049

Address

S/O Dulal Chandra Dey,
422, RABINDRA SARANI,
NARAYAN PALLY,
DURGANAGAR, Nimta S.O.,
Kolkata,
West Bengal - 700049



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Pradeep. K. Dey

आयकर विभाग
INCOME TAX DEPARTMENT
BISWAJIT BISWAS

भारत सरकार
GOVT. OF INDIA

THAKUR DAS BISWAS

09/11/1979

Permanent Account Number

AQOPB6985F

Biswas
Signature

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Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.

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आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नयी मुंबई - 400 614.

Biswas



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

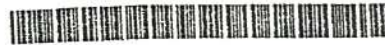
Unique Identification Authority of India

Government of India

আধার আইডি / Enrollment No. : 1111/66600/01825

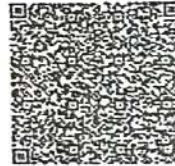
To
Biswajit Biswas
বিশুজিৎ বিস্বাস
63
MAJHERHATI LANE
NIMTA
North Dumdum (m)
Nimta, North 24 Parganas
West Bengal - 700049

10/03/2014



KL816875644FT

81687564



আপনার আধার সংখ্যা / Your Aadhaar No. :

2911 1292 8822

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

বিশুজিৎ বিস্বাস

Biswajit Biswas

পিতা : ঠাকুর দাস বিস্বাস

Father : THAKUR DAS BISWAS



জন্মতারিখ/DOB 10/05/1979

পুরুষ / Male

2911 1292 8822



- সাধারণ মানুষের অধিকার

Biswajit Biswas



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

GRN Details

GRN: 192021220085251821 **Payment Mode:** Online Payment
GRN Date: 24/09/2021 22:01:11 **Bank/Gateway:** HDFC Bank
BRN : 1569452692 **BRN Date:** 24/09/2021 22:09:17
Payment Status: Successful **Payment Ref. No:** 2001842975/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: C and J Associate
Address: Kolkata
Mobile: 9836261690
Depositor Status: Solicitor firm
Query No: 2001842975
Applicant's Name: Mr Pradip Karmakar
Identification No: 2001842975/3/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001842975/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	6970
2	2001842975/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				6991

IN WORDS: SIX THOUSAND NINE HUNDRED NINETY ONE ONLY.

Major Information of the Deed

Deed No :	I-1526-04318/2021	Date of Registration	27/09/2021
Query No / Year	1526-2001842975/2021	Office where deed is registered	
Query Date	19/09/2021 12:42:39 PM	1526-2001842975/2021	
Applicant Name, Address & Other Details	Pradip Karmakar 14, Nabapally, Dum Dum Bediapara, Tindokan, Near Rajesh Dar Dokan, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700077, Mobile No. : 7003861615, Status : Solicitor firm		
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. 40,77,004/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (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:- Nimta, Municipality: NORTH DUM DUM, Road: Sisir Bhaduri Street, Mouza: Dakshin Nimta, , Ward No: 20, Holding No:18 JI No: 8, Touzi No: 1587 Pin Code : 700051

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-9223	RS-2479	Bastu	Bastu	5 Katha		40,50,004/-	Property is on Road Adjacent to Metal Road,
Grand Total :					8.25Dec	0 /-	40,50,004 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	

Land Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Dipak Chakraborty Son of Late Nripendra Chakraborty Executed by: Self, Date of Execution: 27/09/2021 , Admitted by: Self, Date of Admission: 27/09/2021 ,Place : Office			
27/09/2021	LTI 27/09/2021	27/09/2021	

East Sibachal Birati, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. : ACxxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/09/2021
 , Admitted by: Self, Date of Admission: 27/09/2021 ,Place : Office



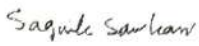


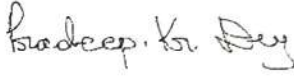


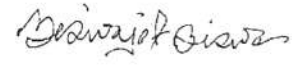
Name	Photo	Finger Print	Signature
Mr Rupak Chakraborty Son of Late Nripendra Chakraborty Executed by: Self, Date of Execution: 27/09/2021 , Admitted by: Self, Date of Admission: 27/09/2021 ,Place : Office			
27/09/2021	LTI 27/09/2021	27/09/2021	

East Sibachal Birati, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. : ASxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/09/2021
 , Admitted by: Self, Date of Admission: 27/09/2021 ,Place : Office


Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	KEDARNATH CONSTRUCTION 79 Rabindra Sarani, City:- , P.O:- Rabindra Nagar, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No. : AAxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sagnik Sarkar Son of Late Ratan Kumar Sarkar Date of Execution - 27/09/2021, , Admitted by: Self, Date of Admission: 27/09/2021, Place of Admission of Execution: Office	Photo  Sep 27 2021 11:47AM	Finger Print  LTI 27/09/2021	Signature  27/09/2021
63, Rabindra Pally, City:- , P.O:- Rabindra Pally, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700065, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: DZxxxxxx0Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KEDARNATH CONSTRUCTION (as Partner)				
2	Name Mr Pradeep Kumar Dey (Presentant) Son of Late Dulal Chandra Dey Date of Execution - 27/09/2021, , Admitted by: Self, Date of Admission: 27/09/2021, Place of Admission of Execution: Office	Photo  Sep 27 2021 11:48AM	Finger Print  LTI 27/09/2021	Signature  27/09/2021
422, Rabindra Sarani, Narayan Pally, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ATxxxxxx5G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KEDARNATH CONSTRUCTION (as Partner)				
3	Name Mr Biswajit Biswas Son of Late Thakurdas Biswas Date of Execution - 27/09/2021, , Admitted by: Self, Date of Admission: 27/09/2021, Place of Admission of Execution: Office	Photo  Sep 27 2021 11:48AM	Finger Print  LTI 27/09/2021	Signature  27/09/2021
63 Majherhati First Lane, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AQxxxxxx5F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KEDARNATH CONSTRUCTION (as partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pranay Das Son of Late Girendra Das Nilachal Birati, City:- , P.O:- Nilachal, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051			

	27/09/2021	27/09/2021	27/09/2021
Identifier Of Mr Dipak Chakraborty, Mr Rupak Chakraborty, Mr Sagnik Sarkar, Mr Pradeep Kumar Dey, Mr Biswajit Biswas			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Chakraborty	KEDARNATH CONSTRUCTION-4.125 Dec
2	Mr Rupak Chakraborty	KEDARNATH CONSTRUCTION-4.125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Chakraborty	KEDARNATH CONSTRUCTION-50.00000000 Sq Ft
2	Mr Rupak Chakraborty	KEDARNATH CONSTRUCTION-50.00000000 Sq Ft

27-09-2021

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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 11:39 hrs on 27-09-2021, at the Office of the A.D.S.R. Belghoria by Mr Pradeep Kumar Dey ..

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 40,77,004/-

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

Execution is admitted on 27/09/2021 by 1. Mr Dipak Chakraborty, Son of Late Nripendra Chakraborty, East Sibachal Birati, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession Retired Person, 2. Mr Rupak Chakraborty, Son of Late Nripendra Chakraborty, East Sibachal Birati, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession Retired Person

Indetified by Mr Pranay Das, , , Son of Late Girendra Das, Nilachal Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

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

Execution is admitted on 27-09-2021 by Mr Sagnik Sarkar, Partner, KEDARNATH CONSTRUCTION (Partnership Firm), 79 Rabindra Sarani, City:- , P.O:- Rabindra Nagar, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700065

Indetified by Mr Pranay Das, , , Son of Late Girendra Das, Nilachal Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

Execution is admitted on 27-09-2021 by Mr Pradeep Kumar Dey, Partner, KEDARNATH CONSTRUCTION (Partnership Firm), 79 Rabindra Sarani, City:- , P.O:- Rabindra Nagar, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700065

Indetified by Mr Pranay Das, , , Son of Late Girendra Das, Nilachal Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

Execution is admitted on 27-09-2021 by Mr Biswajit Biswas, partners, KEDARNATH CONSTRUCTION (Partnership Firm), 79 Rabindra Sarani, City:- , P.O:- Rabindra Nagar, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700065

Indetified by Mr Pranay Das, , , Son of Late Girendra Das, Nilachal Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/09/2021 10:02PM with Govt. Ref. No: 192021220085251821 on 24-09-2021, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1569452692 on 24-09-2021, Head of Account 0030-03-104-001-16

ment of Stamp Duty

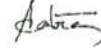
certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 6,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4295, Amount: Rs.50/-, Date of Purchase: 28/08/2021, Vendor name: Ranjita Paul

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/09/2021 10:02PM with Govt. Ref. No: 192021220085251821 on 24-09-2021, Amount Rs: 6,970/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1569452692 on 24-09-2021, Head of Account 0030-02-103-003-02



Saikat Patra

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2021, Page from 158217 to 158259
being No 152604318 for the year 2021.



Digitally signed by SAIKAT PATRA
Date: 2021.09.27 12:23:35 +05:30
Reason: Digital Signing of Deed.

Saikat Patra

(Saikat Patra) 2021/09/27 12:23:35 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)