13139/24

I-12746/24

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

Y 782790

2-31032481/24

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheets attached to this document are part of this document.

Additional District Sub-Registrar, Sonarpur, Diam Dum, 24-Pgs. (North)

10 DEC 2024

DEVELOPMENT AGREEMENT

This *Development Agreement* is made on this 10th Day of December 2024 of Christian era

BETWEEN

Cont.....P/2

No. 865 Value 1000/-

Date 04. 12. 2024

Sold to Abhijit Ghosh (Adv)

Address Barasat Court.

Vendor Sign.

Sharmistha Chatterjee Mukherjee
Govt. Lince Stamp Vendor
Sealdah Civil Court, Kol-14

04 DEC 2024

Abhijit Ghosh
Advocate
Barasat-Court-
E.No. WB/2852/1999

Addl. District Sub-Registrar
Cossipore, Dum Dum

10 DEC 2024

SRI NITISH BASU **[PAN:-ACNPB8259R] [Aadhaar No. 411818873769]** , son of Late Dwijendra Nath Basu , by faith:– Christian, by Nationality:- Indian , by occupation:- Retired Person , residing at 45/4 , Kabi Mukunda Das Road , 3 No. Rail Gate , P.O. Rabindra Nagar , P.S. Dum Dum Cantonment , Kolkata:-700065 , Dist. North 24 Parganas , herein after referred to as the **"VENDOR / LAND OWNER"**(which expression shall unless excluded by or repugnant to the context be deemed to mean and to include his respective heirs , executors , administrators , legal representatives and assigns) of the **FIRST PART**.

Cont.....P/3

AND

JAI JAGANNATH CONSTRUCTION [PAN:-AAUFJ0918L], a Partnership Firm having its registered office at 77(50/1) Gitanjali Park , Sarat Bose Lane , P.O. Rajbari Colony , P.S. Airport , Kolkata :-700081, Dist. North 24 Parganas , represented by its **6(six) partners** namely **1. SRI BIPLAB ROY CHOWDHURY,[PAN:-ADEPR2788R]** , [Aadhaar No.**558440218482**] , son of Late Pran Kumar Roy Chowdhury , residing at 31, Rishi Aurobinda Park , P.O. Birati , P.S.Airport , Kolkata :-700051, Dist. North 24 Parganas , **2. SRI NARAYAN CHANDRA MAZUMDER , [PAN:- AELPM4398A]** , [Aadhaar No.**314371348681**] , son of Late Girindra Mohan Mazumder, by faith:- Hindu , residing at 116, Sarat Bose Lane , P.O. Rajbari , P.S. Airport , Kolkata :-700081, Dist. North 24 Parganas , **3. SRI DEBASIS GHOSH [PAN:-AGDPG3547K] ,** [Aadhaar No.**369832431820**] , son of Late Sunil Kumar Ghosh , residing at 7/5/7 , Rishi Arabinda Park , P.O. Birati , P.S. Airport , Kolkata:-700051 **4. SMT. RIMA GHOSH [PAN:- BPJPG4434F]** , [Aadhaar No.**714076369147**] , wife of Sri Gopal Ghosh , residing at Gitanjali Park , Sarat Bose Lane , P.O. Rajbari Colony , P.S. Airport , Kolkata :-700081, Dist. North 24 Parganas, **5. SRI AMAL GHOSH [PAN:- AIGPG2921G]** , [Aadhaar No.**970671810610**] , son of Late Haricharan Ghosh , residing at Chandiberia , Near ANKUR CLUB , P.O.Krishnapur , P.S. New Town , Kolkata :-700102 , Dist. North 24 Parganas, **6. SMT. SWAPNA DUTTA [PAN:- DNNPS3037N]** , [Aadhaar No.**763825492233**] , wife of Sri Debashis Dutta , residing at 42 , Kabi Nabin Sen Road , P.O. & P.S. Dum Dum , Kolkata :-700028, Dist. North 24 Parganas , all (**Sl. 1 to 6**) by Nationality:- Indian , by faith:- Hindu , by occupation:- Business , herein after referred as " **DEVELOPERS / PROMOTERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and to include their respective heirs , executors , administrators , legal representatives and assigns) of the **SECOND PART.**

Cont.....P/4

Sub. District Sub-Registrar
Cossipore, Dum Dum

10 DEC 2024

WHERE AS ***Sri Nitish Basu*** , **Landowner herein** , son of Late Dwijendra Nath Basu, acquired a landed property admeasuring little more or less **5(Five) cottahs 11 (Eleven) Chittaks 30(thirty) Sq.ft.** which is lying and situated at Dist.:- **North 24 Pargans**. Mauja :- **Digla,** J.L. **18** , Re.Su. **161** , Tauji:- **173** , comprised in R.S. Dag No. **7 (Seven)** , R.S.Khatian No. **2034 (hal) & 364 (old)** , P.S. **Dum Dum** , under jurisdiction of **A.D.S.R. Cossipore , Dum Dum,** and ***South Dum Dum Municipality*** , by virtue of a Registered Bengali ***Deed of Settlement*** , being No.**5786 for the year 1976 dt. 15.08.1976** which was executed by his mother ***Smt. Latika Basu*** wife of Late Dwijendra Nath Bose and registered at Sub-Registry office at **A.D.S.R- Cossipore , Dum Dum** , and recorded in Book No.**I** ,Vol. **95** and Page:- **196 - 200** of the same registry office.

There after , said ***Sri Nitish Basu*** , **Landowner herein,** mutated his name in the record of **B.L. & L.R office** vide Dist.:- **North 24 Pargans**, P.S. **Dum Dum** , Mauja :- **Digla,** comprised in **R.S. & L.R. Dag No. 7 (Seven)** , R.S.Khatian No.2034 (Hal) & 364 (Old) and **L.R. Khatian :- 3800** and recorded in local ***South Dum Dum Municipality*** , under ward No. **2** , being Holding No. **137 , KABI MUKUNDA DAS ROAD , P.O. RABINDRA NAGAR , PIN-700065.**

THUS , said ***Sri Nitish Basu*** , **Landowner herein,,** son of Late Dwijendra Nath Basu, **ABSOLUTE OWNER** of above mentioned landed property **5(Five) cottahs 11 (Eleven) Chittaks 30(thirty) Sq.ft.** along with a dilapidated R.T.S which is lying and situated at Dist.:- **North 24 Pargans**. P.S. **Dum Dum** , Mauja :- **Digla,** J.L. **18** , Re.Su. **161** , Tauji:- **173** , under jurisdiction of **A.D.S.R. Cossipore , Dum Dum,** comprised in R.S. Dag No. **7 (Seven)** , R.S.Khatian No. **2034 (Hal) & 364 (old).** and **L.R. Khatian :- 3800** under ward No. **2** of local ***South Dum Dum Municipality*** , being Holding No. **137 , KABI MUKUNDA DAS ROAD , P.O. RABINDRA NAGAR , PIN-700065.**

Cont.....P/5

AND WHERE AS with a view to construct a multi storied building **(G+IV)** over the said land more fully described in the Schedule hereunder written the Owner approached the Developers of the Second Part hereto for a joint venture in relation to construction and completion of the multi storied building on the aforesaid land in strict adherence in the Building Plan exclusively at the costs, expenses and charges of the Developers and the Developers hereto agreed and accepted to such proposal.

AND WHERE AS upon discussion with such building contractors and Developers the said present owner realized that it were not within their means and financial capacity to afford the cost and expenses required for construction of multi storied building as per plan to be sanctioned by the ***South Dum Dum Municipality*** and as such they have approached to the above named Developer to help them in the matter of implementation of their idea of erecting the proposed housing complex consisting with numbers of multi-storied building **(G+IV)** as per said building plan sanctioned by the ***South Dum Dum Municipality*** by securing intending purchaser of residential as well as commercial units to be constructed according to the building plan to be sanctioned by ***South Dum Dum Municipality*** .

AND WHERE AS having relied upon the aforesaid representation made by the owners the developer have discussed with the owner the terms and conditions upon which the construction of the said building at the said premises can be undertaken and they being the parties hereto after such discussions have agreed with each other that the developer shall construct the said building according to the sanctioned plan on the terms and conditions hereinafter appearing.

Cont.....P/6

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

ARTICLE- 1 – DEFINATION

In this agreement unless in consistent with or repugnant to the subject or contest:-

i)**'The said premises'** shall mean a landed property admeasuring little more or less **5(Five) cottahs 11 (Eleven) Chittaks 30(thirty) Sq.ft.** more fully described in schedule hereunder written being holding No. **137, KABI MUKUNDA DAS ROAD , P.O. RABINDRA NAGAR , P.S. DUM DUM , PIN-700065 , Dist.- North 24 Parganas** under ward No. **2** of ***South Dum Dum Municipality*** .

ii) **' Proposed Building or Buildings'** shall mean the building or buildings to be constructed at the said premises including shop rooms the parking and other space intended for enjoyment of the said multi storied building **(G+IV)**thereof .

iii) **'Common Facilities'** shall include corridors, Stairways passage ways & other spaces and facilities whatsoever required for the use , enjoyment establishment location , maintenance and /or Management of the building and /or building and /or common facilities or any of them as the case may be.

iv) **'Roof'** shall mean and include the roof of the said building on the top of the terrace.

v) **'Common Purposes'** shall mean and include the purpose of maintain the said building and in particular the common parts as also meeting of the common expenses and matters relating to the mutual rights and obligations of the purchasers and the common use and enjoyment thereof.

Cont.....P/7

vi) **'Undivided Share'** shall mean the undivided proportionate variable importable share or interest in the said land underneath the building to be constructed as also the common parts to be determined by the developer and landowners at their absolute discretion taking into account total area to comprise in the said unit agreed to be acquired by the purchase in relation to the total area of the said building.

vii) **'Indenture'** shall mean and include development agreement made between the Landowners of the one part and Developer of the other part with regard to the development of the 'said land' and / or the construction of the said building.

viii) **'Super Built up Area/ space'** shall mean the aggregate area comprised in the space in the building or Buildings available for independent use and occupation together with the space required for corridors, lobbies, **lift** ,walls and room stair-cases , electrical generator and master rooms and other common area.

ix) **'Agreement for Sell'** shall mean and include the agreement to be made between the developer and intending purchaser/buyers(s) for transfer of undivided proportionate, impartibly share and or interest.

x) **Landowner's Allocation'** shall mean **43(Forty three)%** of **constructed covered area** as per sanctioned plan approved by the ***South Dum Dum Municipality*** with undivided share in the beneath land , all common facilities and amenities comprised in the said premises **[G+IV]** with roof right along with ***Right of Easement*** **save and except Developer's Allocation**. (Note:- this **43(Forty three)%** will be distributed in same proportion in every floor of newly developed building). In the event sanctioned additional floors are constructed over and above the proposed [G+IV] structure , same shall also be subject to the Landowner holding **43% share** on each floor in such additional constructed area.

xi) **'Developer's Allocation'** shall mean **57(Fifty seven)%** of **constructed covered area** as per sanctioned plan approved by the ***South Dum Dum Municipality*** with undivided share in the beneath land all common facilities and amenities comprised in the said premises **[G+IV]** with roof right along with ***Right of Easement*** **save and except Landowner's Allocation**. (Note:- this **57(Fifty Seven)%** will be distributed in same proportion in every floor of newly developed building). In the event sanctioned additional floors are constructed over and above the proposed [G+IV] structure , same shall also be subject to the Developer holding **57% share** on each floor in such additional constructed area

Cont.....P/8

xii) **'Building Plan'** shall mean the sanctioned building plans and shall include all amendments and / or modifications thereon as may be made by consent of the parties hereto subject to the Rules and Regulations of the West Bengal Municipality Act 1993.

xiii) **'Architect'** shall mean the Architect appointed in terms hereof and / or such other person or persons and or firm or firms as may from time to time be appointed by the developer.

xiv)**'Developer'** shall mean the **JAI JAGANNATH CONSTRUCTION** , a Partnership Firm having its registered office at 77(50/1) Gitanjali Park , Sarat Bose Lane , P.O. Rajbari Colony , P.S. Airport , Kolkata :-700081, Dist. North 24 Parganas shall include its partners mentioned above & successor or successors interest and assigns and legal heirs.

xv) **'Landowners'** shall mean **SRI NITISH BASU** , son of Late Dwijendra Nath Basu , residing at 45/4 , Kabi Mukunda Das Road , 3 No. Rail Gate , P.O. Rabindra Nagar , P.S. Dum Dum , Kolkata:-700065 , Dist. North 24 Parganas , and their legal heirs , administrators and assigns.

xvi) **'Transfer'** with its grammatical variations shall include a transfer by possession and by any other means adopted for effecting what is understood as a transfer of unit i.e. Multistoried Building to purchase thereof and will include the meaning of the said terms as defined in the Income Tax Act, 1961 and transfer of Property Act.

xvii) **'Transferee'** shall mean a person, firm, limited company, associate on of persons or body of individuals to whom any space in the building has been transferred.

xviii) **'Purchaser'** shall mean a person to whom any unit in the proposed building has been transferred.

xix) **'Unit'** shall mean flat other common areas in the building proposed to be constructed at the said premises including car parking space if any.

Cont.....P/9

'EXPRESSION IMPARTING MASCULINE' shall include feminine and neuter gender.

The paragraphs heading of the articles do not form part of this agreement and shall not be taken into account for construction of interpretation thereof.

ARTICLE- 1 – COMMENCEMENT

This agreement shall come into effect on execution of this Agreement

ARTICLE- 2– RIGH TITLE AND INDEMNITIES

i) The Landowner is absolutely seized and possessed or otherwise well and sufficiently entitled to all that the said premises and every part thereof.

ii) That the entirety of the said premises is free from all encumbrances charges line, lispendens, detachments, trusts whatsoever of howsoever. Landowner is not involved with other Developers through any sorts of Agreement. If it is proved that they are involved with another Developer, **JAI JAGANNATH CONSTRUCTION** (Present Developer) will not be responsible by any means for that incident.

iii) The Land owner agree to keep the developer idemnified against any claim or demand at the time if agreement in respect of the said premises save and except any claim or demand that arise due to the mode , manner , method , and process of construction undertaken , which is the sole liability of the said Developer.

iv) That the Landowner is presently in exclusive possession of the said premises.

v) There is no proceeding initiated and pending by the **South Dum Dum Municipality or any other authorities** regarding the said land.

vi) Land owner will dispose photo copy of documents (Sale Deed / Gift Deed / Partition Deed [whatever it may be], Mutation certificate of South Dum Dum Municipality , Current Tax Receipt , Parcha , Khajna Rasid of BLR office etc.) Cont.P/10

vii) Land owner will handover photocopies of all original title Deeds , Mutation Certificate of ***South Dum Dum Municipality,*** Current Tax Receipt , Parcha , Khajna Rasid of B.L & L.R office etc. to the said Developer. But in case of issuing Building Plan, Bank Loan for intending Buyers of Developer's allocation and other official works, Landowner is legally bound to show his all original papers related to the said property for verification purpose in front of prescribed authorities. In this respect no delay or hesitation cannot be considered.

ARTICLE-3 – SPACE ALLOCATION AND CONSIDERATION

Developer will dispose **43(Forty three)%** of **constructed covered area** as per sanctioned plan approved by the ***South Dum Dum Municipality*** with undivided share in the beneath land , all common facilities and amenities comprised in the said premises **[G+IV]** with roof right along with ***Right of Easement*** **save and except Developer's Allocation**. In the event sanctioned additional floors are constructed over and above the proposed G+IV structure , the same shall also be subject to the Developer holding **57%** share on each floor in such additional constructed area and handing the remaining **43%** share on each floor to the said Landowner. Further , the 1BHK , 2BHK , 3BHK Residential Flats & commercial unit (if any) which would be constructed on each floor shall also be handed over to the said Land owner by the said Developer in same proportion on each floor as has been mentioned above.

Developers will apply for new building plan of multi storied Building in the manner herein contained and shall at its own costs and expenses and shall at its own costs construct on the said premises building or buildings having total super built up area on the basis of the minimum allowable as per building regulations under the West Bengal Municipality Act,1993 in accordance with the copy of said sanctioned plan demarcating the Landowner's share be handed over to the Landowner.

In pursuance of the aforesaid the landowner do hereby nominate, Constitute and appoint and authorize the developers to develop the said premises by constructing a new multistoried building there provided that the authority hereby given shall not be revoked or cancelled during the subsistence of this agreement, without any breach of the terms of this agreement on the part of the both developer& landowner.

The Parties hereto mean the landowner and developer shall have a proportionate share and interest in the land common area roof terrace in the said building or buildings in proportion to their respective allocations.

Cont.....P/11

The landowner will be exclusively entitled to the landowner's allocation in the proposed building or buildings with exclusive right to transfer or otherwise deal with or dispose of the same on proportionate floor wise completion of the construction and the developer shall not have any right , claim or interest whatsoever therein or any part thereof and the developer shall not in any way interfere with or disturb the quiet and peaceful possession and enjoyment of the landowners allocation , subject however to what is provided in agreement.

Developer will have a right to take another adjacent land from others for enhancing the newly developed multi-storied building in future , in this respect Land owner will have no right to put any objection at all provided that does not in any way delay the completion of the construction of the proposed building which is the subject matter of the very Development agreement. Apart from that point to be noted vividly that in case of transferring Developer's Allocation , any 1(one) of Developer out of 6(six) Developers may sign and execute Registered Deed of Sale , Registered / ordinary Agreement for Sale in favour of intending Purchaser(s) and any 1(one) of Developer out of 6(Six) Developers will represent physically before Registering authority on behalf of Firm.

The landowner will at the request and cost of the developer empower the developer as the constituted attorney to sign such paper and documents as may be thought fit and proper and also act on behalf of the landowners and to sign and execute such papers and documents for conferring title on the purchaser or purchasers from developer's allocation from time to time as the case may be. The costs including expenses of such paper, documents shall be borne and paid by the developer and / or its purchaser or purchasers.

ARTICLE – 4 - LANDOWNER'S REPRESENTATION

i) The said premises is not vested under the urban land (ceiling and regulation) Act, 1976.

ii) There is no existing agreement regarding the developer or sell of the said premises and that all other agreement if any, prior to this agreement have been cancelled the are being superseded by this agreement and the owners agree to indemnify and keep indemnified the developer against any or all claims made by any third party in respect of the said premises.

ARTICLE – 5 - LANDLOWNER'S OBLIGATION

It shall be mandatory obligation of the LAND OWNER to provide the DEVELOPER :-

i) The LAND OWNER hereby further agrees and covenant with the DEVELOPERS as follows.

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Addl. District Sub-Registrar
Cossipore, Dum Dum

10 DEC 2024

a) If Landowner is involved with another developer before present developer then, for that incident present Developer has no responsibility to pay anything as compensation for the same.

b) Not to do any act, deed or thing where by the DEVELOPERS is prevented from selling, assigning or disposing of any portion in the DEVELOPER'S allocation in the said building or buildings.

c) Not to let- out, grant, lease, mortgage or change the said premises or any portion thereof without the consent in writing of the DEVELOPER.

d) To sign and apply all deed, papers and documents and render all assistance as may be required by the DEVELOPER from time to time concerning the construction of the said premises which are necessary for its development.

'ARTICLE –6 – DEVELOPER'S OBLIGATION

It shall be the obligation of the DEVELOPER to provide owner's allocation in kinds in newly developed building with proportionate share of common area , Roof , facilities , amenities & beneath land comprised in the said premises along with ***right of Easement*** save & except the Developer's allocation within proper time .

i) To complete the constructions and erections of the said building within **30(Thirty) months** from the date of sanction of the building plan approved by the ***South Dum Dum Municipality*** as required for development of the said premises.

a) Not to let out, grant, lease mortgage or change the said premises or any portion thereof without the consent in writing of the LANDOWNER.

b) If any partner retires from the partnership firm at the time of continuation of the project then and in that event the partnership firm i.e. **JAI JAGANNATH CONSTRUCTION** will not be dissolved and the existing partners of the said firm as well as incoming partner(s) if any shall be liable to continue , complete , fulfil , obey and honour the provisions and / or clause of this Development Agreement.

Cont.....P/13

'ARTICLE – 7- CONSTRUCTION'

i) It shall be the responsibility of the DEVELOPERS to pursue and follow up the plan to be sanctioned by the South Dum Dum Municipality and to get the said plan sanctioned by South Dum Dum Municipality and others authorities. All expenses charges incurred in respect of preparation, submission and sanctioning of the plan shall be borne and paid by the DEVELOPERS and the DEVELOPERS agree to reimburse and keep the LANDOWNER indemnified and saved harmless from all costs, charges and expenses incurred or which may incurred for the purpose of preparation and submission and sanction of the said plan, including all incidental expenses.

ii) The DEVELOPERS shall forthwith upon the building plan being sanctioned by the **South Dum Dum Municipality** commence construction erection of the building or buildings on the said premises by providing in a substantial material and workman like manner and to expedite completion of the construction of the building or buildings in accordance with the plans specifications and elevations sanctioned by **South Dum Dum Municipality** to any amendment modification or variations to the said plans and specifications which may be agreed between the LANDOWNER and the DEVELOPER and sanctioned by the authority.

iii) The DEVELOPER shall appoint any licensed architect of their choice for the said building or buildings on the said premises shall be constructed under the direct supervision and guidance of the materials and specifications to be used for the construction of the said buildings shall be shall be final binding and conclusive on the DEVELOPER and the LANDOWNER.

iv) The DEVELOPERS shall comply with the requirements and requisitions of the **South Dum Dum Municipality** and other local authority relating to the construction of the said building or buildings on the said premises and shall obtained the necessary approval or approvals from the authorities concerned as and when required.

Cont.....P/14

v) If the DEVELOPER shall in spite of its best endeavors be unable to complete the said building/buildings in all respect so as to be fit for occupation within 24 months TO 30 months from the date of the sanctioning of the said building plan sanctioned by the South Dum Dum Municipality and other authorities for reasons beyond the control of the DEVELOPERS , namely shortage of supply of the building materials or construction materials , (except on account of lack of funds for procuring the same) strikes affecting the construction site, earthquake directly affecting the construction site , Lock Down directly affecting the construction site , communal riots, court order (not due to fault of said Developer) or other irresistible causes , then and in such case the DEVELOPER shall be entitled to such extension of times as may be reasonable necessary to complete the same in all respect as aforesaid as mutually settled by both the parties in writing.

vi) All costs charges and expenses of incidental to the construction of the building or buildings including cost of materials architect's fees shall be borne paid and discharged by the Developer.

'ARTICLE- 8–COMMON FACILITIES & OBLIGATION

i) All rates, taxes and outgoing up to the date of taking over possession by LANDOWNER'S allocation shall be paid borne and discharged by the developers and the said Developer shall handover valid receipts of the same to the said Land owner at the time of handing over the possession of the said Land owners Allocation

ii) As from the date of possession of the respective allocation the parties hereto shall also be responsible to pay and bear the service charges for the common facilities in the building in proportion to their respective allocations , the said charges to include premium for the insurance of the building under fire and scavenging charges , Light , Sanitation maintenance operation and renewal charges for bill connection and management of common facilities renovation replacement repair and maintenance charges and expenses for the building and of all common wring pipe, Electrical and others .

Cont....P/15

'ARTICLE- 9– REVISED PLANS'

i) The DEVELOPER shall at the cost of the DEVELOPER from time to time submit the plans to the South Dum Dum Municipality and / or other appropriate Government Authorities under the Urban Land (ceiling and Regulation) Act, 1976 and any other body local authorities or Government for sanction permission clearance or approval of the plans as may or shall be required by the Government or the relevant authority and the landowner shall comply with the sanction permission clearance or approval as aforesaid .

ii) LANDOWNER will render to the DEVELOPER all responsible assistance necessary to apply for and / or obtain all sanctions permission clearance approvals and / or authorities and shall do all such acts deeds and sign such papers and documents as may be necessary to enable the DEVELOPER collect and receive from the concerned authorities or bodies and refunds or other payments or deposits made by other party.

'ARTICLE- 10– MISCELLANEOUS'

i) None of the parties hereto shall do or cause to be done any act deed or thing whereby the progress of constructions of the building to be constructed on the said premises shall be in any way hindered or affected and if any of the parties shall do or cause to be done any such act deed or thing except if there is any breach of contract then the party do sign or so assuring to be done shall be liable to forthwith remove such hindrance or difficulty or obstructions or shall be liable to compensate the other party for all losses and damages suffered by the other party . After the possession is taken over by the parties hereto of their respective allocation the landowner shall be responsible and hereby agrees and under takes to pay and bear all rates , taxes maintenance charges and other outgoing in respect of the Land owner's allocation.

ii) None of the parties shall be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by reason of a force majeure with a view that the obligations of the party affected by force majeure. Force majeure shall mean flood, earthquake, Riot, Lockdown , war, storm, civil commotion, strike lockout and any act or commission beyond the control of the party so prevented.

Cont....P/16

iii) All notice to be served under these presents shall be served by hand or by registered post and acknowledgement due at their respective addresses herein first mentioned or at such other addresses as the respective parties may hereinafter notify in writing to each other.

'ARTICLE- 11– DEFAULT'

If at any time the DEVELOPERS shall commit breach of any of the terms and conditions herein contained and on the part of the DEVELOPERS to be observed and performed then and in that event the LANDOWNER will give to the DEVELOPERS a notice in writing calling upon the DEVELOPERS to rectify and perform and observe the terms and conditions and if the DEVELOPERS fails and neglects to rectify and/or perform or perform or serve the same within a period of 30 days from the receipt of such notice then and in that event the LANDOWNER will be entitled to determine this agreement and upon determination the developer shall be liable to vacate and make over the said property of any portion thereof.

'ARTICLE- 12– ARBITRATION'

Save and except what has been specifically stated hereunder all disputes and differences between the parties arising out of the construction or interpretation of any of the terms and conditions as per this agreement shall be adjudicated by reference to the arbitration of two independent Arbitrators , one to be appointed by each party , who shall jointly appoint an umpire at the commencement of the reference and the award of the Arbitrators of the umpire as the case may be , shall be final and conclusive of the subject as between the parties as per **Arbitration Act ,1996** .

' ARTICLE –13 – JURIDICATION'

All courts within the jurisdiction of District Court, Barasat 24 Pgs.(N) shall entertain and determine all actions, suit and proceedings arising out of these present between the parties hereto.

Cont.....P/17

'ARTICLE- 14 – SPECIFICATION OF WORK FOR FLAT'

1. Structure: - R.C.C Structure

2. Brick Work: - 8'' Outer wall & 5'' for inner wall

3. Flooring: - Ceramic tiles Floor (2'-0" X 2-0") of **Johnson**

4. Toilet wall: - 6(six) feet from floor fitted with glass design tiles.

5. Window Shutter: - Sliding window with aluminum chancel.

6. Door Frame: - 4'' X 2.5'' thick of wood

7. Door Shutter: - Main door will be Flush door with front side door skin and Commercial base Flush Door for rest doors and toilet Door will be made of P.V.C.

8. W.C.: - English Style commode

9. Toilet Equipment: - Two normal white commodes two showers with cistern for Toilet . Apart from that one white normal basin for drawing cum dining.

10. Grill: - As per standard practice.

11. Electrification: - Concealed wiring (**Havells / Phynolex wire**) along with 18 points for 1BHK Flat , 22 points for 2BHK Flat & 26 Points for 3BHK Flat

12. Verandah & Railing: - Brick work of Grill up to 3ft. height. (If any) .

13 . Kitchen: - One steel sink(1P) with Kitchen table of black stone & one L.P.Gas space along with 2(two) taps. Glazed tiles in kitchen upto 2 ½ ft. height from the kitchen table.

14. Plumbing & Sanction: - Concealed P.V.C water Line in an every Bath & Kitchen and P.V.C. pipe fort soil line.

Cont.....P/18

ARTICLE- 15 – SPECIFICATION OF WORK FOR CAR PARKING SPACE

Plaster Wall , Net Cement Floor with 2(two) electrical points per Car parking Space.

Charges for extra work will be paid by Land owner to the Developer before commencement of the said extra work.

Annexed forms of finger prints will be treated as the part of this very '***Development Agreement***'

Apart from that:-

a. Developer is responsible to obtain completion certificate (C.C.) from ***South Dum Dum Municipality*** after completion of entire work.

b. Developer will not have any right to install any cell phone tower & display board on the terrace (top roof) of the entire premises

c. Land owner shall have the right to visit the entire premises to inspect & observe of construction work during the period of construction.

d. Developers at their own cost shall arrange sewerage and outlet water line of the building along with boundaries & pavements & Lift facility in the said premises.

e. After vacating the existing dwelling structure of the said Landowner, the developer at its own cost and responsibility shall demolished the existing building and remove the rubbish, scrap materials etc. which will be considered as Developer's property.

Cont.....P/19

f. Developer will provide pest control of entire building at their own cost as per their financial budget (if required).

g. Developer shall pay an amounting to the tune of **Rs.3,00,000 (Rupees Three Lakh)** only to the said Landowner at the time of execution of very Registered Development Agreement as **Interest free Refundable Security Deposit** . After completion of entire work , Landowner may refund the said amount to the said Developer **or** that amount will be adjusted by Developer from Land owner's Allocation.

h. If Developer is failure to hand over owner's Allocation to said owners within **30 (thirty) months** from the date of Sanctioned Building Plan approved by South Dum Municipality , Developer is legal bound to pay monthly **Rs.45000(Rupees Forty Five thousand)** to the said Land owners as **Compensation** for the delayed period.

THE SCHEDULE OF PROPERTY ABOVE REFERRED TO

A piece and parcel of Landed property (**BASTU** in nature) admeasuring little more or less landed property **5(Five) cottahs 11 (Eleven) Chittaks 30(thirty) Sq.ft.** along with a ***Kutcha structure*** **(R.T.S)** admeasuring **200(two hundred) Sq.ft covered area** used for **Residential Purpose** with **Net Cemented flooring & Tiles shade** which is lying and situated at Dist.:- **North 24 Pargans**. P.S. **Dum Dum** , Mauja :- **Digla**, J.L. **18** , Re.Su. **161** , Tauji:- **173** , comprised in **R.S. & L.R. Dag No. 7 (Seven)** , R.S.Khatian No. **2034(Hal) & 364 (old)**, **L.R. Khatian :- 3800** , under jurisdiction of **A.D.S.R. Cossipore , Dum Dum.** , under ward No.**2** , being Holding No. **137** (old- 1095) , **KABI MUKUNDA DAS ROAD , P.O. RABINDRA NAGAR , PIN-700065** under ***South Dum Dum Municipality*** which is butted and bounded as under :-

On the **North**	Land of others
On the **South**	Land of Arnab Basu & Gargi Basu
On the **East**	**6(six) ft.** wide Municipal Road
On the **West**	Land of others

Cont.....P/20

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and executed this ***Development Agreement*** on the day, month and year first above written.

SIGNED, SEALED & DELIVERED at Kolkata in the presence of:-

1.
Gopal Ghosh
R/A Park, Kol-81

2.
Anhan Basu.
KMD Road, Kol - 65

.....

Signature of LAND OWNER

① Bipilal Roy Chowdhury
② Narayan Ch. Mozumder
③ Sekhar Ghosh
④ Rima Ghosh
⑤ Amal Ghosh
⑥ Swapna Dutta

JAI JAGANNATH CONSTRUCTION
Partner

.....

Signature of Developers / Partners of JAI JAGANNATH CONSTRUCTION

-:Drafted by :-

Avijit Ghosh (*Advocate*)
Barasat Court
Enrollm ent No.WB/2852/99

Cont..... P/21

...adi, District Sub-Registrar
Cossipore, Dum Dum

10 DEC 2024

Memo of Consideration

Received with thanks from the with named Developer an amounting to the tune of **Rs.3,00,000/=**(Rupees three Lakh) only as **Interest free Refundable Security Deposit** of the said joint Venture as per Memo below:-

Date	Particulars	Amt.(Rs)
07/12/2024	Ch. No. 732050 on S.B.I (Kolkata Airport Br)	3,00,000
—	—	—
	TOTAL	**300000**

-:Withness:-

1.

Gopal Chorak

Amit Baru

.....

Signature of LANDOWNER

2.

Anku Baru.

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

(1) Name SRI NITISH BASU (Landowner)

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

ডান হাত

Nitish Basu

Signature of the Presentant

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

(2) Name SRI BIPLAB ROY CHOWDHURY (Developer)

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

ডান হাত

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

Biplab Roy Chowdhury

Signature of the Presentant

(3) Name SRI NARAYAN CHANDRA MAZUMDER (Developer)

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

ডান হাত

Narayan Ch. Mazumder

Signature of the Presentant

N.B. L.H. = Left hand finger prints & R.H. = Right hand finger prints.

...ndi, District Sub-Registrar
Cossipore, Dum Dum

10 DEC 2024

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

(1) Name SRI DEBASIS GHOSH (Developer)

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

ডান হাত

Debasis Ghosh

Signature of the Presentant

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

(2) Name SMT. RIMA GHOSH (Developer)

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

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

Rima Ghosh

Signature of the Presentant

(3) Name SRI AMAL GHOSH (Developer)

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

Amal Ghosh

ডান হাত

Amal Ghosh

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

(24)

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

(1) Name SMT. SWAPNA DUTTA (Developer)

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

Swapna Dutta

ডান হাত

Swapna Dutta

Signature of the Presentant

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

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত

PHOTO PEST

ডান হাত

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

NIL

Signature of the Presentant

(3) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত

PHOTO PEST

ডান হাত

Signature of the Presentant

N.B. L.H. = Left hand finger prints & R.H. = Right hand finger prints.

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

192024250308809731

Details

GRN:	192024250308809731	Payment Mode:	Online Payment
GRN Date:	09/12/2024 19:27:04	Bank/Gateway:	IDBI Bank
BRN :	2903310750	BRN Date:	09/12/2024 19:29:01
GRIPS Payment ID:	091220242030880972	Payment Init. Date:	09/12/2024 19:27:04
Payment Status:	Successful	Payment Ref. No:	2003103681/2/2024 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	AVIJIT GHOSH
Address:	BARASAT COURT , BARASAT BARASAT, West Bengal, 700124
Mobile:	9123904949
EMail:	jojoghosh9@gmail.com
Contact No:	9123904949
Depositor Status:	Advocate
Query No:	2003103681
Applicant's Name:	Mr AVIJIT GHOSH
Identification No:	2003103681/2/2024
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	09/12/2024
Period To (dd/mm/yyyy):	09/12/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003103681/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	9021
2	2003103681/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	3021
			Total	12042

IN WORDS: TWLEVE THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1506-12746/2024	Date of Registration	10/12/2024
Query No / Year	1506-2003103681/2024	Office where deed is registered	
Query Date	07/12/2024 10:53:55 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	AVIJIT GHOSH BIRATI,Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700051, Mobile No. : 9123904949, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 65,91,249/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,021/- (Article:48(g))		Rs. 3,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Kabi Mukunda Das Road, Mouza: Digla, , Ward No: 2, Holding No:137 Jl No: 18, Touzi No: 173 Pin Code : 700065

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-7 (RS :-)	LR-3800	Bastu	Bastu	5 Katha 11 Chatak 30 Sq Ft	1/-	65,31,249/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
	Grand Total :				9.4531Dec	1 /-	65,31,249 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	200 sq ft	1 /-	60,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NITISH BASU Son of Late DWIJENDRA NATH BASU Executed by: Self, Date of Execution: 10/12/2024 , Admitted by: Self, Date of Admission: 10/12/2024 ,Place : Office	 10/12/2024	Captured LTI 10/12/2024	10/12/2024
	KABI MUKUNDA DAS ROAD, Block/Sector: RABINDRA NAGAR, City:- , P.O:- RABINDRA NAGAR, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Christian, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: ACxxxxxx9R, Aadhaar No: 41xxxxxxxx3769, Status :Individual, Executed by: Self, Date of Execution: 10/12/2024 , Admitted by: Self, Date of Admission: 10/12/2024 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**JAI JAGANNATH CONSTRUCTION** GITANJALI PARK , SARAT BOSE LANE, Block/Sector: RAJBARI COLONY, City:- Basirhat, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIPLAB ROYCHOWDHURY Son of Late PRAN KRISHNA ROYCHOWDHURY Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 10/12/2024, Place of Admission of Execution: Office	 Dec 10 2024 12:11PM	Captured LTI 10/12/2024	10/12/2024
	RISHI AUROBINDA PARK, Block/Sector: BIRATI, City:- North Dum Dum, P.O:- BIRATI, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: ADxxxxxx8R, Aadhaar No: 55xxxxxxxx8482 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as PARTNER)			

2	Name	Photo	Finger Print	Signature
	Mr NARAYAN CHANDRA MAZUMDER Son of Late GIRINDRA MOHAN MAZUMDER Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 10/12/2024, Place of Admission of Execution: Office	 Dec 10 2024 12:11PM	Captured LTI 10/12/2024	10/12/2024

SARAT BOSE LANE, Block/Sector: RAJBARI, City:- North Dum Dum, P.O:- RAJBARI, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AExxxxxx8A, Aadhaar No: 31xxxxxxxx8681 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as PARTNER)

3	Name	Photo	Finger Print	Signature
	Mr DEBASIS GHOSH (Presentant) Son of Late SUNIL KUMAR GHOSH Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 10/12/2024, Place of Admission of Execution: Office	 Dec 10 2024 12:12PM	Captured LTI 10/12/2024	10/12/2024

RISHI ARABINDA PARK, Block/Sector: BIRATI, City:- North Dum Dum, P.O:- BIRATI, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AGxxxxxx7K, Aadhaar No: 36xxxxxxxx1820 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as PARTNER)

4	Name	Photo	Finger Print	Signature
	Mrs RIMA GHOSH Wife of Mr GOPAL GHOSH Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 10/12/2024, Place of Admission of Execution: Office	 Dec 10 2024 12:13PM	Captured LTI 10/12/2024	10/12/2024

SARAT BOSE LANE, Block/Sector: RAJBARI COLONY, City:- North Dum Dum, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: BPxxxxxx4F, Aadhaar No: 71xxxxxxxx9147 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as PARTNER)

5	Name	Photo	Finger Print	Signature
	Mr AMAL GHOSH Son of Late HARICHARAN GHOSH Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 10/12/2024, Place of Admission of Execution: Office	 Dec 10 2024 12:14PM	Captured LTI 10/12/2024	10/12/2024

CHANDIBERIA , KRISHNA PUR, Block/Sector: KRISHNAPUR, City:- Rajarhat-gopalpore, P.O:- KRISHNAPUR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AIxxxxxx1G, Aadhaar No: 97xxxxxxxx0610 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as PARTNER)

6	Name	Photo	Finger Print	Signature
	Mrs SWAPNA DUTTA Wife of Mr DEBASHIS DUTTA Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 10/12/2024, Place of Admission of Execution: Office	 Dec 10 2024 12:14PM	Captured LTI 10/12/2024	Swapna dutta 10/12/2024

42 KABI NABIN SEN ROAD, Block/Sector: DUM DUM, City:- South Dum Dum, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: DNxxxxxx7N, Aadhaar No: 76xxxxxxxx2233 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AVIJIT GHOSH Son of Late ASHIM GOPAL GHOSH BARASAT COURT , BARASAT , PIN-700124, City:- Barasat, P.O:- BARASAT, P.S.-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124		Captured	
	10/12/2024	10/12/2024	10/12/2024

Identifier Of Mr NITISH BASU, Mr BIPLAB ROYCHOWDHURY, Mr NARAYAN CHANDRA MAZUMDER, Mr DEBASIS GHOSH, Mrs RIMA GHOSH, Mr AMAL GHOSH, Mrs SWAPNA DUTTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NITISH BASU	JAI JAGANNATH CONSTRUCTION-9.45313 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr NITISH BASU	JAI JAGANNATH CONSTRUCTION-200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Kabi Mukunda Das Road, Mouza: Digla, , Ward No: 2, Holding No:137 Jl No: 18, Touzi No: 173 Pin Code : 700065

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7, LR Khatian No:- 3800	Owner:নিতিশ বসু, Gurdian:নিরঞ্জন , Address:নিজ , Classification:বাস্তু, Area:0.14570000 Acre,	Mr NITISH BASU

Endorsement For Deed Number : I - 150612746 / 2024

On 10-12-2024

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 11:03 hrs on 10-12-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr DEBASIS GHOSH ,.

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 65,91,249/-

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

Execution is admitted on 10/12/2024 by Mr NITISH BASU, Son of Late DWIJENDRA NATH BASU, KABI MUKUNDA DAS ROAD, Sector: RABINDRA NAGAR, P.O: RABINDRA NAGAR, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Christian, by Profession Retired Person

Indetified by Mr AVIJIT GHOSH, , , Son of Late ASHIM GOPAL GHOSH, BARASAT COURT , BARASAT , PIN-700124, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-12-2024 by Mr BIPLAB ROYCHOWDHURY, PARTNER, JAI JAGANNATH CONSTRUCTION (Partnership Firm), GITANJALI PARK , SARAT BOSE LANE, Block/Sector: RAJBARI COLONY, City:- Basirhat, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Mr AVIJIT GHOSH, , , Son of Late ASHIM GOPAL GHOSH, BARASAT COURT , BARASAT , PIN-700124, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 10-12-2024 by Mr NARAYAN CHANDRA MAZUMDER, PARTNER, JAI JAGANNATH CONSTRUCTION (Partnership Firm), GITANJALI PARK , SARAT BOSE LANE, Block/Sector: RAJBARI COLONY, City:- Basirhat, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Mr AVIJIT GHOSH, , , Son of Late ASHIM GOPAL GHOSH, BARASAT COURT , BARASAT , PIN-700124, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 10-12-2024 by Mr DEBASIS GHOSH, PARTNER, JAI JAGANNATH CONSTRUCTION (Partnership Firm), GITANJALI PARK , SARAT BOSE LANE, Block/Sector: RAJBARI COLONY, City:- Basirhat, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Mr AVIJIT GHOSH, , , Son of Late ASHIM GOPAL GHOSH, BARASAT COURT , BARASAT , PIN-700124, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 10-12-2024 by Mrs RIMA GHOSH, PARTNER, JAI JAGANNATH CONSTRUCTION (Partnership Firm), GITANJALI PARK , SARAT BOSE LANE, Block/Sector: RAJBARI COLONY, City:- Basirhat, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Mr AVIJIT GHOSH, , , Son of Late ASHIM GOPAL GHOSH, BARASAT COURT , BARASAT , PIN-700124, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 10-12-2024 by Mr AMAL GHOSH, PARTNER, JAI JAGANNATH CONSTRUCTION (Partnership Firm), GITANJALI PARK , SARAT BOSE LANE, Block/Sector: RAJBARI COLONY, City:- Basirhat, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Mr AVIJIT GHOSH, , , Son of Late ASHIM GOPAL GHOSH, BARASAT COURT , BARASAT , PIN-700124, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 10-12-2024 by Mrs SWAPNA DUTTA, PARTNER, JAI JAGANNATH CONSTRUCTION (Partnership Firm), GITANJALI PARK , SARAT BOSE LANE, Block/Sector: RAJBARI COLONY, City:- Basirhat, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Mr AVIJIT GHOSH, , , Son of Late ASHIM GOPAL GHOSH, BARASAT COURT , BARASAT , PIN-700124, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,021.00/- (B = Rs 3,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/12/2024 7:29PM with Govt. Ref. No: 192024250308809731 on 09-12-2024, Amount Rs: 3,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2903310750 on 09-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 9,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 865, Amount: Rs.1,000.00/-, Date of Purchase: 04/12/2024, Vendor name: Sharmistha Chatterjee Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/12/2024 7:29PM with Govt. Ref. No: 192024250308809731 on 09-12-2024, Amount Rs: 9,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2903310750 on 09-12-2024, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
North 24-Parganas, West Bengal

tificate of Registration under section 60 and Rule 69.

gistered in Book - I

olume number 1506-2024, Page from 371510 to 371543

being No 150612746 for the year 2024.

Seal of the Additional District Sub-Registrar, Cossipore Dumdum, District North 24 Parganas

Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.12.12 13:06:33 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 12/12/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.