

20013/24

19550/2024

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

A.R.A. IV

AV 030618

Handwritten notes and signatures: 2/12/24, 20/11/24, Two copies, K. Moh, 3295786/m, 27/12/24

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

Additional Registrar of Assurances-IV, Kolkata

27 DEC 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 17th day of December 2024, Two Thousand Twenty Four (2024) on Christian Era.

BETWEEN

(1) **SRI ABESH GANGULY (PAN: AYLPG1157B & Aadhaar No.6627 3134 1059) (DOB 20.05.1958)**, son of Late Sukhendu Ganguly, by occupation- Business, by faith-Hindu, by Nationality-Indian, residing at 28, Kedarnath Banerjee Road, P.O. Dakshineswar, P.S. Belghoria, Dist- North 24 Parganas, Kolkata-700057, (2) **SRI DIPANKAR GANGULY (PAN: BTAPG4072J & Aadhaar No.542918316225) (DOB 29.01.1976)**, son of Late Dilip Ganguly, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 28, Kedarnath Banerjee Road, P.O. Dakshineswar, P.S. Belghoria, District North 24-Parganas Kolkata-700057, (3) **SRI SUBHANKAR GANGULY (PAN-ALRPG9843M & Aadhaar No. 851898762614) (DOB 06.11.1979)**, son of Late Digendra Nath Ganguly, by occupation - Business, by faith - Hindu, Digendra Nath Ganguly, by occupation - Business, by faith - Hindu, by Nationality Indian, residing at 28, Kedarnath Banerjee Road, P.O. Dakshineswar, P.S. Belghoria, District - North 24-Parganas, Kolkata- 700057, (4) **SMT. NANDITA BANERJEE (PAN-AGUPB9971F & Aadhaar No.749126119606) (DOB 11.11.1973)**, Daughter of Late Digendra Nath Ganguly, and wife of Jyoti Narayan Banerjee, by occupation Housewife, by faith - Hindu, by Nationality - Indian, residing at Milan Pally, P.O. - Italgacha, P.S, - Dum Dum, District North 24-Parganas, Kolkata - 700079 and (5) **SMT. NABANITA BHATTACHARJEE (PAN: BFZPB1186B & Aadhaar No. 8989 16012834) (DOB 02.02,1957)**, daughter of Late Sukhendu Ganguly and wife of Partha Sarathi Bhattacharya, by occupation - Housewife, by faith - Hindu, by Nationality - Indian, residing at 77, D.D. Mondal Ghat Road, P.O. Dakshineswar, P.S. - Beighoria, District - North 24-Parganas, Kolkata - 700076, hereinafter jointly called and

referred to as the **LAND OWNERS/FIRST PARTIES** (which such expression shall unless excluded by or repugnant to the subject of context be deemed to mean and include their heirs, executors, administrators, legal representatives and /or assigns) of the **ONE PART**.

A N D

MOHAMMAD ABID HUSSAIN (PAN: BNQPH7168J & Aadhaar No. 9036 4384 0240) (DOB 08.03.1976), son of Mohammad Kamal, by faith - Islam, by occupation- Business, by nationality-Indian, residing at Village- Madhopur, Post Office - Vishnupur, Police Station- Govindpur, District- Navada, Bihar- 805102, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, and/or assigns) of the **OTHER PART**.

WHEREAS by virtue of a registered deed of conveyance dated 28.08.1981, made between (i) **SRI GOBINDA GOPAL MUKHERJEE** (ii) **SMT BIBHABATI BANERJEE** (iii) **SMT. SUPRAVA CHATTERJEE**, referred therein as the "**VENDORS**" of the one part and **SRI BHUPENDRA NATH GANGULY** referred therein as "**PURCHASER**" of the other part which was registered in the office at A.D.S.R.Cossipore, Dum Dum office, recorded in Book No, |, Volume No, 266, pages from 19 to 36, being No, 9522 for the year 1981 **ALL THAT** piece and parcel of Land of area measuring about two (2) cottahs (little more or less) together with two storied structure and common passages, comprised in Mouza Dakshineswar, J.L, No. 4, R.S. No. 1, C.S. Dag No. 877 of Khatian No. 12 and Touzi Nos. 63, 163, 166, lying and situated at Premises No. 1/D, A.C. Sarkar Road,



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



192024250325153238

GRN Details

GRN:	192024250325153238	Payment Mode:	SBI Epay
GRN Date:	20/12/2024 16:32:45	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8461421177217	BRN Date:	20/12/2024 16:32:58
Gateway Ref ID:	86460185	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	201220242032515322	Payment Init. Date:	20/12/2024 16:32:45
Payment Status:	Successful	Payment Ref. No:	2003235986/1/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Mohammad Abid Hussain
Address: Madhopur, Gobindapur, Nawada, Bihar-805102
Mobile: 9038397226
Period From (dd/mm/yyyy): 20/12/2024
Period To (dd/mm/yyyy): 20/12/2024
Payment Ref ID: 2003235986/1/2024
Dept Ref ID/DRN: 2003235986/1/2024

Payment Details

No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003235986/1/2024	Property Registration- Stamp duty	.0030-02-103-003-02	6920
2	2003235986/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				6941

WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.

PAID

Dakshineswar, Police Station Belghoria, District - North 24-Parganas, Kolkata-700076, Holding No. 235 under Ward No,13 within the jurisdiction of the Kamarhati Municipality.

AND WHEREAS after the said registered Deed of Conveyance dated 28.08.1981 the said SRI BHUPENDRA NATH GANGULY the sole and absolute owner of ALL THAT piece and parcel of the Land measuring about 2 (two) cottahs be the same a little more or less Together With two storied structure and common passages, which lying and situated at 11/D, A.C. Sarkar Road, Dakshineswar, Police Station Belghoria, District - North 24-Parganas, Kolkata-700076, more fully and particularly described in the "FIRST SCHEDULE" hereunder written and thereafter the said SRI BHUPENDRA NATH GANGULY mutated his name in the record of the Kamarhati Municipality, under Ward No. 13 and paid taxes to the respective authorities regularly.

AND WHEREAS the said SRI BHUPENDRA NATH GANGULY died on 19.08.1991 leaving behind his wife USHA GANGULY as his only legal heir and successor. Be it mentioned that the Parents of the said Bhupendra Nath Ganguly namely Mrigendra Nath Ganguly and Bhagabati Ganguly predeceased and it also be noted that three brothers of Bhupendra Ganguly namely Sukhendu Ganguly, Dilip Ganguly and Digendra Nath Ganguly also predeceased. The said Bhupendra Nath Ganguly, had died as issueless.

AND WHEREAS after demise of SRI BHUPENDRA NATH GANGULY the said his wife Usha Ganguly became the sole and absolute owner of the said First Schedule mentioned property which are lying and situated at 11/D, A.C. Sarkar Road, Dakshineswar, Police Station Belghoria, District North 24 Parganas, Kolkata-700076 and thereafter

the said USHA GANGULY mutated her name in the record of the Kamarhati Municipality, under Ward No.13 and had paid taxes regularly to the respective authorities.

AND WHEREAS the said USHA GANGULY died, as issueless intestate on 03.10.2018 leaving behind her following only five nephew as legal heirs (1) SRI ABESH GANGULY, (2) SRI DIPANKAR GANGULY, (3) SRI SUBHANKAR GANGULY, (4) SMT. NANDITA BANERJEE AND (5) SMT. NABANITA BHATTACHARJEE.

AND WHEREAS thereafter the said (1) SRI ABESH GANGULY, (2) SRI DIPANKAR GANGULY, (3) SRI SUBHANKAR GANGULY, (4) SMT. NANDITA BANERJEE AND (5) SMT. NABANITA BHATTACHARJEE became the joint and absolute owners of the said property by way of Law of Inheritance ALL THAT piece and parcel of Bastu land measuring about 2 (Two) cottahs more or less Together With two storied structure along with common passages, comprised in Mouza Dakshineswar, J.L. No. 4, R.S. No. 1, C.S. Dag No. 877 of Khatian No. 12 and Touzi Nos. 63, 163, 166, lying and situated at Premises No. 11/D, A.C. Sarkar Road, Dakshineswar, Police Station- Belghoria, District - North 24-Parganas, Kolkata-700076, Holding No.235 under Ward No.13 within the jurisdiction of the Kamarhati Municipality, which is morefully and particularly described in the First Schedule hereunder written. And thereafter they duly mutated their name in this record of the Kamarhati Municipality under Ward No.13 and they are paying taxes to the respective authority.

AND WHEREAS said (1) SRI ABESH GANGULY, (2) SRI DIPANKAR GANGULY, (3) SRI SUBHANKAR GANGULY, (4) SMT. NANDITA BANERJEE AND (5) SMT. NABANITA BHATTACHARJEE became the

joint owners of ALL THAT piece and parcel of Bastu land measuring about 2 (Two) cottahs more or less Together With two storied structure along with common passages, comprised in Mouza Dakshineswar, J.L. No. 4, R.S. No. 1, C.S. Dag No. 877 of Khatian No. 12 and Touzi Nos. 63, 163, 166, lying and situated at Premises No. 11/D, A.C. Sarker Road, Dakshineswar, Police Station- Belghoria, District - North 24-Parganas, Kolkata-700076, Holding No.235 under Ward No.13 within the jurisdiction of the Kamarhati Municipality, morefully and particularly described in the Schedule A" hereunder written below and mutated their names in the assessment records of Kamarhati Municipality and paid the taxes regularly.

AND WHEREAS the Owners are now being desirous to make the better use of the said premises have decided to construct a new multi storied building at the said premises but due to paucity of fund and lack of manpower could not fulfill their dream and was in search of a Gentleman Developer who would be in a position to prepare the said scheme of development of the said premises by constructing a new multi-storied building on and upon the 'Schedule 'A' premises with its means and materials and at his own cost and expenses.

AND WHEREAS the Developer, the Party of the Other Part herein knowing the intention of the Owners, approached the Owners and requested him to allow the said Developer MOHAMMAD ABID HUSSAIN, to develop the Schedule "A" premises by constructing a new Multi-Storied building on and upon the said premises at his own cost and expenses and the land Owners considering the proposal of the Developer have agreed to allow the developer for such new construction and have decided to enter into this Development Agreement under some terms and conditions hereinafter appearing.

AND WHEREAS the Developer has inspected the right, title and interest of the Owners in the Schedule premises and upon being satisfied about the right, title and interest of the Owners, the Developer has agreed to develop the said premises according to the terms hereinafter provided.

AND WHEREAS the OWNERS, the party of the ONE PART, and the DEVELOPER the party of the OTHER PART, have agreed to enter into an agreement for development of the said premises under Joint Venture scheme in 34:66 Ratio and that the said OWNERS would be otherwise entitled to the following situations as stated hereunder.

NOW THIS AGREEMENT WITNESSETH that the parties hereto have agreed to abide by the terms and conditions of this agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the following:-

ARTICLE: 1

(DEFINITION)

1.1 OWNERS - shall mean (1) **SRI ABESH GANGULY (PAN: AYLPG1157B & Aadhaar No.6627 3134 1059)**, son of Late Sukhendu Ganguly, by occupation- Business, by faith-Hindu, by Nationality-Indian, residing at 28, Kedarnath Banerjee Road, P.O. Dakshineswar, P.S. Belghoria, Dist- North 24 Parganas, Kolkata-700057, (2) **SRI DIPANKAR GANGULY (PAN: BTAPG4072J & Aadhaar No.542918316225)**, son of Late Dilip Ganguly, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 28, Kedarnath Banerjee Road, P.O. Dakshineswar, P.S. Belghoria, District North 24-Parganas Kolkata-700057, (3) **SRI**

SUBHANKAR GANGULY (PAN- ALRPG9843M & Aadhaar No. 851898762614), son of Late Digendra Nath Ganguly, by occupation - Business, by faith - Hindu, Digendra Nath Ganguly, by occupation - Business, by faith - Hindu, by Nationality Indian, residing at 28, Kedarnath Banerjee Road, P.O. Dakshineswar, P.S. Belghoria, District - North 24-Parganas, Kolkata- 700057, (4) **SMT. NANDITA BANERJEE (PAN- AGUPB9971F & Aadhaar No.749126119606)**, Daughter of Late Digendra Nath Ganguly, and wife of Jyoti Narayan Banerjee, by occupation Housewife, by faith - Hindu, by Nationality - Indian, residing at Milan Pally, P.O. - Italgacha, P.S. - Dum Dum, District North 24-Parganas, Kolkata - 700079 and (5) **SMT. NABANITA BHATTACHARJEE (PAN: BFZPB1186B & Aadhaar No. 8989 16012834)**, daughter of Late Sukhendu Ganguly and wife of Partha Sarathi Bhattacharya, by occupation - Housewife, by faith - Hindu, by Nationality - Indian, residing at 77, D.D. Mondal Ghat Road, P.O. Dakshineswar, P.S. - Beighoria, District - North 24-Parganas, Kolkata - 700076.

1.2 DEVELOPER shall mean **MOHAMMAD ABID HUSSAIN (PAN: BNQPH7168J & Aadhaar No. 9036 4384 0240)**, son of Mohammad Kamal, by faith - Islam, by occupation- Business, by nationality- Indian, residing at Village- Madhopur, Post Office - Vishnupur, Police Station- Govindpur, District- Navada, Bihar- 805102.

1.3 LAND shall mean and include all that piece and parcel of Bastu Land measuring about 2 (two) cottahs be the same a little more or less Together With two storied dilapidated structure along with common passages, comprised in Mouza Dakshineswar, J.L. No. 4, R.S. No. 1, C.S. Dag No.877 of Khatian No. 12 and Touzi No.63, 163, 166, lying and situated at Premises No. 11/D, A.C. Sarker Road, Dakshineswar,

Police Station- Belghoria, District - North 24- Parganas, Kolkata-700076, Holding No.235 under Ward No.13 within the jurisdiction of the Kamarhati Municipality which is more fully and particularly mentioned herein the First Schedule.

1.4 DEVELOPMENT AGREEMENT shall mean The instant Development Agreement made between all the Co-Owners and Co-Sharers and the Developer herein.

1.5 NEW BUILDING shall mean A multi stored building to be constructed by the Developer on the said land in accordance with the sanction of the building plan and approved by the Kamarhati Municipality.

1.6 PLAN shall mean as per Architect Plan to be sketched by a qualified Architect at the cost of the Developer with such additions, alterations and modifications as would be deemed necessary by the Developer with prior the consent and approval of Owners.

1.7 ARCHITECT shall mean a qualified person and/or firm to be appointed by the Developer with consultation of Owner for planning designing and supervising of the said building construction and development works.

1.8 OWNERS'S ALLOCATION shall mean ALL THAT 34% (Thirty Four Percent) of the FAR ie: total built-up/ constructed residential area, in the new building along with proportionate right in respect of the land beneath, 34% (Thirty Four Percent) in the newly constructed building along with common area and facilities.

1.9 DEVELOPER'S ALLOCATION shall mean ALL THAT remaining 66% (Sixty Six Percent) of the FAR ie total built-up/ constructed residential area, in the new building along with proportionate right in respect of the land beneath, 66% (Sixty Six Percent) in the newly constructed building along with common area and facilities.

1.10 SALEABLE PORTION shall mean the portion on the new building pertaining to Developer's and Owners' Allocation (As per Schedule 'C').

1.11 COMMON SERVICE AREAS shall mean all the common service facilities to be enjoyed by all the Owners/occupiers of the building (more fully and particularly described in the Schedule 'E' hereunder written).

1.12 TRANSFEROR shall mean in the context of this agreement the Owners herein in respect of the undivided proportionate share of land.

1.13 TRANSFEREE shall mean the purchaser who will purchase flat/car parking space in the building from the areas pertaining to Developer's and Owners' Allocation.

1.14 CONSIDERATION shall mean the Owners' Allocation at the cost of the Developer expenses will be treated as consideration be given to the Owner against which the Owner will transfer the undivided proportionate share/interest of land in the said premises attributable to the Developer's Allocation.

1.15 HANDING OVER OF LAND & BUILDING FOR DEVELOPMENT shall mean in the context, the Owner will hand over to the Developer the peaceful vacant well demarcated physical possession of the said

land on the date of execution of this Development Agreement for construction works of a new building upon the Scheduled 'A' land.

1.16 COMMENCEMENT OF WORK shall mean the Developer will start development works as part of the construction of building as soon as from the date of getting sanctioned building plan from Kamarhati Municipality authority without further any delay subject to vacating of the tenants.

1.17 TIME OF COMPLETION shall mean the building will be completed and make habitual within 36 (thirty six) months from the date of execution of this Development Agreement and payment pertinent to the the Owner allocation in the newly constructed building as well as the Developer will be liable to obtain a building complete certificate from Kamarhati Municipality.

1.18 POWER OF ATTORNEY - shall mean the Owners will execute a Development Power of Attorney appointing **MOHAMMAD ABID HUSSAIN (PAN: BNQPH7168J & Aadhaar No. 9036 4384 0240)**, son of Mohammad Kamal, by faith - Islam, by occupation- Business, by nationality- Indian, residing at Village- Madhopur, Post Office - Vishnupur, Police Station- Govindpur, District- Navada, Bihar- 805102, as their lawful constituted Attorney to do the acts stipulated in the said development power of Attorney specifically for carrying on Development and Construction works.

1.19 COMMON EXPENSES - shall mean the expenses and cost of maintaining the common parts and passages of the building which will be borne or paid proportionately by the all flat Owners/occupiers (morefully and particularly described in the Schedule F hereunder written) after handing over possession of the flats Owner.

1.20 UNDIVIDED SHARE - shall mean the undivided proportionate share or interest in the land attributable to the flat pertaining to both the Owner's Allocation and the Developer's Allocation.

1.21 MANNER OF WORK AND SPECIFICATIONS - shall mean the materials and accessories which are to be used for construction of the building should be of Class-I standard materials (more fully and particularly described in the Schedule "G" and "H" hereunder written).

1.22 NAME OF THE BUILDING shall mean the new building will be given a name after completion of the new building.

1.23 COMMON FACILITIES AND AMENITIES shall mean corridors, ways, stairways, passage ways, water pump room, lift shafts, gardens, lobbies, washroom room, electric meter room, water overhead tank, underground tank, security guard room and other facilities and spaces whatsoever required for the use, establishment, location, enjoyment, provision, maintenance and/or management of the building.

1.24 BUILT-UP SPACE shall mean the space in the new constructed building available for independent use and occupation inside the flat/ unit including the walls of the said flat/ unit.

1.25 PURCHASER shall mean a person or a new buyer to whom any unit in the new building is being transferred.

1.26 UNIT shall mean the residential flat together with the proportionate share of common area in the new building proposed to be constructed at the said premises.

1.27 EXPRESSION shall mean imparting masculine shall include feminine and neuter gender.

1.28 WORDS shall mean imparting plural number shall include singular number as well as vice-versa.

1.29 Car Parking Area shall mean the space on the ground floor of the building for the Owner and Developers use in the ratio of 34:66.

ARTICLE-II
COMMENCEMENT

2.1 This Agreement shall come into effect immediately on execution of this agreement for development.

ARTICLE- III
OWNERS' RIGHT, TITLE AND INTEREST:

3.1 The OWNERS are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises and every part thereof more fully and particularly set out in the **SCHEDULE A** hereto.

3.2 The OWNERS are holding and possessing the said premises as described in the Clause above.

3.3 The entirety of the said land is otherwise free from all encumbrances, charges, liens, lispens, attachment, requisition, acquisition, alignment and/or trust or whatsoever and howsoever nature.

3.4 The OWNERS agree to keep the DEVELOPER indemnified against any claim or demand being made by any third party in respect of the said land thereby affecting the right, title, interest and possession thereof.

3.5 There is no proceeding initiated and pending by the Kamarhati Municipality or any other authorities regarding the existing construction or any part thereof.

3.6 That the said premises is not subject to any order or acquisition or requisition nor any part of the said premises is subject to road alignment.

ARTICLE- IV

OWNERS' RIGHT AND REPRESENTATIONS

4.1 The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of the landed property, more particularly described in the Schedule 'A' hereunder written free from all encumbrances and have not entered into any agreement or contract with any person or persons in respect of the said property and have not received any advance or part payment thereof.

4.2 The said land is not affected by any scheme of acquisition or requisition of the state / central government of any local body / authority and the same has a clear and good marketable title therein.

4.3 OWNER'S ALLOCATION - ALL THAT 34% (Thirty Four Percent) of the FAR ie. total built-up/ constructed residential area, in the new building along with proportionate right in respect of the land beneath,

34% (Thirty Four Percent) in the newly constructed building along with common area and facilities.

4.4 The OWNERS shall be entitled to enter into the said premises for inspection and/or observing the construction work without any obstruction or objection on the part of the DEVELOPER or any person claiming through or under him during the period of construction of the said land.

4.5 The OWNERS shall hand over possession of the said land to the Developer in accordance to its existing specification as aforementioned and also mentioned in the Schedule A to this Development Agreement, in the Premises, at the time of Development Agreement and thereafter, the Developer shall lawfully proceed for development of the said land.

4.6 The OWNERS shall hand over all the certified copies of relevant documents concerned with the said land to the Developer for the purpose of development of the said land. The original of the relevant documents will be produced by the owners personally as and when required by the Developer and the said original documents will remain under the custody of owners. In case of non production of the relevant Original documents as and when required by the Developer, the Developer will be at liberty to claim damages as the Developer thinks fit and proper.

4.7 The OWNERS will get the allocated portion as specifically mentioned in the Schedule 'B' hereunder written without any hindrance from the Developer.

4.8 The Owners will allow the developer to demolish the existing old structures of the building and allow the developer to sell the

garbage/debris to any intending purchaser, and shall keep the said selling amount.

4.9 The OWNERS hereby further agrees and covenants with the DEVELOPER as follows:-

- i. **Not to cause** any interference in the construction of the proposed new building at the said premises by the DEVELOPER.
- ii. **From the date of execution of the Development Agreement** not to let-out, sub-let, grant, lease, mortgage or charge or in any way transfer or encumber the said premises or any portion to any person / persons/ Company thereof during the period of construction works and/or before, the commencement of the construction work. The same incidence applies to the DEVELOPER also.
- iii. **To sign and apply for all deed**, papers and documents, building plan, application and render all assistance as may be required by the DEVELOPER from time to time concerning the said land which are necessary for its development.
- iv. **After execution of the development agreement**, the owner will execute a Development Power of Attorney in favour of the Developer on the same day, authorising him in the said Power of Attorney to the Developer for making new construction of the building and transfer the undivided / impartable proportionate share pertaining to the Owners and Developer Allocation of Share.
- v. **The Owners**, will Execute and Register Power of Attorney for construction and development works on the said land in favour of **MOHAMMAD ABID HUSSAIN (PAN: BNQPH7168J & Aadhaar No.**

9036 4384 0240), son of Mohammad Kamal, by faith - Islam, by occupation- Business, by nationality-Indian, residing at Village- Madhopur, Post Office - Vishnupur, Police Station- Govindpur, District- Navada, Bihar- 805102, authorizing him inter-alia to sell and transfer the undivided share/flats, interest of land attributable to the Owners and Developer's Allocation and receive consideration money there for at its discretion, execute deed of conveyance in respect of the Owners and Developer's Allocation. The Development Power of Attorney will remain valid till completion of the newly proposed multi stored building with transfer of possession of both owners and developer at the aforesaid land.

vi. **In the said development of power of attorney the Owners further appoint the DEVELOPER** as their Constituted Attorney with all powers and authorities to develop the said land in terms of the Development Agreement and for that purpose authorize the DEVELOPER to sign all deeds, papers, documents, application for and on behalf of the OWNERS, to further empower and authorize the DEVELOPER to present before all Government statutory and other authorities including any Court of Law. The Developer will get sale rights in respect of the allocation of both the Owners and the Developer.

vii. **In the said Development Power of Attorney**, the Developer will also appoint Architect, Engincer, Works Contractors, agent etc. at the Developer's own cost and expenses and to re-present on behalf of the Owners before the, Kamarhati Municipality, Kolkata Improvement Trust, Fire Brigade, Police Clearance or any other authorities to sign any application, schemes, map/drawings or any other drawings or

any other writings needed in this behalf and to appear before any other such authorities.

viii. **All losses and income** occurring and arising out of this project shall be on the account of the Developer.

ix. **That, in contravention** of the aforementioned terms and conditions by the DEVELOPER, the DEVELOPER shall become liable to the OWNER for any loss and damages suffered by the Owners and vice-versa.

x. **The OWNERS** will handover the peaceful vacant possession of the said land to the Developer for development work on the date of execution of Development Agreement.

xiii. The OWNERS will be Jointly responsible for delivering the peaceful, vacant, well demarcated, physical possession of the said premises to the Developer free from all encumbrances whatsoever.

ARTICLE- V

DEVELOPER'S RIGHT AND REPRESENTATION:

5.1 **The Developer** have sufficient knowledge and experience in the work of construction of the immovable properties and construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and or construction of the said new building.

5.2 **The Developer** has inspected the right titled and interest of the Owners in the Schedule 'A' property and upon being satisfied about the right title and interest of the Owners, the Developer has agreed to

develop the said property accordingly to the terms herein after provided.

5.3 The Owners hereby grants exclusive right to the developer to build and complete the said new building in the said land in accordance with the sanctioned building plan to be prepared by the developer's nominated architect with any amendments and or modification of the building at the said premises from the Kamarhati Municipality, and to commercially exploit the Developer's Allocation for its gain without any obstruction and objection from the Owners, The developer will have full right and absolute authority to enter into any agreement with any gentleman purchaser in respect of the Owners' and Developer's Allocation at any price of its discretion and to receive advance/consideration money in full thereof, Be it mentioned here that if any deviation and/or illegal construction done by the Developer, in that event the Party of the Other Part, i.e. the Developer shall be solely responsible for the same and under any circumstances the Party of the One Part/Owners shall not be held responsible or liable for any consequences to that effect.

5.4 To prepare and cause the said plan of the proposed new building in consultation with the OWNERS, to be sanctioned by the concerned authorities and to incur and bear all costs, charges and expenses for preparation designing and obtaining sanction of the plan. The DEVELOPER at his own costs shall obtain all necessary permission and/or approvals and/or consent of the authorities for the construction of the proposed new building.

5.5 The Developer will be entitled to receive, collect and release any money out of the Developer's Allocation without creating any personal liability to the Owners.

5.6 **The Developer** will be entitled to deliver the flats and spaces pertaining to the Owners' and Developer's Allocation to the purchaser at his discretion.

5.7 **The Developer** will be entitled to transfer his undivided proportionate share of land/fats in the said land attributable to the Developer's Allocation on the strength of the Development Power of Attorney to be given by the Owners.

5.8 **The Developer** shall have the right to take advance booking money from the prospective purchaser in respect of the residential flats and spaces under the Owners and Developers allocated in respect of the newly constructed developed building as and when necessary.

5.9 **The Developer** will have liberty to enter into an agreement of construction of the Schedule 'A' premises to any third party to expedite the work, if necessary, without hampering/affecting the terms and condition of this agreement for development. In that event the Owner will have no objection.

ARTICLE- VI:

DEVELOPERS OBLIGATIONS:

6.1 **The Developer** will start the work for construction of the said new building as soon as possible from the date of getting sanctioned building plan from the Kamarhati Municipality.

6.2 **The Developer** will transfer the Owners' Allocation in complete habitable condition within 36 (thirty six) months from the date of execution of this Development Agreement.

6.3 **The Developer** will complete the Owner Allocation with the specification annexed, hereto and specifically mentioned in the Schedule "G" of this agreement.

6.4 **The Developer** shall construct the building with standard quality materials available in the market having ISI certified branded.

6.5 **The Developer** will bear all cost arising costs and expenses out of the construction and development of the new building and completed in all respects as per term specified in Schedule "G".

6.6 **The Developer** will take over vacant peaceful possession of the said land for new construction of the said building in terms of the development agreement in between the owners and Developer.

6.7 **The Developer** shall on completion of the construction of the said building remove and clear all the scaffolding fences, un-used materials and rubbish and leave the said building/property premises in a clear, clean and proper habitable state of immediate possession/occupation at his own cost & expenses.

6.8 The Developer shall submit the building completion certificate and obtain clearance certificate of its construction works according to the provision of the West Bengal Ownership existing Acts.

6.9 **All out of pocket expenses** for incidental to this agreement and the transaction in pursuance thereof including the Deed/Deeds of conveniences and other Assurances in respect thereof including stamp duty and Registration Charges shall be borne and paid by the Developer alone.

6.10 **The Developer shall** for the time being, meet up all arrear tax liabilities to the Kamarhati Municipality and/or other competent authority in respect of the said land which will be later on adjustable mutually.

6.11 **The Developer shall** bear all tax liability to the Kamarhati Municipality and/or other competent authority in respect of the said land from the date of getting possession of the said land/premises till the completion of the building and handing over the complete Owners allocation.

6.12 **The Developer will** obtain the building completion certificate and building clearance certificate from the Kamarhati Municipality at his own cost and expenses before handover to the intending purchasers but can execute Agreement for Sale with the intending purchasers.

6.13 **After finishing of the entire works** of the building and after delivery of possession the entire Allocation of the Developer, the Developer will be bound to hand over if held, all original Title Deeds, document and other original papers to the Owner herein in respect of the said land.

6.14 **The Developer also undertakes** to obtain permanent power supply from Calcutta Electricity Supply Corporation and water supply line within 36 (thirty six) months from the date of execution of this Development Agreement.

6.15 **The Developer will** allow the Owners or their representatives to inspect the site for observing the construction work and the standard material will be got approved by the Owners or their representatives

and any arising matter in this respect may be brought in the knowledge of the Developer for correction.

6.16 **That the Developer** shall start the construction process from the date of execution of this Agreement for Development.

6.17 **That the Developer** shall construct and fully complete in all respect the flats and also the whole building as morefully and particularly described under the **SCHEDULE "G"** hereunder written in accordance with the agreed Specification mentioned hereunder as per **Schedule "H"** within a period of 36 (Thirty Six) months from the date of the execution of Development Agreement, unless prevented by any law of the land or unforeseen circumstances beyond the control of the Developer, in which case the time limit may be extended for a further period of 6 (six) months as the case may be.

6.18 **The Developer** shall construct the entire multi storied building covering the maximum available /allowable area under the law according to sanctioned plan of Kamarhati Municipality.

6.19 **The Developer** shall prepare the plan by a qualified licensed building Architect for the construction of the multi-storied buildings in consultation with and approval of the Owners and shall submit the same in the name of Owner to the Kamarhati Municipality for necessary sanction and/or permission and/or clearance and/or approval as may or shall be required for the construction of the buildings in the said land and also to get the same duly sanctioned and approved. The Developer shall be entitled to cause all such changes from time to time or modification to be made in the plans as shall be required or needed by the Kamarhati Municipality or the Government or any authority as aforesaid to comply with such

sanction, permission, clearance and approval as aforesaid. All cost and expenses and payments required for the preparation and sanction of the plan whatsoever as stated hereinabove shall be paid and borne by the Developer herein, provided always that the Developer shall be entitled to get any refunds and payments and/or deposits made by him to or with authorities concerned.

6.20 **The Developer** will obtain the building completion certificate from the Kamarhati Municipality at his own cost and expenses and handover to the Owner.

6.21 **Nothing in these presents** shall be construed as a demise or assignment or transfer by the OWNERS of the said land of any part thereof to the DEVELOPER or as creating any right, title and interest in respect thereof to the DEVELOPER other than a license to the DEVELOPER to commercially exploit the said premises in terms hereof and to deal with the DEVELOPER'S allocation only in the buildings to be constructed thereon in the manner and subject to the terms hereinafter stated. The DEVELOPER further undertakes to comply with the terms and conditions constituted herein faithfully.

6.22 **All losses and income** occurring and arising out of this project shall be on the account of the Developer.

6.23 **The Developer** shall keep the Owner indemnified in respect of all losses and liabilities arising out of construction. If in course of construction any untoward happening occurs in respect of the said building, the Developer shall be responsible.

6.24 **The Developer** will be bound to serve a copy of the Kamarhati Municipality building sanctioned plan along with written intimation to the Owner.

ARTICLE -VII

PROVISIONS FOR EXISTING TENANTS SHIFTING:

7.1 **The DEVELOPER/OTHER PART** shall render all co-operation and assistance to the Owner in the matter of dealing with the existing tenant in the concerned premises and obtaining NOC. In case the tenants does not vacate his/her possession of tenancy, the Owners shall provide the space to the tenants from their allocation.

ARTICLE -VIII

CONSIDERATION:

8.1 In consideration of the **OWNERS** having agreed to permit the **DEVELOPER** to exploit the said property and construct, erect and complete the new building or buildings in accordance with the plan to be sanctioned by the Kamarhati Municipality, the **DEVELOPER** shall allocate to the **OWNERS** ALL THAT 34% (Thirty Four Percent) of the FAR i.e. total built-up/constructed residential area, in the new building along with proportionate right in respect of the land beneath, 34% (Thirty Four Percent) in the newly constructed building along with common area and facilities.

8.2 **The DEVELOPER** at his own cost shall obtain all necessary permission and/or approvals and/or consent of the concerned authorities for the construction and completion of the new building.

8.3 **To pay costs of supervision of the development** construction of the OWNERS' allocation in the building and to bear all costs, charges and expenses for construction of the said building at the said land.

8.4 **The aforementioned** terms and other terms as embodied in this Development Agreement are the consideration for grant of exclusive right of development of the said land.

8.5 **The DEVELOPER** shall also construct, erect and fully complete at its own costs and expenses the entire building including common facilities and amenities for the said building as per Kamarhati Municipality sanctioned building plan.

8.6 **The DEVELOPER** shall have no right to claim for payment or reimbursement of any costs, expenses or charges incurred towards the construction of the OWNER'S allocation, and shall be bound to cause such construction of the OWNER'S allocation as would be agrees upon.

8.7 **The OWNERS** shall be exclusively entitled to their allocation in the proposed building with exclusive right to transfer or otherwise deal with or dispose of the same, and the DEVELOPER shall not have any right, claim or interest whatsoever therein of any part thereof, subject however to what is provided in this agreement.

8.8 **The DEVELOPER** shall exclusively be entitled to the DEVELOPER'S allocation in the proposed building with exclusive right to transfer or otherwise deal with or dispose of the same and the OWNER shall not have any right, claim or interest whatsoever therein or any part thereof and the OWNER shall not in any way interfere with

or disturb, quiet and peaceful possession and enjoyment of the DEVELOPER'S allocation.

8.9 **The OWNERS and the DEVELOPER** shall be entitled to transfer from and out of their respective allocations in any form different portions and/or units to various purchasers in any form and on such terms and conditions as it may deem fit and proper without any reference, consultation, advice or consent of the OWNER and the DEVELOPER, respectively. The DEVELOPER and the OWNER shall execute all documents as may be necessary for effecting or perfecting the transfer made as aforesaid in favour of the respective purchasers.

8.10 **Notwithstanding grant of Power-of-Attorney for Development by the OWNERS** in favour of the DEVELOPER or its nominee of nominees and delivery of possession of the said land only for the purpose of construction of the new building upon demolition of the existing structure no action of the DEVELOPER or its nominee or nominees or agents under the said Development Power-of-Attorney shall in any manner fasten or create any financial or any other liabilities or obligation of any kind whatsoever upon the OWNER.

ARTICLE -IX

SPACE ALLOCATION:

9.1 **After completion of the building the DEVELOPER** shall be given the vacant physical possession of the OWNER'S allocation. After completion of the OWNER'S allocation the DEVELOPER shall intimate by registered letter with A/D to the OWNER at their present residential address for taking physical possession of their allocation along with occupancy certificate.

9.2 **The DEVELOPER** shall have the exclusive right to deal with the DEVELOPER'S allocation in the newly constructed building in such manner and from in transferring the DEVELOPER'S right and interest therein and/or part thereof without any claim or intervention whatsoever by the OWNER and/or any person claiming through or under him.

ARTICLE -X

BUILDING:

10.1 **The DEVELOPER** shall at his own cost and expenses construct, erect and complete the new building and the common facilities and amenities including the OWNER'S allocation at the said land in accordance with the sanction plan and/or revised or modified. sanction plan approved by the Kamarhati Municipality with good and standard ISI marked quality materials as mentioned in the SCHEDULE 'G' hereunder and/or specification those as may be specified by the Architect from time to time.

10.2 **The DEVELOPER** shall produce building completion certificate from the Kamarhati Municipality as regards to the construction of the new building after completion.

10.3 **The DEVELOPER** shall be authorized in the name of the OWNER in so far as is necessary to apply for and obtain quotas, entitlements and other allocations of or for cement, steel, red bricks and other building materials allocable to the OWNER for the construction of building and to similarly apply for obtain temporary and permanent connection of water supply, electricity, power, drainage, sewerage and/or gas to the building and other provisions and facilities required for the construction or enjoyment of the building for which purpose

the OWNER shall execute in favour of the DEVELOPER or its nominee a Power-of-Attorney and other authorities as shall be required by the DEVELOPER from time to time.

ARTICLE -XI

LEGAL PROCEEDINGS:

11.1 It is thereby expressly agreed by and between the Parties hereto that it shall be responsibility of the DEVELOPER to defend all actions, suits and proceedings which may arise IN RESPECT OF THE DEVELOPMENT' of the said land and all costs, charges and expenses incurred for that purpose shall be borne and paid by the DEVELOPER

ARTICLE -XII

DEVELOPER'S INDEMNITY:

12.1 The DEVELOPER hereby undertakes to keep the OWNER indemnified against all Third Party claims and actions arising out of any sort of act or omission of the DEVELOPER in or relating to the construction of the said building.

ARTICLE -XIII

OWNER'S INDEMNITY:

13.1 The OWNER shall keep the DEVELOPER and all persons claiming through or under him, duly indemnified and kept harmless against any claim or demand arising out of or concerning the said premises, for all intents and purposes.

ARTICLE -XIV
COMMON RESTRICTIONS:

14.1 **Neither party shall** use or permit to use of their respective Allocation or any portion of the new building for carrying any trade or activity detrimental to the peaceful living of the other occupiers of the building.

14.2 **Neither party shall** demolish or permit to demolish any wall or make any structural alteration of the building.

14.3 **Both parties shall** abide by all laws, bye-laws, rules and regulations of the competent authority in enjoying their occupation of the building.

14.4 **The habitants of Owners' Allocation and the purchasers of Developer's Allocation** will jointly form adhoc common body/ committee to look after the maintenance of the building.

14.5 **Maintenance Payments system:** Building all kinds of maintenance, expenses of all flat Owner and Office occupants shall pay regularly so that building welfare may be continuously maintained in good condition in the interest of all residents.

14.6 **Neither party shall** use or permit to use of their respective Allocation or any portion of the new building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.

14.7 **Both parties will** allow the said association or the common person to enter into their respective Allocation for maintenance of the building upon giving notice in writing.

14.8 Both parties will bear proportionate tax, maintenance cost, day to day dry or wet sweeping, etc. expenditure of their respective allotments.

ARTICLE -XV
MISCELLANEOUS:

15.1 The OWNER and the DEVELOPER have entered into this Agreement purely on Principle to Principle basis and nothing contained herein shall be deemed to construe a Partnership between the DEVELOPER in any manner nor shall the Parties thereto constitute an association of persons.

15.2 It is understood that from time to time in order to facilitate the construction of the building by the DEVELOPER various deeds, matters and things not herein specified may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the OWNER various applications and other documents may be required to be signed or made by the OWNER relating to which specific provisions may not have been mentioned therein. The OWNER, hereby undertake, authorise and empower the DEVELOPER in the matter and the OWNER shall execute any such additional Power-of-Attorney and/or authorizations in favour of the DEVELOPER or its nominee or nominees as may be required by the DEVELOPER for the purpose and the OWNER also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in anyway infringe on the rights of the OWNER and/or go against the spirit of this Agreement

15.3 Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available be deemed to have been served on the OWNERS if delivered by hand with due acknowledgement sent by prepaid registered post with acknowledgement due at the residence of the OWNERS and shall likewise be deemed to have been served on the DEVELOPER if delivered by hand or sent by prepaid registered post to the registered residential/office address of the DEVELOPER.

15.4 The DEVELOPER and the OWNERS jointly shall frame a scheme for the management and administration of the said building and/or common part thereof. The parties hereby agree to abide by all the rules and regulations of such Management Society Association/Holding Organization and hereby give their consent to abide by the same.

15.5 The name of the building will be given by the mutual consent.

15.6 As the OWNERS and/or their transferees shall be liable to pay and bear proportionate charges, rates and taxes payable in respect of their respective spaces.

15.7 As the DEVELOPER and/or his transferees shall be liable to pay and bear proportionate charges, rates and taxes payable in respect of their respective spaces.

15.8 Each Party shall render to the other all reasonable information 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 Other Part to collect and receive sanction, approval,

clearance from concerned authorities or bodies and refund or other payment or deposits made by the Second Party

15.9 **The Developer** will allow the Owners and their representative to inspect the site for observing the on going construction work at any point of time and see that the quality of the materials used in the construction of the new building shall be got approved by the Owners and their representative and the rejected materials be taken back from the site, during the period of construction work of Main Building structure and Owner's allocated portion.

ARTICLE -XVI
FORCE MAIEURE

16.1 **The DEVELOPER** shall not be considered to be liable for any delay of the construction and development works hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.

16.2 **Force majeure** shall mean flood, earthquake, riot, warfare, storm, tempest, civil commotion, strike, civil strife, pandemic, act of state and/or any other act or commission beyond the reasonable control of the DEVELOPER.

ARTICLE -XVII
DISPUTES REDRESSAL:

17.1 All disputes arising between the parties concerning relating to and arising out of this Agreement and/or interpretation thereof and/or any act or omission of the Parties hereto shall be redressed

before the Civil Courts of Law having the proper jurisdiction, wherein the property is situated.

ARTICLE -XVIII

JURISDICTION:

18.1 The Courts and consumer court within the jurisdiction shall have exclusive jurisdiction for adjudication of any dispute concerning and/or relating to and arising out of this Agreement and/or implementation of any act by the Parties hereto.

ARTICLE -XIX

APPLICABLE LAWS:

19.1 The interpretation of this Agreement and/or any acts and/or omission arising out of this Agreement include the conduct of the Parties shall be governed by the applicable Laws for the time being in force in INDIA and/or STATE OF WEST BENGAL including their amendment and modifications from time to time.

ARTICLE -XX

TIME FRAME:

20.1 That the Developer shall construct and fully complete in all respect the flats of the Owners allocation and also the whole building as morefully and particularly described under the SCHEDULE G hereunder written in accordance with the agreed Specification mentioned hereunder as per Schedule H within a period of 36 (thirty six) months from the date of the execution of Development Agreement or obtaining vacant possession of the land, whichever is later, unless prevented by any law of the land or unforeseen circumstances beyond

the control of the Developer, in which case the time limit may be extended for a further period of 6 (six) months as the case may be.

21.2 **TIME IS ESSENCE OF THE CONTRACT.**

21.3 **Developer** of the other part has assured the Owner of the one part that he shall implement the terms and condition of this agreement strictly without any violation and shall adhere to the stipulations of time limits without default provided.

THE SCHEDULE 'A' ABOVE REFERRED TO
(ENTIRE LAND)

ALL THAT Piece and parcel of land measuring about 2 (Two) Cottahs more or less together with 20 years old dilapidated two storied cemented residential structure constructed area 1,200 sq.ft. on the Ground Floor and 1,200 sq.ft on the First Floor in totaling to 2400 sq.ft. be the same more or less along with common passages, comprised in Mouza Dakshineswar, J.L. No. 4, R.S. No. 1, C.S. Dag No. 877 of Khatian No.-12 and Touzi No. 63, 163, 166, lying and situated at Premises No. 11/D, A.C. Sarkar Road, Dakshineswar, Police Station Belghoria, District North 24- Parganas, Kolkata 700076, Holding No. 235 under Ward No.13 within the jurisdiction of the Kamarhati Municipality, which is butted and bounded as follows:-

- ON THE NORTH : By property of Smt. Bhagabati Singha.
- ON THE SOUTH : By Property of Sri Arun Kr. Das.
- ON THE EAST : By 9 feet common passages.
- ON THE WEST : By property of Adyapith and Late Kanailal Mukherjee.

Dipankar Ghosh

ROAD ZONE ON ROAD

THE SCHEDULE 'B' ABOVE REFERRED TO
(ALLOCATION OF THE OWNERS)

ALL THAT 34% (Thirty Four Percent) of the FAR ie. total built-up/ constructed residential area, in the new building along with proportionate right in respect of the land beneath, 34% (Thirty Four Percent) in the newly constructed building along with common area and facilities.

SCHEDULE 'C' ABOVE REFERRED TO
(ALLOCATION OF DEVELOPER)

ALL THAT remaining 66% (Sixty Six Percent) of the FAR i.e. total built-up/ constructed residential area, in the new building along with proportionate right in respect of the land beneath, 66% (Sixty Six Percent) in the newly constructed building along with common area and facilities.

SCHEDULE 'D' ABOVE REFERRED TO
(COMMON AREAS AND FACILITIES)

(1) Underground water reservoir (2) Overhead water tank (3) Space for electric meter room (4) Installation of water pump with room space (5) Space of electricity installation room (6) Common passage (7) Any open area (8) Stair head room (9) Septic tank (10) Parapate wall of roof (11) Pedestal floor of roof (12) All boundary wall (13) Surface drainage (14) Side space flooring (15) Lobbies (16) The foundation column (17) Iron beams (18) Main Walls (19) Main Gate.

SCHEDULE E' ABOVE REFERRED TO
(Proportionate share of service area)

(1) Stair area (2) In and out common area (3) Security Guard room + washroom (4) Electric Meter room (5) Under ground reservoir for water (6) Overhead water tank (7) Letter box on wall area (8) Car parking area (9) Water point on ground floor (10) Septic Tank area (11) Power backup Generator and room (12) Water Pump Motor and its room (13) Exclusive Owner car parking area (14) Main Gate opening and closing area (15) Lobbies (16) The foundation column (17) Iron beams (18) Main Walls (19) Main Gate.

SCHEDULE 'F' ABOVE REFERRED TO
(Common Expenses Area)

Expenses for maintaining, repairing, re-decorating and or part thereof. Expenses for lighting of the common areas and/or part thereof, lift. Salaries for Durwan, Caretaker, and/or other persons whose appointment may be considered necessary for maintenance and protection of the building or part thereof.

SCHEDULE 'G' ABOVE REFERRED TO
(Specification for construction of building and flats)

1. Structure: Structure will be of R.C.C. Pilling under the earth foundation as per sanctioned building plan, foundation will be the standard quality ISI mark of materials along with damp proof materials in base foundation as per plan prepared by the Architect of the Developer with discussion and settle mutually with the Ownes.

2. Iron Rods: Tata Steel, JSW, TMT, Saria, ISO certified bars.
3. Wall: Outside walls will be 250 mm (10 inch) thick red bricks and inside walls will be 125 mm (5 inch) thick red bricks.
4. Internal Walls Finish: With Cement Plaster, Birla Wall Putty/Plaster of Paris, Papering with Sandpaper, double coat synthetic based cement primer finish.
5. External Wall Finish: External walls shall be properly made damp proof with double whether coating standard quality over a primer coat and front elevation decent looking with standard quality materials.
6. Flooring: With white marble/Vitrified tiles of best quality inside their all flat rooms, bathrooms and balcony, etc, including landing areas and stair cases from top to bottom in the whole building. All rooms and balcony and floors shall be of marble and skirting 150 mm (6 inch) height. Washrooms, bathrooms and Kitchens shall be marble finish fittings/anti skid tiles.
7. Doors: Thick flush water proof doors shall be with salwood frames 4 inch x 5 inch, sunmica finish with anti-termite treatment, Collapsible iron gate in front of the main gate entrance of each flats of the Owners. All fittings such as M/S Hinges, Haj Bolt, Aluminum tower built, hydraulic door stopper, door locks in each door shall be provided to all the doors of the flats of Owners.
8. Window: Aluminium black/brown/white powder coating slide frame fitted with tinted sun glasses and box-grill fittings in all windows with metal auto locks fitted 4mm floated/design glass and stay handing and standard grill guard.

9. Kitchen: 3 Water points in each flats kitchen with 7 ft height, shall be of glazed tiles (ceramic) finish. Granite polished stones for cooking counter, steel sink along with sink tap (2 extra stainless steel tap), hot and cold water tap points along with taps, exhaust fan, modular kitchen chimney, concealed pipe wiring.

10. Plumbing water pipe line from roof to ground floor: Plumbing and water pipe line from roof to ground floor, input and output particularly sufficient raining water exhausting atleast 6 in. pipe line from roof to ground floor drainage (6 in.) pit-line and fittings shall be of best quality materials. All internal concealed water connection fittings shall be of Supreme brand best quality UPVC pipes in all flats and domestic water connection pipe upto flats. All the internal horizontal soils and waste water pipe shall be 6 inch dia UPVC. pipes joint in cement. All the vertical soil, vent and Waste pipes shall be 6 inch, dia UPVC pipes joint with cement mortar and exposed to wall. All the rain water pipes shall be 100 mm dia in good quality UPVC. All the rain water pipes shall be 100 mm dia in good quality UPVC All the water supply pipes shall be exposed to walls, the sanitary shall have Commode (white) with low down UPVC cistern, (white) 1 no. White wash basin shower with hot and cold water provision. -All bath room fittings' such stopcock, bip cock, pillar cock etc. will be in C. P. brass. Owner over head water tank.

11. Electrical Fitting works: All concealed copper wire, wiring of 151 branded quality such as Havells, Kdk or Finolex with best quality P.V.C. pipe, fixture and fitting of switch boards of quality products such as Crabtree, Anchor, Havells along with mcb/rcb with power cuts fuse for security system of all rooms, bed rooms, common rooms bath rooms, kitchen, landing area staircase, ground floor main gate

and rooftop etc. Main electric line of copper wire from meter room upto each flat main entrance should be of 6 mm. 63 amp. mch at meter room. 32 amp, mcb at the main entrance of the flat, internal concealed copper wiring inside each flat rooms should be of 2.5 mm copper wire. 20 amp. mch at each switch board of the rooms from each flat of main entrance upto ac, oven etc. copper wire should be of 4 mm. earthing wire from ground/meter room to roof top and inside each flats should be of 15 mm. All rooms will consist of 3 light points, 3 pin points (2 qty), 1 AC point, 1 fan point, kitchen will have 2 light points, 1 plug point, 1 chimney point, 1 fridge point, 1 micro over point, 1 mixture point, 1 dish washer point, 1 water purifier point. Toilet will have 1 geyser point, 2 light points, 1 exhaust fan point. Washing machine point will be near toilet, Living room will have extra points, Le. tv, lamp, air purifier, water purifier with modular piano type crab tree made.

12. Bath Rooms & Toilets: Glazed ceramic tiles finish upto 7 feet height, Porcelain passing, One OT and one Comde type pan in each flat, Flush valve pilar cock, Marck/Parryware Bib Cock/Stop cock. All internal pipe line and concealed fittings. Hot and cold water with Gyser connection and necessary fittings in each flat. Bath room and washroom modern PVC standard quality doors and frames. In main water connection line, a water stop valve in each flat in bathroom should be provided.

13. Stair case in the building: Stair cases will be made with tough quality marbles with electric point and staircase up and downing guard and MS grill with hand grip steel fittings.

14. Pumps and Motors: 2 sets of Mono Block pump with Kirloskar /Crompton Grieves motor of sufficient capacity for the whole building will be provided and installed. The installation cost will be borne by the Developer.

15. Roof: On the roof there will be provided parapet walls upto 4' height with 1½ cemented stone chips layers, roof water leaking treatment from rain water leaking and Heat treatment

16. Water supply system: Flats will be provided water supply line from UPVC. over headwater tank Over head water tank shall be fitted up by water pump from underground (semi) water reservoir for all the flats. Water will be supplied from Kamarhati Municipality Water supply. Special Owner over head water tank on the roof top.

17. Boring Tube Well: For overhead water tank with water pump fittings for residents usage.

18. Main gate of the said new building shall be made with iron fancy gate type with beautiful elevation.

19. Fire Fighting safety system provision in each floors with adequate Earthling of the building from rooftop into the ground.

20. Meter: Each flats of the Owner shall have separate CESE meter at the cost of the Owners.

SCHEDULE "H"

(SPECIFICATION OF MATERIALS TO BE USED FOR CONSTRUCTION OF MENTIONED HEREBY DESCRIBED HEREIN ABOVE).

BUILDING:

1) The building is R.C.C. frame (M 20 grade).

- 2) The foundation of the building is of R.C.C. piling isolated square feet (M. 25 grade 1:1 1/2:3).
- 3) Slab thickness is 5" as per structural drawing
- 4) 8th, 5th & 3rd brick work walls with 1:6, 1:6 & 1:4 sand cement mortar respectively.

PLASTERING:

- 1) Outside 1" thick 1:4 sand cement mortar.
- 2) Inside 3/4" thick 1:4 sand cement mortar.
- 3) Ceiling and concrete surface 1/2" thick 1:4 sand cement mortar.
- 4) Roof treatment.
- 5) Rooms of the flat shall be finished with plaster of paris.

FLOORING:

- 1) All floors shall be of marbles and skirting of living, dining, bedrooms, kitchen, toilet and verandah shall be of marbles finished with 6" inch height marble skirting from the floor.
- 2) In all common spaces such as lobby, stair landing, and entrance lobby shall be finished with marble (slab).
- 3) Service area such as pump room, garage space and other mandatory open space shall be finished by marbles.
- 4) Toilet shall be Marble finished / anti skid tiles.
- 5) Casting of floor 5 inch.

DOOR & WINDOWS:

- 1) Front main gate of the building shall be made of iron gate.

- 2) All doors inside each flats will have Sal wood frame with 35 mm thick ply with flush door (reputed make), sunmica on the doors and door locks.
- 3) All windows will be of standard quality aluminum. Thick plane glass.
- 4) All door of each flats will have Flash Door and be fitted with standard quality mortise of Branded lock in each flat with sunmica.
- 5) Collapsible Iron gate in front of the main door of each flats.

SANITARY & PLUMBING:

1) BATHROOM

- a) One commode/white (light colour) and 1 Indian type.
- b) White basin 22" of standard brands in inside bathroom.
- c) Shower, tap, hot & cold water system and 2 (two) taps in each bath room.
- d) All Bib-cock and Taps will be of LS.L. marks.
- e) One Bib-cock near commode/pan.
- f) Standard quality glazed colour tiles shall be fixed up to 7" height from floor level.
- g) Provision for exhaust fan.
- h) White Marble Flooring/anti skid tiles.

2) KITCHEN:

- a) R.G.C. cooking platform will be of granite polished stone finished and all window sill marble finished, two 1/2" tap over sink of hot and cold water tap.

- b) One kitchen sink of standard quality (stainless still).
- c) Concealed pipe lines for only cold and hot water will be provided.
- d) Provision for exhaust fan.
- e) Standard quality glazed colour tiles shall be fixed up to 7 ft height from floor level on the cooking platform.

3) PIPE LINES:

- a) All rain water pipes, soil and waste water pipes shall be of high density UPVC pipe (supreme).
- b) All underground sewer line, gully pit etc. shall be of UPVC pipes.
- c) Distribution of water line from overhead reservoir shall be of I.S.I. brands UPVC pipes of Supreme brand.
- d) Separate Owner water pipeline.
- e) Separate Owner Over head water tank.
- f) Underground Water Reservoir.

ELECTRICAL (concealed wiring):

1) Bed rooms.

- a) 3 (Three) three pin plug point (5 amp).
- b) Three light point.
- c) One fan point.
- d) One power point (15 amp) each for AC. point in all the bed rooms.

2) Living/ dining/ kitchen

- a) Three light point, one light point near kitchen counter.
- b) 3 (Three), three pin plug point for T.V and other purposes.
- c) One power point (15 amp).
- d) One fan point

3) Toilet

- a) Two light point.
- b) One power point for Geyser.
- c) One exhaust fan point.

4) Verandah

- a) Two light point.

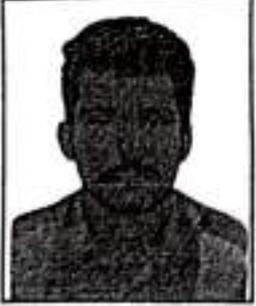
5) Finishing:

- a) All interior surface shall have sand-cement finished with plaster of paris only.
- b) All exterior surface wall shall have painted with snowcent print of approved shade.
- c) Overhead and underground tank as per sanction plan which should be adequate to full fill all the requisite of Flat Owner.
- d) Half grill will be fitted in the Hanging Verandah.

6) Common space

- a) Light point on entrance lobby, landing, roof and other common service.

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
<i>Harish Ganpudi</i>						
		(Left Hand)				
						
		(Right Hand)				
<i>Dharmendra Singh</i>						
		(Left Hand)				
						
		(Right Hand)				
<i>Sudhakar Chandrajyoti</i>						
		(Left Hand)				
						
		(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
<i>Nandika Ranerjee</i>						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
<i>Nandika Ranerjee</i>						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
<i>Dr. S. S. S. S. S.</i>						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

Major Information of the Deed

Deed No	I-1904-19550/2024	Date of Registration	27/12/2024
Query No / Year	1904-2003235986/2024	Office where deed is registered	
Query Date	20/12/2024 12:57:38 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Nayeemuddin Munshi High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831066831, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Settorth value	Market Value		
	Rs. 39,45,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slp.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: **ARIADAH KAMARHATI**, Road: A.C. Sarkar Road, Mouza: Dakshineswar, JI No: 4; Pin Code : 700076

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Settorth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-877	RS-12	Bastu	Bastu	2 Katha		22,80,000/-	Width of Approach Road: 9 Ft.,
Grand Total :					3.3Dec	0/-	22,80,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Settorth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	0/-	16,65,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2400 sq ft	0/-	16,65,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>Mr ABESH GANGULY Son of Late SUKHENDU GANGULY Executed by: Self, Date of Execution: 17/12/2024 , Admitted by: Self, Date of Admission: 27/12/2024 ,Place : Office</p>   <p>27/12/2024 LTI 27/12/2024</p> <p>28 KEDARNATH BANERJEE ROAD, City:- , P.O:- DAKSHINESWAR, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: AYxxxxxx7B, Aadhaar No: 66xxxxxxxx1059, Status :Individual, Executed by: Self, Date of Execution: 17/12/2024 , Admitted by: Self, Date of Admission: 27/12/2024 ,Place : Office</p>
2	<p>Mr DIPANKAR GANGULY (Presentant) Son of Late DILIP GANGULY Executed by: Self, Date of Execution: 17/12/2024 , Admitted by: Self, Date of Admission: 27/12/2024 ,Place : Office</p>   <p>27/12/2024 LTI 27/12/2024</p> <p>28 KEDARNATH BANERJEE ROAD, City:- , P.O:- DAKSHINESWAR, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: BTxxxxxx2J, Aadhaar No: 54xxxxxxxx6225, Status :Individual, Executed by: Self, Date of Execution: 17/12/2024 , Admitted by: Self, Date of Admission: 27/12/2024 ,Place : Office</p>
3	<p>Mr SUBHANKAR GANGULY Son of Late DIGENDRA NATH GANGULY Executed by: Self, Date of Execution: 17/12/2024 , Admitted by: Self, Date of Admission: 27/12/2024 ,Place : Office</p>   <p>27/12/2024 LTI 27/12/2024</p> <p>28 KEDARNATH BANERJEE ROAD, City:- , P.O:- DAKSHINESWAR, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: ALxxxxxx3M, Aadhaar No: 85xxxxxxxx2614, Status :Individual, Executed by: Self, Date of Execution: 17/12/2024 , Admitted by: Self, Date of Admission: 27/12/2024 ,Place : Office</p>

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ARGHYA CHAKRABORTY Son of Mr NIRANJAN CHAKRABORTY 16A, BACHASHPATIPARA ROAD, City:- Not Specified, P.O:- DAKSHINESWAR, P.S:-Belgharia, District:-North 24- Parganas, West Bengal, India, PIN:- 700076		 Captured	
	27/12/2024	27/12/2024	27/12/2024
Identifier Of Mr ABESH GANGULY, Mr DIPANKAR GANGULY, Mr SUBHANKAR GANGULY, Smt NANDITA BANERJEE, Smt NABANITA BHATTACHARJEE, Mr MOHAMMAD ABID HUSSAIN			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ABESH GANGULY	Mr MOHAMMAD ABID HUSSAIN-0.66 Dec
2	Mr DIPANKAR GANGULY	Mr MOHAMMAD ABID HUSSAIN-0.66 Dec
3	Mr SUBHANKAR GANGULY	Mr MOHAMMAD ABID HUSSAIN-0.66 Dec
4	Smt NANDITA BANERJEE	Mr MOHAMMAD ABID HUSSAIN-0.66 Dec
5	Smt NABANITA BHATTACHARJEE	Mr MOHAMMAD ABID HUSSAIN-0.66 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ABESH GANGULY	Mr MOHAMMAD ABID HUSSAIN-480.00000000 Sq Ft
2	Mr DIPANKAR GANGULY	Mr MOHAMMAD ABID HUSSAIN-480.00000000 Sq Ft
3	Mr SUBHANKAR GANGULY	Mr MOHAMMAD ABID HUSSAIN-480.00000000 Sq Ft
4	Smt NANDITA BANERJEE	Mr MOHAMMAD ABID HUSSAIN-480.00000000 Sq Ft
5	Smt NABANITA BHATTACHARJEE	Mr MOHAMMAD ABID HUSSAIN-480.00000000 Sq Ft

Endorsement For Deed Number : I - 190419550 / 2024

On 27-12-2024

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 14:39 hrs on 27-12-2024, at the Office of the A.R.A. - IV KOLKATA by Mr DIPANKAR GANGULY, one of the Executants.

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 39,45,000/-

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

Execution is admitted on 27/12/2024 by 1. Mr ABESH GANGULY, Son of Late SUKHENDU GANGULY, 28 KEDARNATH BANERJEE ROAD, P.O: DAKSHINESWAR, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession Business, 2. Mr DIPANKAR GANGULY, Son of Late DILIP GANGULY, 28 KEDARNATH BANERJEE ROAD, P.O: DAKSHINESWAR, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession Business, 3. Mr SUBHANKAR GANGULY, Son of Late DIGENDRA NATH GANGULY, 28 KEDARNATH BANERJEE ROAD, P.O: DAKSHINESWAR, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession Business, 4. Smt NANDITA BANERJEE, Wife of Mr JYOTI NARAYAN BANERJEE, MILAN PALLY, P.O: ITALGACHA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession House wife, 5. Smt NABANITA BHATTACHARJEE, Wife of Mr PARTHA SARATHI BHATTACHARYA, 77 DD MONDAL GHAT ROAD, P.O: DAKSHINESWAR, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700076, by caste Hindu, by Profession House wife, 6. Mr MOHAMMAD ABID HUSSAIN, Son of Mr MOHAMMAD KAMAL, MADHOPUR, P.O: VISHNUPUR, Thana: GOBINDPUR, , Newada, BIHAR, India, PIN - 805102, by caste Muslim, by Profession Business Indefied by Mr ARGHYA CHAKRABORTY, , Son of Mr NIRANJAN CHAKRABORTY, 16A, BACHASHPATIPARA ROAD, P.O: DAKSHINESWAR, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700076, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- , I = Rs 55.00/- , M(a) = Rs 21.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/12/2024 4:32PM with Govt. Ref. No: 192024250325153238 on 20-12-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 8461421177217 on 20-12-2024, Head of Account 0030-03-104-001-16

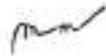
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 310421, Amount: Rs.100.00/-, Date of Purchase: 17/12/2024, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/12/2024 4:32PM with Govt. Ref. No: 192024250325153238 on 20-12-2024, Amount Rs: 6,920/-, Bank: SBI EPay (SBIEPay), Ref. No. 8461421177217 on 20-12-2024, Head of Account 0030-02-103-003-02


Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2025, Page from 16782 to 16839
being No 190419550 for the year 2024.

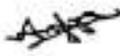


Mohul

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.01.10 14:23:21 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 10/01/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ARGHYA CHAKRABORTY Son of Mr NIRANJAN CHAKRABORTY 16A, BACHASHPATIPARA ROAD, City:- Not Specified, P.O:- DAKSHINESWAR, P.S:-Belgharia, District-North 24- Parganas, West Bengal, India, PIN:- 700076		 Captured	
	27/12/2024	27/12/2024	27/12/2024

Identifier Of Mr ABESH GANGULY, Mr DIPANKAR GANGULY, Mr SUBHANKAR GANGULY, Smt NANDITA BANERJEE, Smt NABANITA BHATTACHARJEE, Mr MOHAMMAD ABID HUSSAIN

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ABESH GANGULY	Mr MOHAMMAD ABID HUSSAIN-0.66 Dec
2	Mr DIPANKAR GANGULY	Mr MOHAMMAD ABID HUSSAIN-0.66 Dec
3	Mr SUBHANKAR GANGULY	Mr MOHAMMAD ABID HUSSAIN-0.66 Dec
4	Smt NANDITA BANERJEE	Mr MOHAMMAD ABID HUSSAIN-0.66 Dec
5	Smt NABANITA BHATTACHARJEE	Mr MOHAMMAD ABID HUSSAIN-0.66 Dec

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3	Mr SUBHANKAR GANGULY	Mr MOHAMMAD ABID HUSSAIN-480.00000000 Sq Ft
4	Smt NANDITA BANERJEE	Mr MOHAMMAD ABID HUSSAIN-480.00000000 Sq Ft
5	Smt NABANITA BHATTACHARJEE	Mr MOHAMMAD ABID HUSSAIN-480.00000000 Sq Ft

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2025, Page from 16782 to 16839
being No 190419550 for the year 2024.



Mohul

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.01.10 14:23:21 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 10/01/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.