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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

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Addl District Sub - Registrar Garia
South 24-Pgs.

DEVELOPMENT AGREEMENT

16 NOV 2021

THIS DEVELOPMENT AGREEMENT is made and executed on this ^{3rd} day of November, 2021 (Two Thousand and Twenty -One);

BETWEEN

1. **SMT. MANJU CHAKRAVARTY** alias Manju Chakraborty, Wife of Late Sankar Nath Chakraborty, having her Income Tax Permanent Account No. (AHKPC 2078F) and Aadhaar card Number (461555432195), by Faith-Hindu, by Nationality- Indian, by Occupation- House Wife, residing at 91/2/1, Netaji Subhas Chandra Base Road, Kolkata-700040, presently residing at B15/1, Karunamoyee Housing Estate, Salt Lake City, Kolkata-700091, in the State of West Bengal. **AND 2. SMT. RATNA DHAR**, Wife of Shri Tapes Dhar, having her Income Tax Permanent Account No (AVZPD8564C) and Aadhaar Card Number (6315 3722 9219), by Faith- Hindu, by Nationality- Indian, by

108978

000

Subhas Khosh

Subhas Khosh

NAME: Subhas
 ADD: [unclear]
 Rs: [unclear]

29 OCT 2021
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

Maharajapur
 [unclear]
 [unclear]



NETA 2070

1) Subhas Khosh

29 OCT 2021



NETA 2071

2) Sumon Chakraborty



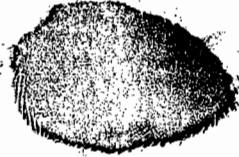
NETA 2072

3) Manji Chakraborty



NETA 2073

4) Ratna Dhar



NETA 2074

Rajib Ghosh

Addl District Sub - Registrar Garia
South 24-Pgs.

03 NOV 2021

Identified by Me
 Rajib Ghosh
 S/o Jahan Ghosh
 Vill - Post - South Garia.
 P.S - Baruipon, PIN-74361
 South 24 Pgs.

Occupation- house Wife, residing at Mahamayapur, Fartabad Main Road, Post Office- Garia, Police Station-Narendrapur (Erstwhile Sonarpur), Kolkata- 700084, South 24 Parganas in the State of West Bengal, hereinafter jointly referred to as **LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor(s), heir(s), successors-in-interest, executor(s), representative(s), administrator(s) and/or assigns) of the **FIRST PART**.

A N D

M/S GLORIOUS PROPERTIES a Partnership Firm registered under the provision Partnership Act 1932, having its Income Tax Permanent Account Number (**AAUFG 0556D**) and having its registered office at Premises No. 248, Gostatala, B-46, New Scheme, Gostatala, Garia, Ward No. 111, Kolkata- 700084, District- South 24 Parganas, in the State of West Bengal, duly represented by its Partners Namely **1. SHRI SUBHAS KHASTAGIR**, Son of Nepal Khastagir, having his Income Tax Permanent Account Number (**ARYPK 9429J**) and having his Aadhaar Card Number (**2077 4216 3047**), by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Mahamayapur West, Fartabad, Post Office- Garia, Police Station- Narendrapur (Erstwhile Sonarpur), Kolkata- 700084, District- South 24 Parganas, in the State of West Bengal **AND 2. SHRI SUMON CHAKRABORTY** son of Bibhuti Bhusan Chakraborty, having his Income Tax Permanent Account Number (**BEVPC 2837P**) and having his Aadhaar No. (**9165 0458 3838**), Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 103/C, Saroj Park, Post Office & Police Station-Barasat, Kolkata- 700124, District- North 24 Parganas, in the State of West Bengal, hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor(s), heir(s), successors-in-interest, executor(s), representative(s), administrator(s) and/or assigns) of the **SECOND PART**.

The **LANDOWNERS** and **DEVELOPER** are conjointly for the sake brevity

hereinafter referred to as the "**PARTIES**" and they individually hereinafter referred to as the "**PARTY**".

DEVOLUTION AND/OR BACKGROUND OF TITLE: The Title of ownership is flows as follows from time to time:

WHEREAS The Land Owner herein are the owners and the possession holder of **ALL THAT** piece and parcel of total Land measuring about 4 Cottas 8 Chittaks 14 Sq. ft. more or less lying and situated at Mouza- Barhans Fartabad, J.L. No. 47, Touzi No. 109, Comprised in R.S. Dag No. 726 and (727, appertaining to R.S. Khatian No. 694, 695, 600, 281, Ward No. 29, presently within the limit of Rajpur Sonarpur Municipality, under Police Station- Narendrapur (Erstwhile Sonarpur), within the jurisdiction of Additional District Sub-Registrar at Garia, South 24 Parganas, in the state of West Bengal, which is more fully particularly describe in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS one Manmatha Nath Naskar was the sole and absolute owner of all that piece and parcel of land measuring about 2 Cottas 8 Chittaks more or less lying and situated at Mouza- Barhans Fartabad, J.L. No. 47, Touzi No. 109, Comprised in R.S. Dag No. 726 appertaining to R.S. Khatian No. 695 Ward No. 29, presently within the limit of Rajpur Sonarpur Municipality, under Police Station- Narendrapur (Erstwhile Sonarpur), within the jurisdiction of Additional District Sub-Registrar at Garia, South 24 Parganas, in the state of West Bengal.

AND WHEREAS while said Manmatha Nath Naskar was enjoying his said land free from all sorts of encumbrances, in the need of money had sold conveyed and transferred to and in favour of Smt. Kiran Bala Devi by virtue of a registered deed of conveyance which was duly registered with the Additional District Sub-Registrar at Baruipur and recorded in Book No. I, Volume No. 18, pages 115 to 119 being No. 933 for the year 1949. Thus, by virtue of the

aforesaid deed of conveyance being no. 933 of 1949 said Smt. Kiran Bala Devi was become the sole and absolute owner of the aforesaid property. R.S. 12

AND WHEREAS while said Smt. Kiran Bala Devi was enjoying her said land free from all sorts of encumbrances, in the need of money had sold conveyed and transferred to and in favour of Shri Binay Bhusan Ghosh by virtue of a registered deed of conveyance which was duly registered with the Additional District Sub-Registrar at Baruipur and recorded in Book No. I, Volume No. 2, pages 269 to 272 being No. 150 for the year 1966. Thus, by virtue of the aforesaid deed of conveyance being no. 150 of 1966 said Shri Binay Bhusan Ghosh was become the sole and absolute owner of the aforesaid property.

AND WHEREAS while said Shri Binay Bhusan Ghosh was enjoying his said land free from all sorts of encumbrances, in the need of money had sold conveyed and transferred to and in favour of Smt. Manju Chakraborty (one of the landowners herein) by virtue of a registered deed of conveyance dated 21st July, 1967 which was duly registered with the Additional District Sub-Registrar at Sonarpur and recorded in Book No. I, Volume No. 18, pages 248 to 251 being No. 1239 for the year 1967. Thus, by virtue of the aforesaid deed of conveyance dated 21st July, 1967 said Smt. Manju Chakraborty was become the sole and absolute owner of All That piece and parcel of land measuring about 2 Cottas 8 Chittaks more or less lying and situated at Mouza- Barhans Fartabad, J.L. No. 47, Touzi No. 109, Comprised in R.S. Dag No. 726 appertaining to R.S. Khatian No. 695, Ward No. 29, presently within the limit of Rajpur Sonarpur Municipality, under Police Station- Narendrapur (Erstwhile Sonarpur), within the jurisdiction of Additional District Sub-Registrar at Garia, South 24 Parganas, in the state of West Bengal.

AND WHEREAS while said Smt. Manju Chakraborty enjoyed her aforesaid property free from all shorts an encumbrance was execute a deed of declaration in respect of her said property, on 2nd June, 1999 including the Site Plan of the property in the afore said deed of conveyance which was duly registered with the Additional District Sub-Registrar at Sonarpur and duly

recorded in Book No. I, Volume No. 48, pages 278 to 282 being No. 2953 for the year 1999. 7

AND WHEREAS while said Smt. Manju Chakraborty enjoyed her aforesaid property free from all shorts an encumbrance has duly mutated her name in records of BL & LRO and also in the record of Rajpur Sonarpur Municipality as Holding No. 2172 under ward no. 29, Fartabad and started regularly paying the taxes in her name over the said property.

AND WHEREAS one Upendra Nath Dhar was the sole and absolute owner of All that piece and parcel of land measuring about 11 Decimal more or less lying and situated at Mouza- Barhans Fartabad, J.L. No. 47, Touzi No. 109, out of which 8 decimal of land in R.S. Dag no. 726 and 3 Decimal in R.S. Dag No. 727 appertaining to R.S. Khatian No. 694, 600 & 281, Ward No. 29, presently within the limit of Rajpur Sonarpur Municipality, under Police Station- Narendrapur (Erstwhile Sonarpur), within the jurisdiction of Additional District Sub-Registrar at Garia, South 24 Parganas, in the state of West Bengal.

AND WHEREAS while he was possessing and enjoying his said property free from all sorts of encumbrances said Upendra Nath Dhar was died intestate leaving behind his son Shri Satya Ranjan Dhar as his legal heir to inherit his aforesaid property and after demise of said Upendra Nath Dhar, his son said Shri Satya Ranjan Dhar became the sole and absolute owners of the said property by way of inheritance as per Hindu Succession Act, 1956. one
1956

AND WHEREAS while he was possessing and enjoying his said property free from all sorts of encumbrances said Satya Ranjan Dhar was died intestate leaving behind his wife Smt. Sbita Rani Dhar as his legal heir to inherit his aforesaid property and after demise of said Satya Ranjan Dhar, his wife said Smt. Sabita Rani Dhar became the sole and absolute owners of the said property by way of inheritance as per Hindu Succession Act, 1956.

AND WHEREAS while said Sabita Rani Dhar was enjoying her said land free from all sorts of encumbrances, in the need of money had sold conveyed and transferred a part of the aforesaid land admeasuring about 2 Cottas 14 Sq. Ft. to and in favour of Smt. Ratna Dhar (one of the landowner herein) by virtue of a registered deed of conveyance dated 14th November, 1995 which was duly registered with the Additional District Sub-Registrar at Sonarpur and recorded in Book No. I, Volume No. 98, pages 327 to 330 being No. 6416 for the year 1995. Thus, by virtue of the aforesaid deed of conveyance dated 14th November, 1995 said Smt. Ratna Dhar was become the sole and absolute owner of All That piece and parcel of land measuring about 2 Cottas 14 Sq. Ft. more or less lying and situated at Mouza- Barhans Fartabad, J.L. No. 47, Touzi No. 109, out of which 15 Chittaks 4 Sq. Ft. of land in R.S. Dag no. 726 and 1 Cottah 1 Chittaks 10 Sq. Ft. of land in R.S. Dag No. 727 appertaining to R.S. Khatian No. 694, 600 & 281, Ward No. 29, presently within the limit of Rajpur Sonarpur Municipality, under Police Station- Narendrapur (Erstwhile Sonarpur), within the jurisdiction of Additional District Sub-Registrar at Garia, South 24 Parganas, in the state of West Bengal.

AND WHEREAS while Said Smt. Manju Chakraborty and Smt. Ratna Dhar was enjoying their said respective property side by side free from all sorts of encumbrances for betterment of use of the same have jointly decided to amalgamate the said tow plots into a single plot measuring about 4 Cottas 8 Chittaks 14 Sq. ft. and accordingly for the same Smt. Ratna Dhar execute a deed of gift in favour of Smt. Manju Chakraborty on 16th September 2011 whereas she has gifted 4 Chittaks land out of her said property lying and situated at Mouza-Barhans Fartabad, R.S. Dag No 726 and 727 appertaining to R.S. Khatian No. 694, 600 and 281, Which was duly registered with the Additional District Sub-Registrar at Sonarpur and recoded in Book No. 1 Volume No. 25, Pages from 554 to 566, being no. 10520 for the year 2011. AND simultaneously Smt. Manju Chakraborty execute a deed of gift in favour of Smt. Ratna Dhar on 16th September 2011 whereas she has gifted 4 Chittaks land out of her said property lying and situated at Mouza-Barhans Fartabad,

R.S. Dag No 726 appertaining to R.S. Khatian No. 695, which was duly registered with the Additional District Sub-Registrar at Sonarpur and recoded in Book No. 1 Volume No. 25, Pages from 579 to 591, being no. 10527 for the year 2011.

AND WHEREAS while said Smt. Ratna Dhar enjoyed her aforesaid property free from all shorts an encumbrance was execute a deed of declaration in respect of her said property, on 8th November, 2011, by rectifying the R.S. Khatian no. from 694, 600 and 281 to R.S Khatian No. 695 in the afore said deed of conveyance dated 14th November, 1995 which was duly registered with the Additional District Sub-Registrar at Sonarpur and duly recorded in Book No. IV, CD Volume No. 4, pages 2352 to 2359 being No. 02259 for the year 2011.

AND WHEREAS while said Smt. Ratna Dhar enjoyed her aforesaid property free from all shorts an encumbrance has duly mutated her name in records BL & LRO and started regularly paying the taxes in her name over the said property.

AND WHEREAS The landowners herein amalgamated the aforesaid two properties for better use, into a single plot measuring about 4 Cottas 8 Chittaks 14 Sq. ft. more or less lying and situated at Mouza- Barhans Fartabad, J.L. No. 47, Touzi No. 109, Comprised in R.S. Dag No. 726 and 727, appertaining to R.S. Khatian No. 695, Ward No. 29, presently within the limit of Rajpur Sonarpur Municipality, under Police Station- Erstwhile Sonarpur (presently Narendrapur), within the jurisdiction of Additional District Sub-Registrar at Garia, South 24 Parganas, in the state of West Bengal, which is more fully particularly describe in the First Schedule hereunder written.

AND WHEREAS while absolutely sized and possessed of or otherwise well and sufficiently entitled to the said premises free from all shorts and encumbrances whatsoever and how so ever in nature, having good marketable title in respect of the said premises which is more fully described in the First

Schedule hereunder written being desired to construct a Multi- Storied Building thereon having several self-sufficient units/flats car parking space/other office space/shops according to permissible law of the Rajpur Sonarpur Municipality, together with modern taste, design and architecture in accordance with the sanctioned building plan to be sanctioned by the Rajpur-Sonarpur Municipality but lacking of necessary expertise and knowledge required to erect and construct a multistoried building/s the land owner have approached the developer for develop the schedule mentioned premises on "Joint Venture Basis" and the developer have duly accepted the same. The Owner has agreed to permit the Developers to develop the said property on the terms and conditions recorded hereinafter. The Developers have investigated the title of Owner to the said property and have prima facie found the same as clear and marketable subject to the said Tenants/ Occupants. The **OWNER** and the **DEVELOPER** herein entered into this Development Agreement on the following terms and conditions and stipulations set forth herein below.

NOW THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

ARTICLE — I

DEFINITIONS- For proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times shall always mean and include.

1. PROPERTY/PREMISES- Shall always mean **ALL THAT** piece. and parcel of total Land measuring about 4 Cottas 8 Chittaks 14 Sq. Ft. (7.4571 Decimal) more or less lying and situated at Mouza- Barhans Fartabad, J.L. No. 47, Touzi No. 109, Comprised in R.S. Dag No. 726 and 727, appertaining to R.S. Khatian No. 695, Paschim Mahamayapur Road, Ward No. 29, Post Office-Garia, Kolkata-700084, presently within the limit of Rajpur Sonarpur Municipality, under Police Station- Narendrapur (Erstwhile Sonarpur), within the jurisdiction of Additional District Sub-Registrar at Garia, South

24 Parganas, in the state of West Bengal, which is more fully particularly describe in the First Schedule hereunder written with newly constructed **GROUND PLUS THREE (G+III)** building erected thereon along with all easement right thereto.

2. PROPOSED BUILDING: Shall mean the proposed G+3 storied building to be constructed upon the said property.

3. FLAT/APPERTMENT: Shall mean the unit of a self-contained accommodation of the said building for residential purpose having one or more rooms along with kitchen, exclusively user of bath and privy, as per sanctioned plan with all modern amenities and facilities along with lift to use and enjoy the same exclusively and without any interruption from others along with free access and right ingress and egress to and from the main entrance and public road.

4. CARPARKING SPACE: Shall mean the space on the ground floor of the building as shown in the sanctioned plan for parking or keeping motor car scooter or all types of private vehicles defined under Motor Vehicle Act.

5. PLAN- Shall mean a **GROUND PLUS THREE** storied Building Construction plan or plans which would be prepared by Developer's Architect and duly signed by the owner/Developer for construction of new building/ s and to be sanctioned by the Rajpur Sonarpur Municipality.

6. LAND-OWNERS shall mean **SMT. MANJU CHAKRABORTY AND SMT. RATNA DHAR.**

7. DEVELOPER -shall mean **M/S GLORIOUS PROPERTIES** a Partnership Firm registered under the provision Partnership Act 1932, having its Income Tax Permanent Account Number (**AAUFG 0556D**) and having its registered office at Premises No. 248, Gostatala, B-46, New Scheme, Gostatala, Garia, Ward No. 111, Kolkata-700084, District- South 24 Parganas, in the State of West Bengal, duly represented by its Partners Namely **1. SHRI SUBHAS**

KHASTAGIR, AND SHRI SUMON CHAKRABORTY.

8. ARCHITECT: Shall mean any qualified person or persons or firm or L.B.S./L.B.A. appointed or nominated by the developer within knowledge and consent of the owner as the Architect of the Building/buildings to be constructed upon the said property.

9. SPECIFICATION- Shall mean materials and specifications as is recommended by the architect for the construction of the building and/ or flats and/or constructed and/ or open portions on the said premises. All fittings as described in the **FOURTH SCHEDULE** herein below and will be provided by the Developer in those flats.

10. COMMON PARTS & PORTION- Shall mean and include outer walls & columns, ultimate roof top, lobbies, staircases, passageways, common electric meter, Common electric wiring & fittings, overhead & underground water tank, pump, pump fittings, septic tank, and other facilities whatsoever and surface drainage and sewerage and other facilities whatsoever morefully Described in **THIRD SCHEDULE** hereunder Written.

11. COMMON PURPOSE- Shall mean and include the purposes of managing, maintaining and up-keeping the Common Areas and Installations, rendition of common services in common to the Co- Owner/Developer, collection and disbursement of the Common Expenses and administering and dealing with the matter of the common interest of the Co-Owner/Developer and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective units exclusively and the Common Areas and Installations in common.

12. COMMON EXPENSES/MAINTENANCE CHARGES- Shall mean the proportionate share of common expenses to be paid by the Purchasers for rendition of common services.

13. UNDIVIDED SHARE- Shall mean all that the undivided variable

impartible proportionate share in the land comprised in the said premises attributable to and allocable to the said Flat.

14. SHARE OF EXPENSES- Wherever any expenses or costs are mentioned to be borne or paid proportionately by the Purchasers then the amount payable by the Purchasers shall unless otherwise specified; is in Proportion to the areas of the respective Purchasers respective flats.

15. ASSOCIATION- 'Shall mean the Association/ Committee or Society that may be formed and registered by the Owners/ Occupiers for the common purposes as may be deemed proper and necessary by the Developer.

16. TRANSFORMER EXPENSES- Shall mean all Purchasers have to pay the expense equally to install a transformer in the First Schedule mentioned property, if necessary, to be installed or as may be directed by the Power Supply Authority.

17. GOODS AND SERVICE TAX: Shall mean the Purchasers/s shall have to pay the GST calculated on the property to the Developer at the prevailing rate of the GST Authority, and the developer should give proper receipt of the same to the Purchasers/s.

18. ADDITIONAL WORKS: shall mean the Purchasers/ s shall have to pay the additional cost of works if any which are necessarily ordered/expected by the Purchasers/ s.

19. WATER SUPPLY: Shall mean Municipal Water/ Deep Tube well with submersible pump with supply from common overhead reservoir. If required Deep Tube well Boring will be made at approximately 350ft.-400ft. Depth (Clean Water). One underground Concrete and Bricks Make Water reservoir at Ground level will be constructed also will relate to the Overhead Water Tank/ s and will relate to 'the Municipality Water Supply line. Proper Size of 'Ferrule' will have to be applied to the Municipality concerned Water Supply Department by the Developer.

20. ELECTRIC SUPPLY- Shall mean One **COMMON METER** for the use of General Lighting for all electrical arrangements at common spaces like adequate Lighting at Staircase, Parking Space, Terrace, pump room, and Boundary wall will be provided by the Developer and the deposit money for the same will be deposited by the Developer out of his expenses to the WBSEDCL also the expenses for the entire individual flat's Electric Meter under developer's allocation and deposit for the same will be provided by individual flat owner to WBSEDCL. Developer may only co-operate for the same only.

21. NOTICE- Unless otherwise expressly mentioned herein all notices to be served hereunder by any of the parties on the other shall be deemed to have been served if served by hard or sent by registered post with acknowledgment due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered post without the same being served. Notice of the parties shall raise any objection as to service of the notice deemed to have been served as aforesaid.

22. DEEMED POSSESSION – Shall mean and include expiration of the period of notice by the Developer to the Landowners calling upon time to take actual physical possession of the flat/unit notwithstanding such possession being taken by the Owner.

23. ARBITRATION:

(a) Disputes to be settled by Arbitration: Any dispute, controversy or claims between the parties hereto arising out of or relating to this Agreement or the breach, termination, or invalidity thereof, shall be settled by arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and amendments thereof.

(b) Arbitral Tribunal: The arbitral tribunal shall be composed by mutual consent of the parties.

(c) **Place of Arbitration:** The place of arbitration shall be Kolkata and any award made whether interim or final, shall be deemed for all purposes between the Parties to be made in Kolkata.

(d) **Language and Applicable Law:** The arbitral proceeding shall be conducted in the English language and any award or awards shall be rendered in English. The procedural law of the arbitration shall be Indian law.

(e) **Award Final and Binding:** The award of the arbitral tribunal shall be final and conclusive and binding upon the Parties hereto and the Parties shall be entitled (but not obliged) to enforce the award. Such enforcement shall be subject to the provisions of the Arbitration and Conciliation Act, 1996.

(f) **Summary Proceedings and Interim Awards:** The Arbitrator shall have the right to proceed summarily and to make interim awards.

24. JURISDICTION: Only the Principal Civil Courts shall have the jurisdiction to entertain try and determine all actions and proceedings between the parties hereto relating to or arising out of this Agreement or connected therewith.

25. UNAVOIDABLE CIRCUMSTANCE shall mean natural calamities earthquake and civil disorder, political unrest by which the construction work of the proposed building can be disturbed, stopped, or suspended for a considerable time.

26. FORCE MAJEURE:- shall mean and include natural calamities, Acts of God, floods, earthquakes, riots, wars, storms, cyclones, tempests, fire, civil commotion, civil wars, air raids, general strikes, lockouts, transport strikes, acquisitions, requisitions, notices or prohibitory orders from Corporation or any other statutory body or any Court, government action or regulations, new and/or changes in municipal or other rules, laws or policies affecting or likely to affect the Project, and/or any reasons/circumstances beyond the control of the **DEVELOPERS**.

27. WAIVER: failure or delay by either Party to insist upon the strict performance of any terms and provision of this agreement or to exercise any right available to a party upon a breach of default, shall not constitute a waiver of such breach or default or any subsequent breach of such terms and provision. No waiver of any breach shall affect or alter this Agreement but each terms of this Agreement shall continue to be in full force and in affect with respect to other terms.

28. WORDS: - shall mean and include imparting singular shall include plural and vice-versa and the words imparting masculine gender shall include feminine gender and vice-versa. Words importing **SINGULAR NUMBER** shall include the **PLURAL NUMBER** and vice versa. Words importing **MASCULINE GENDER** shall include the **FEMININE GENDER** and **NEUTER GENDER**; Similarly, words importing **FEMININE GENDER** shall include **MASCULINE GENDER** and **NEUTER GENDER** Likewise **NEUTER GENDER** shall include **MASCULINE GENDER** and **FEMININE GENDER**.

29. ADVOCATE: shall mean **Mr. RAJIB GHOSH**, Advocate of 6, Old Post Office Street, Fifth Floor), Kolkata- 700001 appointed by the **PURCHASER** herein, inter-alia, for preparation of the documents regarding this Agreement.

30. COMPLETION PLAN AND COMPLETION CERTIFICATE - Time is the main essence of this contract. Subject to Force Majeure and circumstances beyond control the Developer shall complete the construction of the new building in the said premises in habitable conditions and must obtain 'FITNESS/BUILDING COMPLETION CERTIFICATE' along with 'Building Completion Plan', within a period of 24 (Twenty Four) Months from the date obtaining the sanctioned building plan from the municipal authority (subject to a further grace period of six months), and Vacant Possession of (**FIRST SCHEDULE**) land for Construction hereunder subject to clearance of all the Legal papers from the Government Authorities. The Developer shall be bound to legally obtain approved completion certificate from Rajpur Sonarpur Municipality at their own cost and responsibility. If any fine regarding the

construction of the building is imposed by the competent authority said cost shall exclusively be borne by the Developer.

31. LAND OWNERS ALLOCATION: shall mean and include, in accordance with the terms and conditions of the **SAID DEVELOPMENT AGREEMENTS** contained therein the **SAID LAND OWNERS** will entitled to get the 43% (Forty Three) of Total F.A.R. of the entire newly constructed Ground Plus Three Residential Building standing thereon **TOGETHER WITH** undivided proportionate share of rights, titles and interests in Land attributable thereto and in the **SAID PREMISES** mentioned in the **FIRST SCHEDULE** hereunder written. which morefully and particularly described in the **SECOND SCHEDULE- PART-I** hereunder written. If any additional construction is done by the Developer (on getting proper permission from the Rajpur Sonarpur Municipality i.e., still have proper drawing and reflection in Revised Plan/ Building Completion Plan) at his oven discretion, that shall be adjusted in 43:57 (Landlord: Developer Company) ratio.

32. DEVELOPER/CONFIRMING PARTY'S ALLOCATION: shall mean and include, in accordance with the terms and conditions of this **AGREEMENTS** contained therein the **SAID DEVELOPER** will entitled to get the 57% of the total F.A.R in the newly constructed Ground Plus Three Residential Building standing thereon **TOGETHER WITH** undivided proportionate share of rights, titles and interests in Land attributable thereto and in the **SAID PREMISES** mentioned in the **FIRST SCHEDULE** hereunder written, which morefully and particularly described in the **SECOND SCHEDULE, PART-II** hereunder written..

33. CONFIRMING PARTY- The develop'er shall be the confirming party in sale deeds and agreements in Respect of that flats under developer's allocation, as the sale proceedings' consideration 'will be paid to the Developer, accordingly memo of consideration also will have to be witnessed in the name of Developer.

34. DELIVERY OF THE XEROX COPY- 'Shall mean the developer shall deliver Xerox copy of the registered sale deeds in respect of the developer's allocated flats and car parking spaces to the owner before the registration of the said deeds.

35. INTENDING BUYERS- Shall mean and include person or persons or party or parties to whom any flat/unit or other spaces in the new building may hereafter be agreed to be transferred.

ARTICLE – II DEVELOPERS OBLIGATIONS:

1. That it is agreed by and between the parties herein that the Developer shall be entitled to construct a building upon the said property by their own fund and resources or by any other funds procured by taking advance from the intending buyers, who are willing to purchase any flat /spaces in the said building which belongs to the Developer's Allocation, provided the Developer fulfill the following obligations towards the Landowners. The Developer shall ensure that the property under development will not be encumbered in any manner.

2. That the developer will construct the proposed building upon the said property strictly as per the building plan duly sanctioned by the Rajpur Sonarpur Municipality.

3. That the Developer shall have to maintain the proper sizes/specification as per building plan and as per advice, of the Architect and owner's allocation given in below.

4. That the Developer shall have to appoint a professional civil engineer or L.B.S. or firm as Architect to supervise the construction of the building/buildings.

5. That the entire cost and expenses for the construction of the building

will be borne by the Developer and the Developer shall have no claim or demand in any part of the said expenses from the landowners.

6. That after completion of the said building the developer shall have to deliver the 43% of total F.A.R. to the Land Owners, in the newly constructed building which are more fully and particularly described in the **SECOND SCHEDULE PART-I** herein below. The Landowners shall not have to bear any expenses or have to pay any consideration for this development project.

7. That the Owner's Allocation mentioned in the **SECOND SCHEDULE PART-I** herein below will be delivered at first time by the developer to the landowners in finished, ready, and habitable condition in all respect with all modern amenities and fittings before delivery of any flat or constructed part of the Developer's Allocation to any other person.

8. That the delivery of possession of the Owner's Allocation in the building in favour of the landowners will be made by the developer within a period of 24 (Twenty-Four) Months from the date obtaining the sanctioned building plan from the municipal authority (Subject to further grace period of six months) and Vacant Possession of (FIRST SCHEDULE) land for Construction hereunder subject to clearance of all the Legal papers from the Government Authorities.

9. That the Developer shall have no right or shall not be entitled to sell, transfer, and /or encumber in any manner, the said reserved portion of the land owner more fully described in the **SECOND SCHEDULE PART-I** herein below along with the common areas/amenities.

10. That the developer shall act as an independent contractor in constructing the building and undertake to keep the land owner indemnified from time to time against all third party claims including any Government, Quasi Govt. Local authorities, Municipalities, Electric

Supply, Telephone etc. and actions arising out of any act of commission or accident such as loss of life/lives of laborers, mistress and allied natures or things in or relating to the construction of the building/development of the property.

11. That the Developer shall be responsible to fulfill all the above - mentioned obligations towards the landowners, failing which the land owner shall have every option to claim damages and/or cancel, rescind the present agreement. That the Developer agrees to the following which the owner has also agreed.

12. That the Developer shall install separate electric meter in the name of the owner and/or their nominee in the proposed building for the flats to be held by the Owner. The meter installation charges and security deposit if any for the same will be borne by the Landowners.

13. That the Landowners shall not be liable or responsible with regard to the nature of construction of the proposed building and also for any financial transaction with the Third Parties.

14. That if the Developer fails to deliver the possession of the owner's allocation within the stipulated period of 24 months from the date obtaining the sanctioned building plan from the municipal authority (Subject to a further grace period of six months), failing which the developer will have no rights to work over the property until and unless in written permitted by the land owners.

15. The Developer shall handover the Owner's Allocation along with the Completion Certificate obtained from the Rajpur Sonarpur Municipality.

ARTICLE - III

RIGHTS AND PRIVILEGES OF THE DEVELOPER:

1. That if any additional construction is done by the Developer (on

getting proper permission from the Rajpur Sonarpur Municipality i.e. will have proper drawing and reflection in Revised Plan/Building Completion Plan) at his own discretion, that shall be adjusted in 43: 57 (Landlord: Developer Company) ratio.

2. That save except those portions which shall be kept reserved for the Landowners, the Developer shall be entitled to sell and or transfer rest flats, car parking space/spaces with proportionate share of common areas of the said building to any intending buyer/buyers in such a price and in such terms and conditions as determined by the Developer.

3. That the Developer shall be entitled to receive the entire consideration money from the intending buyers of the Developer's Allocation against issuing proper receipt thereof and the Memo of Consideration in conveyance will have to be marked in the name of Developer.

4. That the Landowner shall have no right and or liberty to interfere in those transactions made between the Developer and the intending buyer/buyers in any manner whatsoever and further the Landowner shall not be entitled to claim the profit of the said venture or party thereof.

5. That the Developer shall have every right to disclaim and/or relinquish any claim from the intending buyer and/ or shall be entitled to settle any matter with any intending buyer in respect of payment on consideration or in any issue in any term as the Developer may think fit and proper.

6. That the Developer shall be entitled to execute all or any sort of Agreement with any intending flat or space buyer/ buyers and shall be entitled to execute all or any type of Deed of Transfer in favour of the indenting buyer in respect of the flat/ space of the building only relating to Developer's Allocation after handing over the possession of the reserved portion to the owner and further shall be entitled to present before the Registration Offices all those Deeds and Documents of

transfer in favour of all intending buyers on behalf of Landowners and for that purpose the landowners will execute a registered Power of Attorney in favour of the Developer to do all such acts and deeds required for the proposed construction and registration of the Deed of Transfer against the un demarcated impartible proportionate share of the land under **FIRST SCHEDULE** property in favour of the flat buyers and the land on will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers and having payment or consideration of such or those being received or paid to the developer.

ARTICLE - IV

LANDOWNERS OBLIGATIONS AND PRIVILEGES

1. That during the period of construction of the proposed building the developer shall be in absolute possession of the said property and the landowners shall not be entitled to disturb the possession of the developer in manner whatsoever, provided the construction of the building is done as per the terms of this agreement.
2. That the land owner do hereby declare that 'she have absolute right, title and interest upon the said landed property and do hereby further declare that the said property morefully described in the **FIRST SCHEDULE** below is free from all encumbrances, disputes, litigations and in the meantime they have not received any notice and notices to the effect that the said land is effected by any scheme of the Government of West Bengal and/or any other statutory body at the time of signing of this agreement. So, being satisfied about the marketable title of the said property and the same being free from all encumbrances the Developer herein has entered into this Agreement.
3. That the landowners shall at the time of execution of this presents deliver to the developer all original documents regarding the title of the land

other papers and documents against proper receipts from the developer.

4. That the landowners shall not be required to share or pay any portion of cost for construction of the proposed building including the cost of construction of landowner's allocation more fully described in the **SECOND SCHEDULE, PART-I.**

5. That the landowners shall not be entitled in any way to interfere with the management of the construction of the proposed building and in the matter of transfer of the flat spaces of the building to the intending buyers. But shall have absolute right and authority to inspect the main structural part of the building as well as the construction of Owner's portion from time to time.

6. That for smooth functioning of the development work and for the purpose of construction of the proposed building the land owner will execute a Registered Power of Attorney at the cost of the Developer in favour of the Developer empowering its administrator in office to do all acts and deeds required for the construction of the proposed building and to sell, transfer any flat or flats or spaces of the building to any intending buyers on relating to Developer's Allocation and further to execute and register the Deed of Transfer only in respect of the proportionate share of land in favor of the flat buyers.

7. That in the event if a co-operative society and/ or Association be formed the landowner shall become a member of the said Society and/ or Association be formed and shall be liable to pay and bear proportionate maintenance charges, as well as service charges and municipal taxes in respect of his allocation for maintenance of the common areas, facilities etc.

ARTICLE-V

TIME FRAME

1. The Developers shall obtain sanction of plans within Twelve months date hereof, the Owners shall handover the possession premises to the

Developers and permit the Developers to develop the said property in terms of this Agreement provided the Developers.

2. The Developers shall complete the construction of the entire said property along with all amenities and with Occupation Certificate (O.C.) within 24 (Twenty-Four) Months from the date obtaining the sanctioned building plan from the municipal authority (subject to further grace period of six months).

3. If the Developers are prevented from carrying on the construction and development activities of the said property for any reasons which are beyond the control of the Developers such as (i) war, civil commotion, accident, strikes or act of God affecting the said property; (ii) Any notice, order, rule, notification of the Government or other public, judicial or Competent Statutory Authority affecting the development of the said property; and (iii) Non-availability of steel, cement or any other building materials, water for construction or supply of electric power; and which circumstances have not arisen due to default of the Developers, the time for completion of the project shall stand suitably extended considering the period of delay occasioned on account of such reasons.

ARTICLE - VI

CANCELLATION AND ARBITRATION:

1. All communication in the form of letter, notice, correspondence from/to either of the parties will be made to the address written in the agreement and page of this present and will be communicated by postal services or personal peon services article and letter, notice sewed upon either of the parties by other.

2. Both the parties do hereby undertake to cooperate with each other in all respect to materialize the said development project within the stipulated time of 24 (Twenty-Four) Months from the date obtaining the sanctioned building plan from the municipal authority (Subject to a further

grace period of six months).

FIRST SCHEDULE

THE FIRST SCHEDULE ABOVE REFERRED TO DESCRIPTION OF THE LAND

ALL THAT piece and parcel of total Land measuring about 4 Cottas 8 Chittaks 14 Sq. Ft. (7.4571 Decimal) more or less lying and situated at Mouza- Barhans Fartabad, J.L. No. 47, Touzi No. 109, Comprised in R.S. Dag No. 726 and 727, appertaining to R.S. Khatian No. 695, Paschim Mahamayapur Road, Post Office-Garia, Kolkata-700084, Ward No. 29, presently within the limit of Rajpur Sonarpur Municipality, under Police Station- Narendrapur, (Erstwhile Sonarpur), within the jurisdiction of Additional District Sub-Registrar at Garia, South 24 Parganas, in the state of West Bengal, which is butted and banded as follows.

Nearest Road Paschim Mahamayapur Road.

ON THE NORTH: By 10Ft. wide common passage.

ON THE SOUTH: By land of Puspa Ranjan Dhar.

ON THE EAST: By part of Dag No. 724.

ON THE WEST: By the 12 Ft. Wide Municipal Road.

SECOND SCHEDULE

OWNER'S ALLOCATION

OWNER'S ALLOCATION shall mean **ALL THAT** entire 43% (Forty-Three) of Total F.A.R. of the entire newly constructed Ground Plus Three Floor Residential Building standing thereon in the First Schedule mentioned land along with undivided proportionate share in the land together with right to use and enjoy all common areas, common facilities, amenities to be provided in the said premises by the Developer.

PART-II
(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean and include all other remaining 57% of the total F.A.R in the newly constructed Ground Plus Three Floor Residential Building standing thereon in the First Schedule mentioned land together with undivided proportionate share in the land and common areas and facilities of the Ground Plus Three storied building save and except the Owner's Allocation as detailed in Second Schedule, PART-I herein above.

THIRD SCHEDULE

**DESCRIPTION OF COMMON PARTS, PORTIONS, AREAS, FACILITIES,
AMENITIES & INSTALLATIONS**

The following are the Common parts, portions, areas, facilities, amenities and installations mentioned in these presents shall include:

- a. Electric wiring and fittings and fixtures for lighting the common passage in the building.
- b. Electric Meter of WBSEDCL LTD.
- c. Lift facilities including watchman room.
- d. Staircase of the building up to roof and staircase landing including roof of the top floor.
- e. Common passage and Common land.
- f. Deep Tube-well, Corporation water, overhead common water tank, Motor Pump for lifting water with pipe fittings, distribution pipes. Septic Chamber, its fittings and sewerage.
- g. Electric wiring fittings in common places and Common Electric Meter

Space.

- h. Drains, sewers pipes, rainwater pipe from roof and from floors, bathrooms, privies, and all equipment for common use.
- i. Boundary walls and Main gate.
- j. Such other common parts, areas, equipment, installation, fixtures, fittings, and spaces in or about the said building as are necessary for passage to or user and occupancy of the flats in common and as are specified expressly to be the common parts after construction of the building.

FOURTH SCHEDULE

SPECIFICATIONS OF CONSTRUCTION OF THE SAID RESIDENTIAL PLACE:-

Sl. No.	Specification	Details
<u>1.</u>	Treatment	Anti-termite treatment on foundation and plinth
<u>2.</u>	Structure	Long Lasting R.C.C. Structure (Seismic Zone Iv) with Beams, Columns, and slabs, with solid brick masonry walls.
<u>3.</u>	Plastering	All internal walls smoothly plastered with P.O.P Finishing.
<u>4.</u>	Walls	Internal of 3' and 5' thickness walls should be netted. External wall of 8' thickness of No.1 new Brick's plaster finish.
1.	Doors	Flat entrance main door: Aesthetically designed melamine Polished Flush Door an Sal Wood Frame Completed with High Qualified hardware fittings. Internal Doors: Sal Wood Frame and Water Proof Flush Door with High Quality Hardware Fittings.

		Toilet & W.C Doors: Should be Flush Door with PVC Sheet on the Internal Side.
2.	Windows	Anodized aluminum multi-track sliding windows with premium smoked glass.
3.	Grill	All metal surfaces (M.S. Safety Grill) covered with primer and 2 coat color of good quality make.
4.	Electric Cable	<p>Concealed copper wiring will be done by fire proof wire with proper specifications (make: Havells/ Finolex) and Switches of Havells/ Anchor equivalent Quality Standard. Each apartment will be provided with one main Switch. I.e. M.C.B.(Havelles).</p> <p>Entrance Calling bell point for each apartment (from Ground & Main Entrance)</p> <p>Adequate lighting at staircase, terrace, and Boundary wall. Electrical arrangements to provided in the pump room.</p> <p>Power Outlet for Air conditioner in the Master Bed Room.</p> <p>Power Outlet for Geysers in one Toilet.</p> <p>Power Outlet for Refrigerator, Washing Machin & Acquaguard.</p> <p>Maximum Safety measure and checks will be provided. Materials used, including switches will conform to ISI Standards.</p>
5.	Sanitary Concealed Plumbing	<p>Kitchen: Black Granite top Cooking platform over Black Stone with Stainless Steel Sink (20*16) having with Chromium plated Bid-cock bellow platform 2 tire shelves by black stone should be provided including one gas cylinder space.</p>

		<p>Total Kitchen Water Point 3 Nos. (I.e. 1 no Wash Basin Point, 1 no Aqua-Guard Point, 1 no utensils washing point.</p> <p>Toilet: Glazed Ceramic tiles up-to door height 6.0, i.e. (1829mm) on wall. (tile make kajaria Premium Brand)</p> <p>Concealed Hot (GI pipe line make> Tata Medium) and cold pipe line (PVC/ Tata Medium) Separate Line.</p> <p>Complete set (with Seat cover and jet line)</p> <p>Commode- Western Style- 1No White with 1 no C.P. Pillar Cock and water jet.</p> <p>Complete set one Wash Basin (white) with fittings and stand, C.P. Pillar Cock (Essco, Parryware, Jaquire)</p> <p>Total Toilet water point: Wash Basin 1 Top 2, Mixure-1 for concealed bath line with C.P. Bib Cock. (Which is above mentioned) one Geaser Toilet.</p> <p>W.C. Glazed ceramic tiles up-to door height 6.0, i.e. (1829mm) on wall. (tile make kajaria Premium Brand) Complete set (with Seat cover and jet line)</p> <p>Commode- Western Style- 1No White with 1 no C.P. Pillar Cock and water jet.</p> <p>Complete set one Wash Basin (white) with fittings and stand, C.P. Pillar Cock Total W.C. water point 2 nos. each.</p> <p>External plumbing line. Supreme/ Oriplast/or any good quality make.</p>
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		All Sanitary were and fittings will be confirmed to ISI slandered. Adequate care will be taken to deliver quality materials and workmanship.
6.	Water supply	Overhead R.C.C/Brick/P.V.C reservoir and underground reservoir with municipality waterline to be provided. One fresh water inlet point and drainage water outlet provision for washing machine Electric Pump and Motor with Starter to be installed by the Developer at the Ground level within a suitable place for lifting water to overhead reservoir. (pump-motor make-Crompton and Greaves)
7.	Painting	External Finish: All External walls covered with 2 coat primer and high-quality weather coat of Berger Paints or similar goods brand. Internal Finish: all covered area I.e. Bed Room Dining Room, Living Room, Kitchen, Toilet &W.C. should be done by plaster paris (P.O.P).
8.	Staircase Gate	Developer shall be provided a steel gate/collapsible gate at the entrance of the staircase area at the ground floor level.
9.	Veranda	Half Grill
10.	Facility	Letter Box, Concealed Cable TV and Telephone Line.
11.	Extra Work	The purchaser will be liable to pay extra 0for any extra work to be done, except the specification mentioned hereinabove.

IN WITNESS WHEREOF the **PARTIES** herein put their respective signatures on the day, month, and year first above written.

Signature of Original Landowners

1. Manju Chakravarty
2. Ratna Dhar

SIGNED, SEALED & DELIVERED

by within named **ORIGINAL LANDOWNERS AND DEVELOPER** in presence of **WITNESSES** at Kolkata.

1. PAVITRA CHAKRAVARTY
HILAND WOODS
NEWTOWN, KOLKATA-57
2. Rajib Ghosh
6/10 Old Post Office Street
KOL-700001

Signature of Developer

- 1) Rajib Ghosh
- 2) Simon Chakravorty

Drafted by me











Rajib Ghosh

RAJIB GHOSH











Advocate

6, Old Post Office Street, 5th Floor
Kolkata-700001.











Enrolment No. F/2190/2005 of 2019.

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					











Name MANJULBAKRAYA
 Signature Manju Chakravarty

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name Rabindhan
 Signature Rabindhan

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SUBHAS KHASTAGIR
 Signature Subhas Khastagir

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SUMON CHAKRABORTY
 Signature Sumon Chakraborty





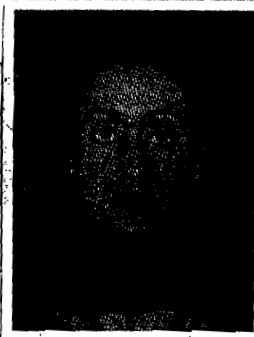

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

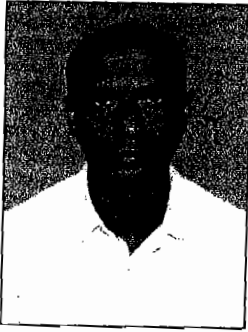



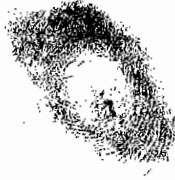
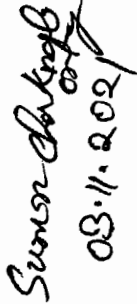


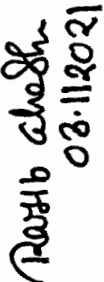
OFFICE OF THE A.D.S.R. GARIA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16292002262631/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

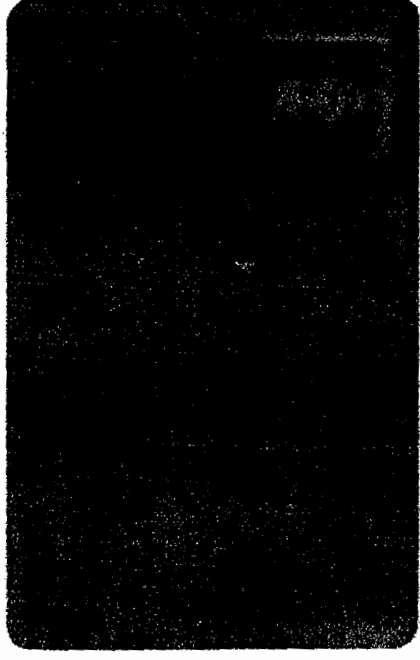
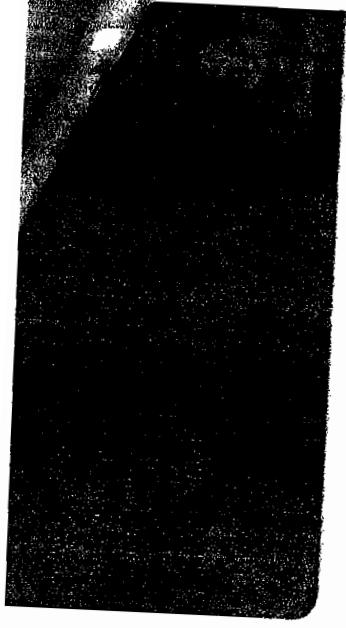
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs MANJU CHAKRAVARTY B15/1, Karunamoyee Housing Estate, Salt Lake City, Kolkata-700091, City:- Bidhannagar, P.O:- Bidhannagar CK Market, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091	Land Lord			Manju Chakravarty 3.11.21
2	Mrs RATNA DHAR Mahamayapur, Fartabad Main Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord			Ratna Dhar 3/11/21

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr SUBHAS KHASTAGIR Mahamayapur West, Fartabad, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 743613	Represent ative of Developer [GLORIO US PROPER TIES]			
4	Mr SUMON CHAKRABORTY 103/C, Saroj Park,, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700124	Represent ative of Developer [GLORIO US PROPER TIES]			
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Rajib Ghosh Son of Mr Jahar Ghosh Bhanta, Sukantapally,, City:- , P.O:- South Garia, P.S:-Baruipur, District:-South 24- Parganas, West Bengal, India, PIN:- 743613	Mrs MANJU CHAKRAVARTY, Mrs RATNA DHAR			

(Krishnendu Talukdar)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
GARIA
South 24-Parganas, West
Bengal

Addl District Sub - Registrar Garia
South 24-Pgs.



Manjiv Chakravarty.

✓

✓

✓



आधार



Government of India



AADHAAR

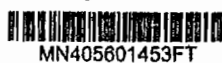
ভারত সরকার

Unique Identification Authority of India

তালিকান্তর আই ডি / Enrollment No.: 1111/19851/01195

To
মঞ্জু চক্রবর্তী
Manju Chakravarty
E-15/1 KARUNAMOYEE
HOUSING ESTATE SECTOR-2
Bidhannagar(M)
Sech Bhawan
Salt Lake North 24 Parganas
West Bengal 700091

27/09/2013
40560145



MN405601453FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4615 5543 2195

আধার - সাধারণ মানুষের অধিকার



Government of India

মঞ্জু চক্রবর্তী
Manju Chakravarty
পিতা : সত্যেন্দ্র মোহন বানার্জী
Father : Satyandra Mohan Banerjee
জন্মতারিখ / DOB : 07/09/1946
মহিলা / Female



4615 5543 2195

আধার - সাধারণ মানুষের অধিকার

Manju chakravarty

তথ্য

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

INFORMATION

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

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



আধার

ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
ই 15/1, করুনাময়ী, হাউসিং
এস্টেট, সেক্টর-2,
বিধাননগর(এম), সেচ ভবন,
উত্তর ২৪ পরগনা, সল্ট লেক,
পশ্চিমবঙ্গ, 700091

Address:
E-15/1, KARUNAMOYEE,
HOUSING ESTATE, SECTOR-2,
Bidhannagar(M), Sech Bhawan,
North 24 Parganas, Salt Lake,
West Bengal, 700091

4615 5543 2195

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



ভারত সরকার
Unique Identification Authority of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1215/99053/05871

05/04/2015

To
RATNA DHAR
রত্না ধর
W/O: Tapesh Dhar
MAHAMAYA PUR
FARTABAD MAIN ROAD
KARMA MANDIR CLUB
Rajpur Sonarpur (M)
Garia, South 24 Parganas
West Bengal - 700084
9163878492

KH304589546FT
30458954



আপনার আধার সংখ্যা / Your Aadhaar No. :
6315 3722 9219

আধার - সাধারণ মানুষের অধিকার



রত্না ধর
RATNA DHAR

জন্মতারিখ / DOB: 26/01/1955
মহিলা / Female

6315 3722 9219



আধার - সাধারণ মানুষের অধিকার

Ratna Dhar

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচাই করা করা।

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- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



প্রকরণ: ০৫/০৪/১৫: রত্না ধর
মহামায়া পুর, ফর্তাবাদ মেইন রোড
কর্মা মন্দির ক্লাব
রাজপুর সোনারপুর (ম), গারিয়া
দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ,

Address W/O: Tapesh Dhar
MAHAMAYA PUR
FARTABAD MAIN ROAD
KARMA MANDIR CLUB
Rajpur Sonarpur (M), Garia
South 24 Parganas,
Sonarpur West Bengal,
700084

6315 3722 9219

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RATNA DHAR

NITYA RANJAN SARKAR

26/01/1955

Permanent Account Number

AVZPD8564C

Ratna Dhar

Signature



08062010

Ratna Dhar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

पमानांक कोड संख्या
Permanent Code Number

AAJRG0556D



नाम / Name
GLORIOUS PROPERTIES

निगमन तिथि / Date of Incorporation
07/04/2017

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें।

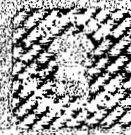
आयकर पैन सेवा इकाई, नसद

चौथी मंजिल, मन्त्री स्टर्लिंग

प्लॉट नं. 341, सर्वे नं. 097/8

मॉडल कॉलोनी, नज़्म बंगला चौक, पुणे

पुणे - 411 016



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please inform / return to:*

Income Tax PAN Services Unit, NSDL

4th Floor, Mantri Sterling

Plot No. 341, Survey No. 097/8

Model Colony, Near Deep Bungalow Chowk

Pune - 411 016

Tel: 011-202213030/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

e-mail: unitn@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT

सुभास खास्तागिरी
NEPAL KHASTAGIRI

18/08/1975
Permanent Account Number
ARYPK9429J

Subhas Khastagir
Signature



In case this card is lost/stolen, kindly inform us at:-
Income Tax PAN Services Unit, IIT/TSU
Plot No. 3, Sector 11, CBD, Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित कर/सूचना
आयकर पैन सेवा/यूनिट/आईटीएसयू को देना।
प्लॉट नं. 3, सेक्टर 11, सीडीबी, बेलपुर,
नवी मुंबई - 400 614

Subhas Khastagir



भारत सरकार
Unique Identification Authority of India

Enrolment No.: 0658/49620/27671

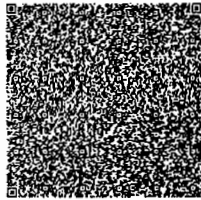
Download Date: 11/11/2019

To
Subhas Khastagir
C/O Nepal Khastagir
WEST MAHAMAYAPUR
FARTABAD, BELTALA
Rajpur Sonarpur (M)
Garia
South 24 Parganas West Bengal - 700084
8282868626

Generation Date: 25/12/2011

Signature valid

Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 04
Date: 2019.11.11 16:55:10
IST



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

2077 4216 3047

VID : 9143 4067 4006 5284

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Subhas Khastagir
Date of Birth/DOB: 18/08/1975
Male/ MALE



2077 4216 3047

VID : 9143 4067 4006 5284

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

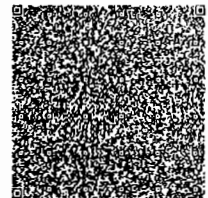
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
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Address:
C/O Nepal Khastagir, FARTABAD,
BELTALA, WEST MAHAMAYAPUR, Rajpur
Sonarpur (M), South 24 Parganas,
West Bengal - 700084



QR Code with Photograph

2077 4216 3047

VID : 9143 4067 4006 5284

Subhas Khastagir

आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT OF INDIA**

स्थायी आयकर कार्ड
 Permanent Account Number Card

BEVPC2837P

नाम / Name
SUMON CHAKRABORTY

पिता का नाम / Father's Name
BIBHUTI BHUSAN CHAKRABORTY

जन्म का तिथि / Date of Birth
02/01/1970







इस कार्ड को खोने/याने पर कृपया पुलिस को सूचित करें।
 आयकर विभाग कार्ड, पुणे एतद्वारा जारी।
 5 फी मंत्रालय भवन, पुणे।
 प्लॉट नं. 341, सर्वे नं. 997/8
 मॉडल कॉलोनी, नया देवघर, पुणे-411 016।


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Income Tax PAN Section Unit NSD
 5th Floor, Mantri Schemes
 Plot No. 341, Survey No. 997/8
 Model Colony, New Dehghar, Chov
 Pune - 411 016
 Tel: 202414031 Fax: 202414032
 e-mail: timn@cedr.gov.in

Sumon Chakraborty

 ভারত সরকার
Government of India


সুমন চক্রবর্তী
Sumon Chakraborty
জন্মতারিখ/DOB: 02/01/1970
পুরুষ/ MALE



9165 0458 3838
VID: 9150 1282 8991 0138

আমার আধার, আমার পরিচয়

 ~~ভারত সরকার~~ ~~প্রাধিকরণ~~
Unique Identification Authority of India

ঠিকানা:
S/O বিভূতি ভূষণ চক্রবর্তী, সরোজ পার্ক, 103/সী এম
এইচ রোড, বারাসাত ১, উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700124

Address:
S/O Bibhuti Bhusan Chakraborty, Saroj
Park, 103/C M H Road, Barasat - I, North 24
Parganas,
West Bengal - 700124

 QR Code with Photograph

9165 0458 3838
VID: 9150 1282 8991 0138



Sumon Chakraborty



ভারত সরকার
Government of India



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

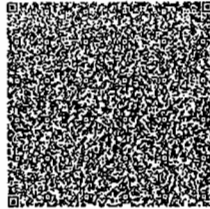
তালিকাভুক্তির নম্বর/ Enrolment No.: 0013/15006/17347

Download Date: 15/07/2021

To
রাজীব ঘোষ
Rajib Ghosh
Bhanta
South Garla
South 24 Parganas West Bengal - 743613
9073475197

Issue Date: 11/07/2021

Signature Not Verified
Downloaded by AS
ENROLLMENT AUTHORITY
UDAI
Date: 2021.07.15 05:42:47
UTC



আপনার আধার সংখ্যা / Your Aadhaar No. :

8571 7233 7925

VID : 9176 9289 6976 1712

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



রাজীব ঘোষ
Rajib Ghosh
জন্মতারিখ/DOB: 30/05/1997
পুরুষ/ MALE

Issue Date: 11/07/2021

Download Date: 15/07/2021

8571 7233 7925

VID : 9176 9289 6976 1712

আমার আধার, আমার পরিচয়



Government of India



ভূখ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এনক্রিপশন / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল-আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

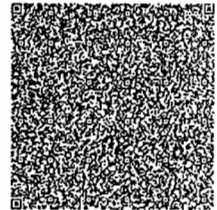


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:
ভাঁটা, দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 743613

Address:
Bhanta, South 24 Parganas,
West Bengal - 743613



8571 7233 7925

VID : 9176 9289 6976 1712



1947



help@uidai.gov.in



www.uidai.gov.in

Rajib Ghosh



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

GRN Details

GRN: 192021220106961228 Payment Mode: Online Payment (SBI Epay)
GRN Date: 03/11/2021 00:53:22 Bank/Gateway: SBIEpay Payment Gateway
BRN : 8028041573017 BRN Date: 03/11/2021 00:11:41
Gateway Ref ID: IGAMISFKZ0 Method: State Bank of India NB
Payment Status: Successful Payment Ref. No: 2002262631/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Subhas Khastagir
Address: Mahamayapur West Kolkata-700084
Mobile: 8240736618
Email: rajibghoshjr20@gmail.com
Depositor Status: Buyer/Claimants
Query No: 2002262631
Applicant's Name: Mr Rajib Ghosh
Identification No: 2002262631/3/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002262631/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	9520
2	2002262631/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	9541

IN WORDS: NINE THOUSAND FIVE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Deed No	I-1629-05983/2021	Date of Registration	16/11/2021
Query No./ Year	1629-2002262631/2021	Office where deed is registered	
Query Date	31/10/2021 1:04:11 PM	1629-2002262631/2021	
Applicant Name, Address & Other Details	Rajib Ghosh 6, Old Post Office Street, 5th Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9073475197, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 73,21,499/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Paschim Mahamayapur Road, Mouza: Barhans Fartabad, , Ward No: 29 JI No: 47, Touzi No: 109 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-726	RS-695	Bastu	Shali	3 Katha 7 Chatak 4 Sq Ft	1/-	55,77,749/-	Property is on Road
L2	RS-727	RS-695	Bastu	Shali	1 Katha 1 Chatak 10 Sq Ft	1/-	17,43,750/-	Property is on Road
		TOTAL :			7.4571Dec	2 /-	73,21,499 /-	
		Grand Total :			7.4571Dec	2 /-	73,21,499 /-	

Land Lord Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	Mrs MANJU CHAKRAVARTY Daughter of Late Sankar Nath Chakraborty B15/1, Karunamoyee Housing Estate, Salt Lake City, Kolkata-700091, City:- Bidhannagar, P.O:- Bidhannagar CK Market, P.S:-North Bidhannagar, District:-North24-Parganas, West Bengal, India, PIN:- 700091 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AHxxxxx8F, Aadhaar No:46xxxxxxx2195, Status :Individual, Executed by: Self, Date of Execution: 03/11/2021 , Admitted by: Self, Date of Admission: 03/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/11/2021 , Admitted by: Self, Date of Admission: 03/11/2021 ,Place : Pvt. Residence

2

Mrs RATNA DHAR

Daughter of Mr Tapes Dhar Mahamayapur, Fartabad Main Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxx4C, Aadhaar No: 63xxxxxxxx9219, Status :Individual, Executed by: Self, Date of Execution: 03/11/2021

, Admitted by: Self, Date of Admission: 03/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/11/2021

, Admitted by: Self, Date of Admission: 03/11/2021 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GLORIOUS PROPERTIES Premises No. 248, Gostatala, B-46, New Scheme, Gostatala, City:- , P.O:- Garai, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SUBHAS KHASTAGIR (Presentant) Son of Late NEPAL KHASTAGIR Mahamayapur West, Fartabad, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 743613, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxx9J, Aadhaar No: 20xxxxxxxx3047 Status : Representative, Representative of : GLORIOUS PROPERTIES (as PARTNER)
2	Mr SUMON CHAKRABORTY Son of Mr Bibhuti Bhusan Chakraborty 103/C, Saroj Park,, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BExxxxx7P, Aadhaar No: 91xxxxxxxx3838 Status : Representative, Representative of : GLORIOUS PROPERTIES (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rajib Ghosh Son of Mr Jahar Ghosh Bhanta, Sukantapally,, City:- , P.O:- South Garia, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743613			

Identifier Of Mrs MANJU CHAKRAVARTY, Mrs RATNA DHAR, Mr SUBHAS KHASTAGIR, Mr SUMON CHAKRABORTY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU CHAKRAVARTY	GLORIOUS PROPERTIES-2.84052 Dec
2	Mrs RATNA DHAR	GLORIOUS PROPERTIES-2.84052 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU CHAKRAVARTY	GLORIOUS PROPERTIES-0.888021 Dec
2	Mrs RATNA DHAR	GLORIOUS PROPERTIES-0.888021 Dec

Endorsement For Deed Number : I - 162905983 / 2021

On 01-11-2021

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 73,21,499/-



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 03-11-2021

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

Presented for registration at 20:10 hrs on 03-11-2021, at the Private residence by Mr SUBHAS KHASTAGIR ,

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

Execution is admitted on 03/11/2021 by 1. Mrs MANJU CHAKRAVARTY, Daughter of Late Sankar Nath Chakraborty, B15/1, Karunamoyee Housing Estate, Salt Lake City, Kolkata-700091, P.O: Bidhannagar CK Market, Thana: North Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession House wife, 2. Mrs RATNA DHAR, Daughter of Mr Tapes DhAR, Mahamayapur, Fartabad Main Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Identified by Mr Rajib Ghosh, , Son of Mr Jahar Ghosh, Bhanta, Sukantapally,, P.O: South Garia, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-11-2021 by Mr SUBHAS KHASTAGIR, PARTNER, GLORIOUS PROPERTIES (Partnership Firm), Premises No. 248, Gostatala, B-46, New Scheme, Gostatala, City:- , P.O:- Garai, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr Rajib Ghosh, , Son of Mr Jahar Ghosh, Bhanta, Sukantapally,, P.O: South Garia, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by profession Advocate

Execution is admitted on 03-11-2021 by Mr SUMON CHAKRABORTY, PARTNER, GLORIOUS PROPERTIES (Partnership Firm), Premises No. 248, Gostatala, B-46, New Scheme, Gostatala, City:- , P.O:- Garai, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr Rajib Ghosh, , Son of Mr Jahar Ghosh, Bhanta, Sukantapally,, P.O: South Garia, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by profession Advocate



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 16-11-2021

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

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

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/11/2021 12:55AM with Govt. Ref. No: 192021220106961228 on 03-11-2021, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 8028041573017 on 03-11-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 9,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 108978, Amount: Rs.500/-, Date of Purchase: 29/10/2021, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/11/2021 12:55AM with Govt. Ref. No: 192021220106961228 on 03-11-2021, Amount Rs: 9,520/-, Bank: SBI EPay (SBlePay), Ref. No. 8028041573017 on 03-11-2021, Head of Account 0030-02-103-003-02



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2021, Page from 225977 to 226026

being No 162905983 for the year 2021.



Digitally signed by KRISHNENDU
TALUKDAR

Date: 2021.11.24 11:11:41 +05:30

Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2021/11/24 11:11:41 AM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)