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Certified that the document is admitted to registration. The signature sheets and the endowment are attached with the document are attached to this document.

District Sub-Register-11
Alipore, South 24-pargana

DEVELOPMENT AGREEMENT

48 MAY 2023

THIS DEVELOPMENT AGREEMENT is made on this the

8th day of May, in the year Two Thousand

Twenty Three (2023)

BETWEEN

Contd....,P/2

SRI NIRMAL NAG ALIAS NIRMAL KUMAR NAG, (PAN - CYQPN7697Q) (Aadhaar - 6077 5800 0386), son of Late Jitendra Mohan Nag, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 6/31, Viveknagar, Post Office - Santoshpur, Police Station - Kasba, Kolkata - 700075, hereinafter called and referred to as the "LAND OWNER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and/or assigns) of the ONE PART.

AND

IDEAL CONSTRUCTION, a Proprietorship Firm, having its office at 224B, Raipur Road (Lotus Park), Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047, represented by its Proprietor namely SRI AMIT DAS, (PAN - AHAPD1361J) (Aadhaar - 5057 8897 4881), son of Late Sunil Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 224B, Raipur Road (Lotus Park), Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047, hereinafter called and referred as to the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or

context to be deemed to mean and included its heirs, executors, successors, successors-in-office, administrators, legal representatives and/or assigns) of the **OTHER PART**.

WHEREAS one Smt. Ashalata Ghosh (since deceased), by way of registered Partitioned Deed got a plot of land measuring an area of 03 Cottahs more or less, along with tile structure standing thereon, lying and situated at Mouza - Garfa, J.L. No. 19, R.S. No. 2, Touzi Nos. 10 & 13, Pargana - Khaspur, comprised in R.S. Dag Nos. 405 & 403, appertaining to R.S. Khatian No. 361, within the limits of the then Jadavpur Municipality thereafter the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station - Kasba now Garfa, in the District 24 - Parganas now District South 24 - Parganas, which was duly registered in the office of the Sub-Registrar at Alipore and recorded in Book No. 1, being Deed No. 3240, for the year 1980.

AND WHEREAS after the aforesaid partitioned deed the said Smt. Ashalata Ghosh (since deceased), became the absolute sole owner of ALL THAT piece and parcel of land measuring an area of 03 Cottahs more or less, along with tile structure standing thereon, lying and situated at Mouza - Garfa, J.L. No. 19, R.S. No. 2, Touzi Nos. 10 & 13,

Pargana - Khaspur, comprised in R.S. Dag Nos. 405 & 403, appertaining to R.S. Khatian No. 361, within the limits of the then Jadavpur Municipality thereafter the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station - Kasba now Garfa, in the District 24 - Parganas now District South 24 - Parganas and enjoying the absolute right, title, interest and possessed over the said plot of land, with structure thereon, free from all sorts of encumbrances.

AND WHEREAS while having seized and possessed the aforesaid plot of land, along with structure thereon, the said Smt. Ashalata Ghosh (since deceased), recorded her name in the J.L. & L.R.O. vide Memo No. 797 dated 16.02.1982 office Case No. 3038 (T) of 81-82 (IX-11) and paying the rates and taxes to the concerned authority.

AND WHEREAS while enjoying the aforesaid plot of land, along with structure thereon, the said Smt. Ashalata Ghosh died intestate as childless and without any issue leaving behind her blood related nephew namely Purnendu Ghosh, as her only legal heir and successor who inherit the aforesaid plot of land, along with structure thereon, by way of Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance the said Purnendu Ghosh became the absolute sole owner of ALL THAT piece and parcel of land measuring an area of 03 Cottahs more or less, along with tile structure standing thereon, lying and situated at Mouza - Garfa, J.L. No. 19, R.S. No. 2, Touzi Nos. 10 & 13, Pargana - Khaspur, comprised in R.S. Dag Nos. 405 & 403, appertaining to R.S. Khatian No. 361, within the limits of the then Jadavpur Municipality thereafter the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station - Kasba now Garfa, in the District 24 - Parganas now District South 24 - Parganas and enjoying the absolute right, title, interest and possessed over the said inheritance landed property, free from all encumbrances.

AND WHEREAS due some urgency of liquid money and personal reasons, the said Purnendu Ghosh, by virtue of registered Deed of Bengali Bikroy Kobala dated 21/06/1983 sold, transferred and conveyed the said land measuring an area of 03 Cottahs more or less, along with tile structure standing thereon, lying and situated at Mouza - Garfa, J.L. No. 19, R.S. No. 2, Touzi Nos. 10 & 13, Pargana - Khaspur, comprised in R.S. Dag Nos. 405 & 403, appertaining to R.S. Khatian No. 361, within the limits of the then Jadavpur Municipality

thereafter the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station – Kasba now Garfa, in the District 24 – Parganas now District South 24 – Parganas, unto and in favour of Sri Nirmal Kumar Nag (the Land Owner herein), which was duly registered in the office of the District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 237, Pages 204 to 212, Being No. 8668, for the year 1983 for the consideration mentioned therein and delivery the peaceful Khas possession in favour him forever.

AND WHEREAS by virtue of aforesaid Deed of Bengali Kobala the said Sri Nirmal Kumar Nag (the Land Owner herein) became the absolute sole Owner of ALL THAT piece and parcel of land measuring an area of 03 Cottahs more or less, along with tile structure standing thereon, lying and situated at Mouza – Garfa, J.L. No. 19, R.S. No. 2, Touzi Nos. 10 & 13, Pargana – Khaspur, comprised in R.S. Dag Nos. 405 & 403, appertaining to R.S. Khatian No. 361, within the limits of the then Jadavpur Municipality thereafter the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station – Kasba now Garfa, in the District 24 – Parganas now District South 24 – Parganas, hereinafter for the sake of brevity referred to as the “**said Property**” and enjoying the absolute right, title, interest and

possessed over the said property, more fully and particularly mentioned in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS while having peaceful seized, possessed, enjoyment and in possession of the said property the aforesaid Sri Nirmal Kumar Nag (the Land Owner herein), mutated his name in the assessment records of the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, subsequently the said Corporation have assessed his name as absolute sole Owner in respect of the said property and presently known as Premises No. 328, Garfa Main Road, (having mailing address 6/31, Viveknagar), under Ward No. 104, Police Station - Kasba now Garfa, Calcutta now Kolkata - 700075, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas and exercising the same with all easement rights' thereto by paying usual rents and taxes to the Appropriate Authority, under Assessee No. 311041203280, hereinafter for the sake of brevity referred to as the "**said Premises**" more fully and particularly mentioned in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS thus the said Sri Nirmal Kumar Nag (the Land Owner herein) thereto became the absolute sole Owner of **ALL THAT** piece

and parcel of land measuring an area of **03** Cottahs, **00** Chittacks & **00** Square Feet more or less, along with 200 Square Feet of tile shed structure standing thereon, lying and situated at Mouza - Garfa, J.L. No. 19, R.S. No. 2, Touzi Nos. 10 & 13, Pargana - Khaspur, comprised in R.S. Dag Nos. 405 & 403, appertaining to R.S. Khatian No. 361, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 328, Garfa Main Road, (having mailing address 6/31, Viveknagar), under Ward No. 104, Police Station - Kasba now Garfa, Calcutta now Kolkata - 700075, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas and enjoying the absolute right, title and interest over the said property, without any kind of hindrance, objection, obstruction, lispendens, trusts, mortgage, claim and/or demand whatsoever or howsoever from any corner, which is more fully and particularly described in the **FIRST SCHEDULE** hereunder written, free from all sorts of encumbrances, liens, charges, attachment, liabilities etc.

AND WHEREAS the said Sri Nirmal Kumar Nag (the Land Owner herein) being the absolute Owner and occupier of the aforesaid plot of land, have made up his mind to develop the said property being admeasuring about **03** Cottahs, **00** Chittacks & **00** Square Feet more

or less, along with 200 Square Feet of tile shed structure standing thereon, lying and situated at Mouza - Garfa, J.L. No. 19, R.S. No. 2, Touzi Nos. 10 & 13, Pargana - Khaspur, comprised in R.S. Dag Nos. 405 & 403, appertaining to R.S. Khatian No. 361, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 328, Garfa Main Road, (having mailing address 6/31, Viveknagar), under Ward No. 104, Police Station - Kasba now Garfa, Calcutta now Kolkata - 700075, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, as mentioned in the **FIRST SCHEDULE** written hereunder by constructing a G+3 storied building, upon the aforesaid property, but due to financial stringency or paucity of fund and insufficiency knowledge as well as experience and acumen in the field of construction, the Land Owner had sought the professional expertise with financial soundness of Developer/s who can undertake the responsibility of construction of such building upon the said property at his/their own costs and expenses.

AND WHEREAS upon the aforesaid representation of the Land Owner and on subject to verification of title of the Land Owner, concerning the said property, the Developer namely IDEAL CONSTRUCTION, a Proprietorship Firm, represented by its Proprietor namely SRI AMIT

DAS, son of Late Sunil Das, have agreed to develop the said property by constructing a new building at the said property in accordance with the building plan on the terms and conditions as follows.

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

ARTICLES - I

1. **DEFINITION:** - 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.

ARTICLES - II

- A. **LAND OWNER:** - shall mean SRI NIRMAL KUMAR NAG, son of Late Jitendra Mohan Nag, hereinafter called and referred to as the Land Owner and his heirs, successors, legal representatives, executors, administrators and/or assigns.
- B. **DEVELOPER:** - shall mean IDEAL CONSTRUCTION, a Proprietorship Firm, represented by its Proprietor namely SRI AMIT DAS, son of Late Sunil Das, hereinafter called and referred as to the Developer and its successors administrators, executors, legal representatives and/or assigns.
- C. **SAID PROPERTY:-** shall mean all the documents of entire of homestead land containing by an estimation of **03** Cottahs, **00** Chittacks & **00** Square Feet more or less, along with 200 Square

Feet of tile shed structure standing thereon, lying and situated at Mouza - Garfa, J.L. No. 19, R.S. No. 2, Touzi Nos. 10 & 13, Pargana - Khaspur, comprised in R.S. Dag Nos. 405 & 403, appertaining to R.S. Khatian No. 361, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 328, Garfa Main Road, (having mailing address 6/31, Viveknagar), under Ward No. 104, Police Station - Kasba now Garfa, Calcutta now Kolkata - 700075, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, within the boundary line hereinafter specified in the **FIRST SCHEDULE** hereunder written and all easementary rights, more fully and particularly be mentioned and described in the **FIRST SCHEDULE** hereunder written.

- D. **PROPOSED BUILDING:** - shall mean the G+3 Storied Residential building to be constructed upon the aforesaid property according to the material and construction specification mentioned and described in **FIFTH SCHEDULE** hereunder written and according to the building plan to be prepared by the Architect/Engineer herein.
- E. **THE ARTHITECT:** - shall mean such qualified person/persons who may be appointed by the Developer for both designing and planning the Building to be constructed on the said property.
- F. **COMMON FACILITIES AND AMENITIES:-** shall mean and include corridors, roof, stair-ways, underground water reservoir, overhead water tank, water pump and motor and other facilities which may be mutually agreed up-to between the parties and

required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and the same there-under as per the West Bengal Apartment Ownership Act, 1972 and its statutory modifications and/or reenactments thereof in force from time to time and Rules framed there-under or mutually agreed upon by the Land Owner of Flat/s.

- G. **SALEABLE SPACE**: - shall mean flats and the space in the proposed building available for independent use and occupation after making due provisions for common facilities and space required therefore.
- H. **OWNER'S ALLOCATION**: - shall mean (i) 50% of Area, on the Ground Floor, at the Back Portion, (ii) 50% of Area, on the Second Floor, at the Front Portion and (iii) Entire Third Floor, as per FAR to be sanctioned by the Kolkata Municipal Corporation, after completion of proposed G+3 storied building on the said property shall be provided by the Developer as its own costs and expenses, along with a sum of Rs.1,00,000/- (Rupees One Lakh) only forfeit/Non-refundable amount, as the Part of Owner's Allocation in accordance with the terms and conditions of these presents including proportionate share in the common facilities and amenities on pro-rata basis, as fully and particularly set out in the **SECOND SCHEDULE** hereunder written.
- I. **DEVELOPER'S ALLOCATION**: - shall mean (i) 50% of Area, on the Ground Floor, at the Front Portion, (ii) Entire First Floor and (iii) 50% of Area, on the Second Floor, at the Back Portion, in the proposed G+3 storied building to be constructed on the said

property after handover the Owner's Allocation to the Land Owner including proportionate share in the common facilities and amenities on pro-rata basis and fully and particularly set out in the **THIRD SCHEDULE** hereunder written.

- J. **SPECIFICATIONS AND AMENITIES:** - materials and specifications as its recommended by the Architect for the construction of the building amenities means all fittings as described in the specification and will be provided by the Developer in those flats under reserve portion.
- K. **TIME:** Shall mean the constructing shall be completed within **18 (Eighteen)** Months from the start of the construction work on the said property/premises. If any Force Majeure came in front of Developer in that event **06 (Six)** months shall be added for any kind of Force Majeure.
- L. **SHIFTING:** The Developer shall provide Two temporary accommodation for the said Land Owner, till the actual possession is delivered for his residence, during the period of construction and shall bear all cost and expenses for such accommodation till the handover the Owner's Allocation with habitable condition in the newly constructed building to him.
2. **COMMENCEMENT:** This Agreement will have effect from the date, month and year at the outset and shall remain in force until such time all the terms and conditions set forth herein complied are fulfilled by both the parties.

3. **THE LAND OWNER DECLARES' AS FOLLOWS:**

- (a) That he is absolutely seized and possessed of and/or well and sufficiently entitled to the said property.
- (b) That the said property is free from all sorts of encumbrances and the Land Owner had a good marketable title in respect of the said property without having any claim, in respect of right, title, interest and possession of any person or persons and legally right, title and interest to enter into this agreement with the Developer and Land Owner hereby undertake to indemnify and keep the Developer indemnified against any Third Party's claim and demands whatsoever with regard to the title and ownership of the Land Owner.
- (c) That the said property is free from all sorts of encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever and the same are fully occupied and possessed by the Land Owner.
- (d) That there is no notice of acquisition or requisition received or pending in respect of the said property more fully and particularly described in the **FIRST SCHEDULE** hereunder written.
- (e) There is no other agreement in existence at present of the said premises, in respect of sale or development.

ARTICLE - III:
OWNER'S RIGHTS AND OBLIGATIONS

1. The Land Owner is absolutely seized and possessed and/or otherwise well and sufficiently entitled to the said property described in the **FIRST SCHEDULE** hereunder written, before construction of proposed building as per this Agreement and has absolute right, title and interest to deal with the same and in the manner herein mentioned.
2. The Land Owner therein has any right, title, claim and/or demand over the in respect of the said property and/or any portion thereof before construction of proposed building as per this Agreement.

ARTICLE - IV:
CONSIDERATION

1. In consideration of the Land Owner have agreed to permit the Developer to residential exploit the said property and to construct, erect and build a new building in accordance with the specification and material description which are stated in details in **SIXTH SCHEDULE** hereunder written, in the land described and mentioned in the **FIRST SCHEDULE** hereunder written.
2. The Developer shall provide to the Land Owner in the new building as per Owner's Allocation as mentioned in Clause - H hereinabove written in this Agreement.

ARTICLE - V:
DEVELOPER'S RIGHTS

1. All applications, plans and other paper and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate Authorities shall be prepared and submitted by the Developer on behalf of the Owner's at its own costs and expenses and the Developer shall pay all charges and bear all fees including Architect's fees required to be paid or deposited for exploitation of the said property.
2. The Land Owner hereby grant subject to what have been hereunder provided exclusive right to the Developer to build upon and to exploit residential, the said plot of land and to take all necessary steps thereto on behalf of the Land Owner and shall be able to construct the new building thereon in accordance with the plan of his own architect and engineer with or without any amendment and/or modification thereto made or cause to be made by the parties hereto, Developer shall hand over the Owner's Allocation in accordance with the specifications, more fully described in the **SIXTH SCHEDULE** hereunder written and Developer shall construct and complete the Flats.
3. The Developer shall bear all costs, charges and expenses for the construction of all the residential flats including Owner's Allocation and the said Owner's Allocation will be made fit for occupation with proportionate rights in all manner and portions of the said building at the costs and expenses of the Developer.

ARTICLE - VI:
POSSESSION

1. The Land Owner shall vacate the existing structure along with the land appurtenant herein, as described in the **FIRST SCHEDULE** hereunder written and shall deliver free, quiet, peaceful and unencumbered exclusive vacant possession of the property to the Developer simultaneously on receipt of notice. Upon acceptance of the plan, as witnessed by the Land Owner as per this Agreement, the Developer shall be entitled to obtain vacant possession of the property upon demolition of the existing structure of the building and take away the and materials of the demolished building in to the Developer's custody at its own costs and also to survey the said land to do all necessary jobs for the purpose of construction of the proposed building in terms of this Agreement.
2. The Developer shall complete the Owner's Allocation of the proposed building within the above mentioned stipulated period, unless prevented by any unforeseen circumstances as per Force Majeure Clause beyond the control of the Developer and hand over the Owner's Allocation in finished and habitable condition with all arrangement and other necessary fittings, as per specifications described in the **SIXTH SCHEDULE** hereunder written.
3. The Land Owner shall have absolute right to transfer or otherwise deal with the Owner's Allocation along with proportionate share in common areas and common passage

without any reference to the Developer or any person/s whatsoever upon getting possession of their respective allotted portion.

4. The Developer shall have exclusive right, title and interest to the Developer's Allocation in the new building with exclusive undisturbed right to transfer, sale and/or otherwise deal with or dispose of the same without however affecting any right, title, claim or interest therein as per this Agreement whatsoever of the Land Owner and the Land Owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation. The Owner shall only transfer by executing proper Deed of Conveyance either in favour of the Developer and/or in favour of its nominee/s the proportionate undivided share of plan in relating to the flats as per their allocation to be constructed thereon.
5. The Land Owner hereby further undertake to give the Developer the Development Power of Attorney in a form and manner reasonably required for the purpose of smooth construction work in terms of this Deed and to deal with concerned authority and also to deal with by way of transfer and dispose of Developer's Allocation (Save and Except the Owner's Allocation). It is further understood however that such dealings shall neither in any way fasten nor create any financial or legal liability upon the Land Owner nor there shall be any a clause inconsistent with or against the terms' mentioned in this Agreement.

6. The Land Owner shall execute the Deed of Conveyance in favour of the Developer or its nominee/s in respect of the portion allotted to the Developer and in respect of such part/s the new building as shall be required by the Developer upon receipt of the Income Tax clearance certificates of the Developer, if required and all costs and expenses incidental thereto shall be paid by the Developer.
7. If the Land Owner upon due notice fail, neglect or refuse to execute and register appropriate Deed of Conveyances in favour of the intending purchaser/s without valid reason, then in that event the Developer shall be at liberty to complete the registered Deed of Conveyance in favour of such intending purchaser/s of Developer's Allocation as per the authority of the Power of Attorney to be executed and for which it shall be presumed that the Developer is deemed to have been expressly authorized by the original recorded Land Owner to do the same and in such event the Land Owner shall be liable to bear all costs and expenses incidental thereto.

ARTICLE - VII:

COMMON EXPENSES

1. As soon as the new building are completed within the time hereinbefore mentioned, the Developer shall give written notice to the Land Owner about his allocation in the new building in terms of this Agreement and there being no dispute in any event in terms of this Agreement and according to the specifications and certificate of Architect being obtained to that effect, then

after expire of ____ Days from the date of such notice and at all times thereafter the Land Owner shall be exclusively responsible for payment of all Corporation and other taxes, rates, duties and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "**the Owner's Allocation**"), the said rates etc. to be apportioned on pro-rata basis with reference to the saleable spaces allotted to the Developer in the said Building, if the same is levied on the Building as a whole.

2. From the date of handing over the possession of the Owner's Allocation in a form of complete flat, the Land Owner shall pay to the Developer, the said proportionate charges for the common facilities in the new building till such period so long the Association of flats' Owner's are formed for the said apartments in the building. If however they said Association are not formed due to any reasons, the Developer in such event shall continue to maintain and manage the said building on receiving service charges at the rates as will be settled prior to the handing over possession of the flats to the flat Owner's including the original recorded Owners'.
3. Transfer of any part of the Owner's Allocation in the new building shall be subject to the provisions hereto made and the Transferee thereafter shall be responsible for payment of the said rates and other charges for the common facilities proportionately in respect of the constructed space in the building so transferred.

ARTICLE - VIII:
COMMON RESTRICTIONS

The Owner's Allocation in the new Building shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for common benefits on all occupiers of the new building which shall include the following:

1. The Land Owner shall not use or permit to use of the Owner's Allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazards to the Land Owner of the new building. The Developer and its nominee/s shall not use any portion thereof for carrying on any obnoxious illegal and immoral trade or activities nor use thereof for any purpose, which may cause any nuisance, hazards to the Land Owner of the new building.
2. Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government, local bodies and Association when formed in future as the case may be without invading the rights of the Land Owner and the Developer.
3. The Land Owner and the Developer and/or its nominee/s shall keep his respective allocations in the new building in good condition and repairs.
4. Neither parties shall throw, accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new building or in the compound corridors or any other portion of the new building.

5. The Land Owner shall permit the Developer and its servants and agents at all reasonable time and upon prior notice in writing to enter into and upon the Owner's Allocation for the purpose of maintenance or repairing till the formation of the Association of flat Owner's of the said newly constructed building.

ARTICLE - IX:
OWNER'S OBLIGATIONS

1. The Land Owner shall give unencumbered land and property simultaneously with the execution of this Deed of Agreement to the Developer. The Land Owner hereby covenant with the Developer not to cause any hindrance in the construction of the building at the said property by the Developer.
2. The Land Owner hereby agree to covenant with the Developer not to do any act or deed or things whereby the Developer may be prevented from selling, assigning and/or disposing of any part or portion of the Developer's Allocation in the building or for the said property save and except the right of proportionate share in the land of the Land Owner.
3. The Land Owner hereby agree and covenant with the Developer not to let out, grant. Lease, mortgage and/or charge the allocated portion of the Developer in the super built-up construction, but shall have all those rights of alienation in respect of their allocated portion upon getting on completion of the building to any person/s, company/ies. The Developer also

shall have no right to let-out, grant lease, mortgage and/or charge the allocated super built-up areas of the Land Owner.

4. The Land Owner hereby declare in clear and unequivocal terms that neither they nor their and representatives after execution of this Agreement shall encumber or otherwise transfer the land, as described in the **FIRST SCHEDULE** hereunder written and shall abide this stipulation set out in the Agreement.
5. The Developer will have the right to enter into Agreement for Sale of the flat/flats and other spaces of the proposed building with a intending purchaser/s, the Developer shall also be entitled to take earnest and consideration money for proportionate share in land and construction cost as advance as well as consideration money from any intending purchaser/s in respect of the flats of the proposed building allotted to the Developer.
6. Upon execution of this Development Agreement, the Land Owner shall executed Development Power of Attorney in favour of the Developer or its nominee/s authorizing the Developer or its nominee/s as the case may be for taking all necessary steps in connection with the property described in the **FIRST SCHEDULE** hereunder written in respect of the proposed building on the said property and to represent the Land Owner before the Kolkata Municipal Corporation, K.I.T., West Bengal Police, Fire Brigade and any other Authorities including State or

Central Government in connection with the construction of the proposed building and other writings on his behalf and also to execute Agreement for Sale of Flats as well as Deed of Conveyance in respect of portions allotted to the Developer and to receive constructions thereof. Save and except the Owner's Allocation.

ARTICLE - X:

DEVELOPER'S OBLIGATIONS

1. The Developer hereby agrees and covenants with the Land Owner not to violate or contravene any of the provisions of rules applicable for construction of the building and shall positively complete the construction within **18 (Eighteen)** Months from the date of starting the construction of the proposed building in the aforesaid property and shall positively deliver Owner's Allocation within a month thereafter.
2. To provide residential accommodation of the Owner's at Developer's costs to the Land Owner of the land till the flats allotted to the Land Owner in the proposed new building is delivered to him upon completion.

ARTICLE - XI:

OWNER'S INDEMNITY

The Land Owner hereby undertakes that they had positively delivery the vacant unencumbered possession of the said property to the Developer from the same day as mentioned herein above.

ARTICLE - XII:
DEVELOPER'S INDEMNITY

1. The Developer hereby undertake to keep the Land Owner indemnified against all Third Party's claims and notices arising out of any sort of act or commission or commission of the Developer in or in relation to the construction of the said new building strictly under the supervision of architect and engineer appointed by the Developer at his own cost and expenses.
2. The Developer hereby undertake to keep the Land Owner indemnified against all actions, suits, costs, proceedings and claim that may arise after the execution of this Agreement and with regard to the construction of the said property and/or in the matter of Development of the said building and/or any defect herein.
3. The Agreement herein made shall not be treated as Partnership between the Land Owner and the Developer. The Developer is given the absolute rights to develop the said property as aforesaid for residential exploitation of Developer's Allocation in lieu of Owner's Allocation in terms of this Agreement.
4. Nothing in these presents shall be constructed as a demise or assignment or conveyance in land by the Land Owner of the said property or any party or any part thereof to the Developer as creating any right, title and interest in respect thereof in the Developer other than a exclusive license to the Developer to residential exploit the same to their benefit in terms hereto provided however the Developer shall be entitle to borrow money from any Bank/s or any private Financial Institutions without

creating any financial liability on the Owners and their other estate shall not be encumber and/or liable for payment of any such dues of such Bank/s or any privet Financial Institutions and for that purpose the Developer shall keep the Land Owner indemnified against any action, suits and proceedings and costs, charges and expenses in respect thereof.

5. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served upon the Land Owner, if sent to them under registered post with acknowledgement due at the address given in this Agreement.
6. The Land Owner hereby fully agree and consent that the Developer shall have exclusive right to advertise, fix hoardings or sign boards of any kind relating to the publicity for the benefit of residential exploitation of the new building from the date of execution of this Agreement and on completion of the building or earlier all such advertisements and hoardings shall be cleared of the same by the Developer.
7. The Land Owner shall handover all the original title deed, tax clearance and mutation certificate and other related documents in respect of the said property to the Developer and the said documents shall be kept at the City Office of the Developer or at the Office of its agents for the inspection of the intended purchaser or purchaser/s. If any outstanding rates and taxes has been found, the said Developer have to clear all the outstanding taxes from his own cost and expenses and obtained

the clearance certificate from the concerned authority, in respect of the aforesaid property.

8. The Developer hereby declare that it has entered into this Agreement upon relying on the Land Owner representation and bonafide about their title to the said property described in the **FIRST SCHEDULE** written hereunder.
9. The Developer without prejudice to the right of the Owner in this Agreement shall be entitled to enter into in his said capacity with any other Building Contractor, Architect and others for carrying out the said Development at its own risk and costs.

ARTICLE - XIII:

MISCELLANEOUS

1. The Developer shall Develop and construct the proposed building on the said land, described in the **FIRST SCHEDULE** hereunder written, as per supervision of architect and engineer appointed by the said Developer and shall utilize the available F.A.R. under the same now in force.
2. The Land Owner shall sign in all papers, plans, documents and deeds those may be required for efficient and successful completion of the entire project in the Owner's land as described in the **FIRST SCHEDULE** hereunder written, by construction of a Straight Three Storied building as described in the **FOURTH SCHEDULE** hereunder written, since the same will be promoted in the Land Owner title and under Land Owner authority being the Land Owner of the land.

ARTICLE - XIV:
FORCE MAJEURE

1. The respective parties herein mentioned shall not be considered to be liable for any obligation hereunder that the performance of the relative obligation was prevented by any force majeure and this contract shall remain suspended during the period of such force majeure, if any.
2. The term force majeure shall mean floods, earth-quake, riots, war, storm, tempest, civil commotion or any other act or commission beyond the control of the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE SAID PROPERTY)

1978/10-27/89

ALL THAT piece and parcel of land measuring an area of **03** Cottahs, **00** Chittacks & **00** Square Feet more or less, along with 200 Square Feet of tile shed structure standing thereon, lying and situated at Mouza - Garfa, J.L. No. 19, R.S. No. 2, Touzi Nos. 10 & 13, Pargana - Khaspur, comprised in R.S. Dag Nos. 405 & 403, appertaining to R.S. Khatian No. 361, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 328, Garfa Main Road, (having mailing address 6/31, Viveknagar), under Ward No. 104, Police Station - Kasba now Garfa, Calcutta now Kolkata - 700075, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, having Assessee No. 311041203280,

along with all rights, paths, passages, ways, easement right and interest thereon and the said premises, being butted and bounded on the said Property in the following manner:

ON THE NORTH :	Part of R.S. Dag Nos. 405 & 403;
ON THE SOUTH :	40' Feet Wide Garfa Main Road;
ON THE EAST :	Part of R.S. Dag No. 404;
ON THE WEST :	Other's Property.

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)

10/10/2019
ALL THAT the Owner's will be entitled to get (i) 50% of Area, on the Ground Floor, at the Back Portion, (ii) 50% of Area, on the Second Floor, at the Front Portion and (iii) Entire Third Floor, as per FAR to be sanctioned by the Kolkata Municipal Corporation, after completion of proposed G+3 storied building on the said property shall be provided by the Developer as its own costs and expenses, along with a sum of Rs.1,00,000/- (Rupees One Lakh) only forfeit/Non-refundable amount to the Land Owner with possession letter, including proportionate share in the common facilities and amenities on pro-rata basis, together with all common area, facilities and amenities of the property.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT under the same Schedule the Developer will enjoy (i) 50% of Area, on the Ground Floor, at the Front Portion, (ii) Entire First Floor and (iii) 50% of Area, on the Second Floor, at the Back Portion,, in the

proposed G+3 storied building to be constructed on the said property after handover the Owner's Allocation to the Land Owner including proportionate share in the common facilities and amenities on pro-rata basis, to be sold to the intending Purchasers from Developer's Allocation.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE PROPOSED BUILDING)

ALL THAT a proposed Ground Plus Three Storied Residential building to be constructed upon the Land mentioned in the **FIRST SCHEDULE** hereinabove written, under the supervision of architect and engineer appointed by the Developer and as per specification mentioned in the **SIXTH SCHEDULE** hereunder written, having all the common amenities and facilities as described in the **FIFTH SCHEDULE** hereunder written.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE COMMON AMENITIES AND FACILITIES)

1. Entrance and Exit.
2. Boundary walls, main gate of the said premises.
3. Staircase landing on all the floors of the said building.
4. Entrance passage, lobbies, common space surrounding the building walls, foundation, columns, beams, supporters etc. underground reservoir, overhead water tank, septic tank, electric room, pump room, common toilet on the ground floor.

5. Water pump and its room, if any and water tank, underground reservoir, overhead tank and water supply line.
6. Drainage, rain water pipes and sewerage lines/systems and other installations for the same (except those areas of any flat and/or exclusively for its use).
7. Electrical wiring including meter and main switches and other fittings and fixtures (excluding those as are installed within the exclusively area of any flat and/or exclusively for its use).
8. The ultimate roof of the said building with common use and enjoyment with other flat owners exclusive with the land Owner.
9. Elevator for 4 persons & Lift room up-to roof top and lift lobby & lift well.
10. Such other common parts, equipments, installations, fixtures, fittings and spaces for occupancy of the respective portions in the said building.

THE SIXTH SCHEDULE REFERRED ABOVE TO
(DESCRIPTION OF THE SPECIFICATION OF CONSTRUCTION)

FOUNDATION	: R.C.C. Foundation (that can bear load of G+3 storied building)
CEMENT	: ACC/Ambuja/Ultrtech
SAND	: Coarse Sand and Medium Coarse.
BRICK	1 st Class/Standard quality.

BOUNDARY WALLS

All boundary walls reconstruction/repair with plaster and painting.

FLOOR

All floors will be made with Marble in bed rooms, drawing, dining, kitchen and varanda, Floor of Kitchen and staircase and Toilet will also be made of Tiles.

VARANDA

Fitting grilled Varandas.

WALL

External wall will be 8" & Internal Walls will be 5" & 3" thick, internal walls will be finished with a cast of plaster of Paris and outside Print from Asian Paints Company.

**ELECTRICAL
WIRING**

"Havells" Eight Way M.C.B. will be provided. All wiring in copper of standard wire ISI mark (Havell/Finox made) and Havell Switches, allowing necessary Switches, fuse and plug points as needed.

**ELECTRICAL
INSTALLATION**

Bed room : a) 1 Fan Point, b) 2 nos. of light point on two wall 1.5 Amp plug, c) 1 A.C. Point.

Varanda : a) 1 light Point, b) 1.5 Amp Plug,

Dining : a) 2 nos. Fan Point, b) 3 nos. of light point on three walls, 1.5 Amp Plug, c) 1.15 Amp Plug, d) 1.5 Amp Plug;

Kitchen: a) 1 light point, b) 1 exhaust fan point, c) 1 power point (15 Amp), d) 1 Aqua

guard point.

Bath Room: a) 1 light point, b) 1 geyser point (15 Amp.), c) 1 Fan point;

Stair: 1 light point on each landing.

W.C.: 1 light point,

Extra points as per requirements.

WINDOWS

Aluminum Channel with Grill Coven.

SUPER STRUCTURE

R.C.C. framed building with columns, floors and roof slabs.

KITCHEN

Kitchen top will be Black Stones.

Sink will be of steel with one tap below the Sink.

WALL INSIDE

Plaster of Paris with Primer .

WATER SUPPLY

By K.M.C. from reservoir to overhead tank
For uplifting of water from underground reservoir to over tank by adequate Horse Power Pump and motor of reputed branded company.

LIFT

Lift Capacity of 4 persons.

EXTRA WORK

Any work other than this agreed specification shall be charged extra and the amount will paid before execution of work.

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

SIGNED, SEALED & DELIVERED
In the presence of

WITNESSES:-

1) *Debayjit Kalita*
1311 My Road
Calcutta-48

2) *Borun Chandra Sanyal*
43/2 Jheel Road
Kol-75

Somjit 27.58

**SIGNATURE OF THE
LAND OWNER**

IDEAL CONSTRUCTION
Amil Kumar
Proprietor.

**SIGNATURE OF THE
DEVELOPER**

Drafted by:

Debayjit Kalita
Adv
F-1276/03

PRINT ZONE,
Alipore Police Court,
Kolkata - 700027.

Sarfraz Ahmed
Sarfraz Ahmed.

MONEY RECEIPT

RECEIVED of and from the within named DEVELOPER within mentioned a sum of **Rs.1,00,000/- (Rupees One Lakh)** only by way of Cash/Cheque as non-refundable amount, being part of the Owner's Allocation as per MEMO below:-

By Cheque - No 517062
Indian Bank.

1,00,000.00

/

WITNESSES:

Total (Rupees one lakh)

1,00,000.00

1.

Delaysit Sibbe

181. Any Pu Road

Wol. 4%

2.

Barn der Paul.

43/2 Thel Road.

Wol. 75-

Forster 07/5/11

**SIGNATURE OF THE
LAND OWNER**

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

PHOTO

Name.....

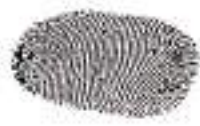
Signature.....

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



Name.....

Signature..... *T. S. S. S. S. S.*

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



Name.....

Signature..... *Amit Des*



ভারত সরকার
Unique Identification Authority of India

ডলিভারি নং/Enrollment No.: 152864443/10201

To
শ্রী দেব পাল
Basu Dev Paul
S/O: Late Dhiren Paul
P.S - Garla
43/2, Jhll Road
Santoshpur
Kolkata Santoshpur
West Bengal - 700075
7044322146

Download Date: 01/12/2017



আপনার আধার সংখ্যা / Your Aadhaar No. :

8035 3737 7879

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শ্রী দেব পাল
Basu Dev Paul
জন্ম তারিখ/ DOB: 04/12/1967
লিঙ্গ / GALE



8035 3737 7879

আমার আধার, আমার পরিচয়



উদ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করা
- এটি এক ইলেকট্রনিক প্রক্রিয়াকৃত তথ্য

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভিত্তিক সরকারি ও বেসরকারি পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিনীত পরিচয় প্রদানকারী
Unique Identification Authority of India

ঠিকানা:
শ্রী/শ্রীমতী দেব পাল, 43/2, বিল
গেড, পি.এস - গারলা, সন্তোষপুর,
কলকাতা,
পশ্চিম বঙ্গ - 700075

Address:
S/O: Late Dhiren Paul, 43/2,
Jhll Road, P.S - Garla,
Santoshpur, Kolkata,
West Bengal - 700075

8035 3737 7879



Major Information of the Deed

Deed No :	I-1603-05983/2023	Date of Registration	08/05/2023
Query No / Year	1603-2000952676/2023	Office where deed is registered	
Query Date	12/04/2023 8:12:32 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	MM NOORUZAMAN ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903735373, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,22,04,001/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 1,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

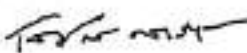
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Garfa Main Road, Road Zone : (KMC Ward-104 -- KMC Ward-104 (Thakur Ramkrishna Lane)) , , Premises No: 328, , Ward No: 104 Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	1/-	1,21,50,001/-	Property is on Road
Grand Total :				4.95Dec	1 /-	121,50,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	

Land Lord Details :

Land Lord Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	NIRMAL NAG, (Alias: NIRMAL KUMAR NAG) Son of Late JITENDRA MOHAN NAG Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office	 08/05/2023	 LTI 08/05/2023	 08/05/2023
6/31, VIVEKNAGAR, City:- , P.O:- SANTOSH PUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CYxxxxxx7Q, Aadhaar No: 60xxxxxxxx0386, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	IDEAL CONSTRUCTION 224B, RAIPUR ROAD,, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AHxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	AMIT DAS (Presentant) Son of Late SUNIL DAS Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office	 May 8 2023 1:28PM	 LTI 08/05/2023	 08/05/2023
224B, RAIPUR ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx1J, Aadhaar No: 50xxxxxxxx4881 Status : Representative, Representative of : IDEAL CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
BASUDEB PAUL Son of Late D C PAUL ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	08/05/2023	08/05/2023	08/05/2023
Identifier Of NIRMAL NAG, AMIT DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NIRMAL NAG	IDEAL CONSTRUCTION-4.95 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	NIRMAL NAG	IDEAL CONSTRUCTION-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160305983 / 2023

On 08-05-2023

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

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

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

Presented for registration at 11:31 hrs on 08-05-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by AMIT DAS .

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 1,22,04,001/-

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

Execution is admitted on 08/05/2023 by NIRMAL NAG, Alias NIRMAL KUMAR NAG, Son of Late JITENDRA MOHAN NAG, 6/31, VIVEKNAGAR, P.O: SANTOSH PUR, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Indetified by BASUDEB PAUL, . . Son of Late D C PAUL, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 08-05-2023 by AMIT DAS, PROPRIETOR, IDEAL CONSTRUCTION (Sole Proprietorship), 224B, RAIPUR ROAD,, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by BASUDEB PAUL, . . Son of Late D C PAUL, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,053.00/- (B = Rs 1,000.00/- , E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/04/2023 4:56PM with Govt. Ref. No: 192023240026094221 on 24-04-2023, Amount Rs: 1,021/-, Bank: State Bank of India (SBIN00000001), Ref. No. CKW7316807 on 24-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4160, Amount: Rs.100.00/-, Date of Purchase: 04/05/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/04/2023 4:56PM with Govt. Ref. No: 192023240026094221 on 24-04-2023, Amount Rs: 19,921/-, Bank: State Bank of India (SBIN00000001), Ref. No. CKW7316807 on 24-04-2023, Head of Account 0030-02-103-003-02



Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 171856 to 171898
being No 160305983 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.05.08 13:58:36 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/05/08 01:58:36 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)