

8985/2024

I-08995/2024

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 619022

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this document are part of the Document.

[Signature]

District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Kunal Ghosh Chowdhury

RAJ SRI CONSTRUCTION

Kunal Ghosh Chowdhury

Srija Ghosh Chowdhury

Partner

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE
AND EXECUTED ON THIS 05TH DAY OF
NOVEMBER, 2024

BETWEEN

[Signature]

27/10/2024
Kuntal Ghosh Chowdhury
Alangani Bar
23 OCT 2024

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Purba Bardhaman

05 NOV 2024

Kunal Ghosh Chowdhury

RAJ SRI CONSTRUCTION

Kunal Ghosh Chowdhury
Srija Ghosh Chowdhury

Partner

MR. KUNAL GHOSH CHOWDHURY, S/O Rabi Ghosh Chowdhury, by caste Hindu, by Nationality Indian, by Occupation Business, resident of Alamganj, P.O. Nutanganj, P.S. Burdwan, Dist. Purba Bardhaman, PIN- 713102, **PAN-AKXPC6732A**

Referred to hereinafter as the **OWNER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to his legal heirs, successors, legal representatives, executors, administrators and assigns) of the **FIRST PART**.

AND

RAJ SRI CONSTRUCTION, a Partnership Firm having its registered office At Alamganj, P.O. Nutanganj, P.S. Burdwan, Dist. Purba Bardhaman, PIN- 713102, **PAN: ABJFR9290H**, represented by its partners, namely:

- 1) **MR. KUNAL GHOSH CHOWDHURY**, S/O Rabi Ghosh Chowdhury, by caste Hindu, by Nationality Indian, by Occupation Business, resident of Alamganj, P.O. Nutanganj, P.S. Burdwan, Dist. Purba Bardhaman, PIN- 713102, **PAN-AKXPC6732A**
- 2) **MRS. SRIJA GHOSH CHOWDHURY**, W/O Kunal Ghosh Chowdhury, by caste Hindu, by Nationality Indian, by Occupation business, resident of Alamganj, P.O. Nutanganj, P.S. Burdwan, Dist. Purba Bardhaman, PIN- 713102, **PAN-BDOPC7860C**

Referred to hereinafter as the **DEVELOPER** (which term and expression shall unless excluded by or repugnant to the subject or context be

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Kunal Ghosh Chowdhury
Srija Ghosh Chowdhury



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Partner

deemed to its legal heirs, successors, legal representatives, executors, administrators and assigns) of the SECOND PART.

WHEREAS the property described in the "A" Schedule below was originally owned and possessed by State of West Bengal and the State of West Bengal decided to gift the land in favour of the land losers & homeless persons and with this aim State Of West Bengal through its Relief & Rehabilitation Department gifted the A Schedule property jointly in favour of Pradip Kumar Das, Joydeb Das, Chaya Das & Maya Mitra by virtue of a deed of Gift, registered in the office of A.D.S.R., Burdwan being Deed No 31 for the year 2007 and in this way said Pradip Kumar Das, Joydeb Das, Chaya Das & Maya Mitra exclusively got A schedule property and possessed the same without any connection or concern to others.

AND WHEREAS after the demise of said Maya Mitra, her share in the A Schedule property devolved upon her husband Kartik Mitra, one son Manoj Mitra & one daughter Madhabi Mitra. Thereafter during their ownership and possession said Pradip Kumar Das, Joydeb Das, Chaya Das, Kartik Mitra, Manoj Mitra & Madhabi Mitra, they jointly transferred the A Schedule property in favour of Kunal Ghosh Chowdhury, i.e, the present Owner by virtue of a deed of sale, registered in the office of A.D.S.R., Burdwan, recorded in Book No I, Volume No 0203, within the pages 256300 to 256328, being Deed No 10063 for the year 2022 and in this way present Owner exclusively got A schedule property and possessed the same without any connection or concern to others.



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Thereafter the name of the Owner was recorded in the L.R.R.O.R. under Khatian no 11091 of Mouza Balidanga.

AND WHEREAS the OWNER IS previously decided to build his own residential house but he has separate accommodation in different area of Burdwan and for that reason now he is not willing to build his residential house over the "A" schedule property, but as the "A" schedule property is situated within residential area as a result there will be lucrative and prospective scope to convert the "A" schedule property into multi storied Building and sell the same to different intending purchasers.

AND WHEREAS the DEVELOPER Firm is engaged in civil construction and development of immovable properties and being informed from, the closed sources approached to the OWNER through it's partners to carry on the project to build Multi-storied building project by providing fund from their own source.

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AND WHEREAS in the joint meeting with the DEVELOPER, the OWNER expressed his affirmation to the proposal of the DEVELOPER, and the DEVELOPER is agreed to take up the project and to complete the same by providing his own fund with certain condition, single as well as joint liability written herein under that the DEVELOPER would start the project and complete the same of Multi-storied building as per the sanction plan from the competent authority and provide allotment to the OWNER embodied in this deed and it is further agreed that the



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DEVELOPER would also bear their joint liabilities with the other flat owners in respect of the common portion/space left as per the sanction plan as written herein under.

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

ARTICLE -I

Definitions: Unless in these presents there is something in the subject, clauses, restriction of context inconsistent with.

- 1.1. **PREMISES** shall mean the premises situated at PS. Burdwan & Dist. Purba Bardhaman, Mouza Balidanga, J.L. No. 35, C.S. Plot No 1057, R.S. Plot No 1057/2413, L.R. Khatian No. 11091, L.R. Plot no 2616, area 4320 Sq. Ft., Classification Bastu, under ward no 13 of Burdwan Municipality.
- 1.2. **OWNER** shall mean **MR. KUNAL GHOSH CHOWDHURY**, S/O Rabi Ghosh Chowdhury, by caste Hindu, by Nationality Indian, by Occupation Business, resident of Alamganj, P.O. Nutanganj, P.S. Burdwan, Dist. Purba Bardhaman, PIN- 713102, **PAN-AKXPC6732A**, (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to his legal heirs, successors, legal representatives, executors, administrators and assigns) of the FIRST PART, (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to



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mean and include his/her heirs, executors, administrators, legal representatives, assigns, nominee or nominees).

1.3. **DEVELOPER** shall mean **RAJ SRI CONSTRUCTION**, a Partnership Firm having its registered office At Alamganj, P.O. Nutanganj, P.S. Burdwan, Dist. Purba Bardhaman, PIN- 713102, **PAN: ABJFR9290H**, represented by its partners, namely: 1) **MR. KUNAL GHOSH CHOWDHURY**, S/O Rabi Ghosh Chowdhury, by caste Hindu, by Nationality Indian, by Occupation Business, resident of Alamganj, P.O. Nutanganj, P.S. Burdwan, Dist. Purba Bardhaman, PIN- 713102, **PAN- AKXPC6732A**, 2) **MRS. SRIJA GHOSH CHOWDHURY**, W/O Kunal Ghosh Chowdhury, by caste Hindu, by Nationality Indian, by Occupation business, resident of Alamganj, P.O. Nutanganj, P.S. Burdwan, Dist. Purba Bardhaman, PIN- 713102, **PAN- BDOPC7860C** (Which term and expression shall unless excluded by or repugnant to the subject or context be deemed to his legal heirs, successors, legal representatives, executors, administrators and assigns) of the SECOND PART.

1.4. **BUILDING** shall mean the Multi-storied building have to be constructed over the "A" schedule property with such specification in accordance with the plan/plans sanctioned by the Burdwan Municipality, which shall also include common spaces, common rights, parking spaces & other common facilities in the building.

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1.5. **ARCHITECT** shall mean any technically experienced, qualified, certified person or persons or firm or firms to be appointed by the Developer as Architect of the said building to be constructed over the "A" schedule.

1.6. **BUILDING PLAN** shall mean the plan/drawings of the Multi-storied building yet to be constructed over the "A" schedule property prepared by the Architect, Engineers and issued by the Burdwan Municipality with such variation or specification as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned.

1.7. **COMMON PORTIONS** shall includes paths, passages, roof, foundations, columns, beams, supports, main wall, corridors, lobbies, stairs, lift, stairways, fire-escapes, entrances & exits, tanks, motors, pump and such other spaces and facilities whatsoever required for the establishment, location, common enjoyment, provision, management and/or maintenance of the buildings as shall be determined by the Developer and the Owner of the building or otherwise required and the Developer shall continue to manage and control all affairs until an Association or Society is formed and take charge of the same.

1.8. **CONSTRUCTED SPACE** shall mean the space in the Building available for independent use and the occupation including the space demarcated for common facilities yet to be constructed in accordance

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with the sanction plan/plans approved by the Burdwan Municipality or any other competent authorities.

1.9. OWNER'S ALLOCATION shall mean and include the area allotted in favour of the OWNER which was already fixed between the OWNER & DEVELOPER, and it is decided and settled by the Owner and Developer that the owner will get entire First Floor of the multi-storied building along with a unit in the furthest south-west corner in Ground Floor of the multi-storied building to be constructed over the A-schedule property TOGETHER WITH undivided proportionate share in land and common parts, facilities, amenities with sufficient modern fittings & fixtures TOGETHER WITH right over the roof over the "A" schedule property.

1.10. DEVELOPER'S ALLOCATION shall mean excepting the area to be allotted in favour of OWNER (mentioned here in above) the remaining constructed area, out of the total constructed area in the proposed Multi-storied building over the "A" schedule property according to the building plan sanctioned by the Burdwan Municipality TOGETHER WITH undivided proportionate share in land and common parts, facilities, amenities with sufficient modern fittings & fixtures TOGETHER WITH right over the roof over the "A" schedule property.

1.11. COVERED AREA shall mean the plinth area or build-up area of the flat/unit/parking space of the proposed construction including the thickness of the walls and pillars which includes proportionate share

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of the plinth area of the common portions PROVIDED THAT if any wall be common between two flat then one - half of the area under such wall shall be included in each flat.

- 1.12. **UNDIVIDED SHARE** shall mean the undivided proportionate share in the land to be allocated & left vacant in the sanction plan attributable to the each flat/unit/parking comprised in the "A" Scheduled property and the common portions held by and remained for the common use and occupation for the each intending flat/unit/parking purchaser and for the Owner.
- 1.13. **CO - OWNER** shall according to its context mean and include legal heirs, successors, legal representatives, executors, administrators and assigns of the OWNER, DEVELOPER & intending purchasers of flat/unit/car parking space of the said complex in the proposed construction, including the subsequent purchasers of the flat/s as well as parking space/s in the proposed construction not alienated or agreed to be alienated.
- 1.14. **Flat/Unit** shall mean the Flat and/or other space or spaces in the proposed Multi-storied construction and/or the covered area capable of being occupied as the purpose specified within the meaning of Flat/Unit and to be constructed with such specification according plan sanctioned by the Burdwan Municipality and also are retained and/or not alienated and/or cannot agreed to be alienated at any point of time.



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- 1.15. **Parking Space** shall mean the Parking Space or Car Parking Space and/or other space or spaces remained in the Ground Floor or in any other area under the proposed Multi-storied construction and/or the covered area capable of being occupied as the purpose specified within the meaning of Parking Space and to be constructed with such specification according plan sanctioned by the Burdwan Municipality and also are retained and/or not alienated and/or cannot agreed to be alienated at any point of time.
- 1.16. **COMMON EXPENSES** shall include all expenses to be incurred by the co - owners for the maintenance, management and upkeep of the building over the schedule property for the common purposes.
- 1.17. **COMMON FACILITIES AND AMENITIES** shall mean the Corridors, Ways Stairways, Stair Passage Ways, Drive Ways, lift, Roof, Pump, Tube well, Overhead tank, Electric Meter Room Space, Septic Tank, Boundary Wall and other facilities which may be mutually agreed upon between the parties and required for the proper establishment, location, enjoyment, maintenance and/or management of the Building in common.
- 1.18. **COMMON PURPOSES** shall mean the purpose of managing and maintaining the proposed construction over the "A" Schedule property and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the co - owners relating to their mutual rights and

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obligations for the most beneficial use and enjoyment of their respective units exclusively and the proportions in common.

- 1.19. **SALEABLE SPACE** shall mean to the DEVELOPER except the allocation in favour of OWNER, the space in the building which will be available for the independent use and occupation after providing and allocating space for common use, occupation & facility in accordance with building plan to be sanctioned by Burdwan Municipality.
- 1.20. **TRANSFER** with its grammatical meaning shall mean and include transfer by possession and by other means adopted for effecting what is understood as a transfer of saleable space in the Multi-storied building to the intending purchaser/s thereof and will include the meaning of the said terms as defined in the Income Tax Act and Transfer of Property Act or any Act time being in force.
- 1.21. **TRANSFeree** shall mean the person, Firm, Limited Company, Association, Body to whom any saleable space in the proposed construction to be transferred or proposed to be transferred.
- 1.22. **TRANSFEROR** within its & legal meaning shall mean the OWNER who can transfer his allotment of flat/unit/parking space by way of sale, gift, lease out or in any other nature which is legally permissible and the DEVELOPER who can transfer it's allotted portion of flat/unit/parking space after taking Power of Attorney from the OWNER and will include

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the meaning of the said terms as defined in the Transfer of Property Act or any Act time being in force.

1.23 DEVELOPER'S ADVOCATE shall mean the Advocate appointed by the DEVELOPER, who has prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, subsequent transfer of the Flat/s, Parking space/s therein demised, devise and provide of the premises, its parts and parcels and the Building/s and the Flat/ Parking space therein, including this Development Agreement thereof.

1.24. MASCULINE GENDER shall include the feminine and neuter gender and vice versa.

1.25 SINGULAR NUMBER shall include the plural and vice versa.

ARTICLE -II

THE OWNER HAS REPRESENTED TO THE DEVELOPER AS FOLLOWS:

- 1) That the OWNER is the absolute OWNER of the said property and lawfully entitled to the same and no dispute or proceedings is pending in respect thereof any part or portion thereof.
- 2) That there is no arrear of taxes and/or other levies of impositions of the said property due and payable to any statutory authority.
- 3) That neither any proceeding for acquisition of the said property or any portion thereof is pending nor any notice has been received by the OWNER in respect thereof.

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- 4) That the said land is not a Debottor or Pirottor property or Vested to the State of West Bengal or any other authority.
- 5) That no proceeding of Income Tax Act, or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.
- 6) That there is absolutely no impediment or bar in matter of this agreement/ understanding of the said property as contemplated in these present.
- 7) That the said property hereunder given for development does not in any way attract the mischief of the Urban Land (Ceiling and Regulation) Act. However, in case of necessity the Owners undertake to procure and produce proper permission or No-Objection from the competent authority under the said Act.
- 8) The OWNER shall supply all original documents in respect of the property to the DEVELOPER as and when required by the DEVELOPER and after fulfilling the purpose it will be returned to the OWNER.
- 9) The OWNER shall extend all co-operation and take all steps lawfully & reasonably necessary for speedy construction of the proposed building.
- 10) It is within the knowledge of the Owner that the Developer will apply (if required) for project loan before any financial organization in connection to the multi-storied building to be constructed over the A Schedule property and the Owner will extend his cooperation to fulfil that purpose of the Developer and if required the Owner will put his

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signature over the necessary documents in relation to the said purpose of taking loan.

ARTICLE-III

**THE DEVELOPER ASSURANCES, REPRESENTS AND CONFIRMS
FOLLOWS:**

- 1) The DEVELOPER has vast experience sufficient infrastructure & sufficient money and enough competence to complete the building as per terms of this agreement within the stipulated period.
- 2) The DEVELOPER after scrutiny is satisfied with regard to the Owner's title of the "A" Scheduled property according to the oral assurance and documentary representations made by the OWNER.
- 3) In case there will be any damage to the building or unforeseen situation happens to any workmen, labourers in course of construction, the DEVELOPER will personally liable for the same and shall not indemnify the OWNER from all costs, consequences and damages arising thereof.
- 4) The OWNER will not be liable for any act, deeds and things on the part of the DEVELOPER regarding construction & development of the property.
- 5) The DEVELOPER shall at his/their own costs and expenses apply, obtain and sanction all necessary plan, permission, certificates etc. from all appropriate authority or authorities as may be required for the purpose of completion of the building over the "A" schedule property.
- 6) The DEVELOPER acting on behalf of the OWNER and shall from time to time submit all further Plans and/or applications and other documents and papers with the consent of the Architect and do all further acts,

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Anita Ghosh Chowdhury

Partner

deeds and things as may be required or otherwise relevant for the purpose and, or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the building expeditiously and without delay.

- 7) The applications, plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the OWNER. All fees and other expenses related to the construction of the building shall be borne and paid by the Developer.
- 8) The OWNER shall be entitled to periodically supervise the progress of construction of the new Buildings over the "A" schedule property.
- 9) That the DEVELOPER has every right to modify or alter the building plan and also have right to submit supplementary Building Plan before the sanctioning authority and get the necessary permission for such modification or alteration over the remaining construction and if in any case any consent in writing or signature of the Owner is required for the said purpose, the Owner shall sign the same and also shall co-operate in all matters in respect of getting supplementary sanction of Building Plan.
- 10) The change of partners of the DEVELOPER Firm as well as change of shares of the existing partners of the DEVELOPER Firm will not change the ambit of this Development Agreement.

ARTICLE - IV OCCUPANT

The OWNER shall deliver possession of the "A" schedule property and give permission to the DEVELOPER to complete the proposed

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Srija Ghosh Chowdhury

Partner

construction work as per the sanction plan issued by the Burdwan Municipality on the date of execution of the present Agreement.

ARTICLE - V

COST OF CONSTRUCTION / COMPLETION

- 1) The cost of construction of the building or whatsoever nature shall be borne by the DEVELOPER. Such costs shall include the cost of all service amenities, fittings and fixtures, all over heads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers in respect of the construction costs for the purpose of obtaining all other permissions and approvals. The OWNER shall not be required to contribute any amount in that regard.
- 2) The DEVELOPER shall complete the said Multi-storied construction and hand over possession of the Owner's allocation within 36 months from the date of execution of this Development Agreement and this time to be extended for further time to be mutually agreed by the OWNER & DEVELOPER after completing the first 36 month for any unavoidable circumstances which will be prevented the DEVELOPER to continue the construction.

ARTICLE - VI

POSSESSION AND PAYMENT

- 1) The OWNER shall deliver possession of the "A" schedule property and give permission for construction on the date of execution of the present agreement.

[Signature]
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Srija Ghosh Chowdhury

Partner

- 2) That the DEVELOPER shall be entitled to use, sale out, lease out the flats, parking space in respect of their allotment as per the power delivered in the Power of Attorney together with the undivided proportionate and impartible share and interest in the land as would be proportionate to the Developer's allocation within the constructed area with common parts, common areas and facilities.
- 3) That the DEVELOPER shall be entitled to pay the taxes of the undivided proportionate and impartible share or interest in the said land so far it relates to their allocation.
- 4) The Flat/ Unit as well as Parking space will not be considered as complete unless the DEVELOPER has given possession letter to this effect to the OWNER and there after the said building shall be deemed to be completed in all regards and on receipt such and the OWNER can use the flat in respect of his allocation.
- 5) The Multi-storied residential building will not be considered as complete unless the DEVELOPER has given Completion Certificate/Occupancy Certificate from the Burdwan Municipality and copy of the same handed over to the OWNER & each intending purchaser of each flat/unit/parking space and thereafter the said building shall be deemed to be completed in all regards.

ARTICLE -VII
DEVELOPER'S OBLIGATION

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- 1) The DEVELOPER shall complete the building within such time frame as stated hereinabove/herein after.

Kund Ghorosh Chowdhury

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Partner

- 2) The DEVELOPER shall not make any deviation of sanctioned plan in the proposed construction of the said building over the "A" schedule property without consent of the OWNER as well as consent from the competent authority as stated herein above.
- 3) The DEVELOPER shall provide the specification as well as materials as mentioned in Schedule "B" written hereinafter and if the OWNER needs any additional facility & higher quality material, the difference money from the Developer's provided specification and Owner's specification will be solely paid by the owner in favour of the DEVELOPER.

ARTICLE-VIII SPACE ALLOCATION

It is decided and settled by the Owner and Developer that, the owner will get entire First Floor of the multi-storied building along with a Unit in the furthest south-west corner in Ground Floor of the multi-storied building to be constructed over the A-schedule property TOGETHER WITH undivided proportionate share in land and common parts, facilities, amenities with sufficient modern fittings & fixtures TOGETHER WITH right over the roof over the "A" schedule property.

The OWNER and the DEVELOPER shall be entitled to deal with sale, transfer, grant lease and/or in any way dispose of their respective allotments and to receive, realize and collect all sale proceeds, rents, issues and profits arising there from and for which no further consent of the other party shall be required.

For
owner.

ARTICLE - IX
DELIVERY OF POSSESSION

The DEVELOPER shall complete the said Multi-storied construction within 36 months from the date execution of this Development Agreement and this time to be extended for further time to be mutually agreed by the OWNER & DEVELOPER after completing the first 36 month due to the reason of force majeure, civil commotion or for any Act of God, which will be prevented the DEVELOPER to continue the construction.

ARTICLE - X
ARCHITECT/ENGINEER ETC.

- 1) That for the purpose of the development & construction work over the "A" schedule property, the DEVELOPER shall alone responsible to appoint Architect and the certificate given by the Architect regarding the materials to be used for construction, erection and completion of the building and also specification for the purpose of construction and/or workmanship and completion of the building shall be final, conclusive and binding on the parties.
- 2) The decision of the Architect regarding the quality of the materials and also the specifications of the purpose of construction will be final, conclusive and binding on all the parties.
- 3) The DEVELOPER shall be solely liable for ensuring safety and strength of the structural, masonry, fittings & fixtures used in the construction of the building and the consequences of any deviation/breach/default in

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Kund Ghosh Chowdhury
Srija Ghosh Chowdhury

Partner

complying with any statutory/engineering requirements shall be to their account and they shall keep the Owner wholly indemnified against any claims/demands on this account.

ARTICLE-XI INDEMNITY

- 1) The DEVELOPER shall be fully responsible for any deviation or unauthorized construction or accident or mishap while making any construction and in that case the OWNER shall not incur any liability in respect thereof. The DEVELOPER shall indemnify the OWNER against all losses liabilities, costs or claims, actions or proceedings if any arising.
- 2) The DEVELOPER before to execute this Development Agreement have inspected and scrutinize all the relating documents regarding the "A" Schedule property and having satisfied that the OWNER have good transferable title over the property and free from all encumbrances agreed to executed this Development Agreement irrespective of that if any proceeding be started before any statutory authority by questioning the title of the OWNER and in that case the OWNER indemnifies the DEVELOPER that they will take part, co-operate to dissolve such dispute.
- 3) The Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of this Deed and/or any other documents relating to Developer's Allocation shall be entirely borne by the DEVELOPER or its legal representatives.
- 4) The present agreement will be in force till the time framed mentioned above and during pendency of the project if any party dies, his/her/their

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Kunal Ghosh Chowdhury

Suraj Ghosh Chowdhury

Partner

legal heirs/ successors/administrators will be bound to obey the terms & conditions of the present agreement and will be bound to execute supplementary agreement (if required) with the other party.

- 5) The OWNER agrees and undertakes not to cause any interference or hindrance in the work of construction of the building over the "A" Schedule property and shall vacate the possession free from all sorts of encumbrances.
- 6) The OWNER will personally bear all costs relating to the ownership of his property and if any dispute arises by challenging the title of OWNER at that time the OWNER will bear all costs of the suit/case/proceeding. If the OWNER fails to conduct the said suit/case/proceeding at that time the DEVELOPER will conduct the same and the costs of the suit/case will be deducted from the share of the Owner.

ARTICLE-XII **MAINTENANCE**

- 1) The DEVELOPER shall be liable to pay and bear all current taxes, rates and other outgoing payable in respect of the property from the date of handing over possession by the OWNER till the Owner's allocation is handed over after completing the building in all respect.
- 2) The OWNER and the DEVELOPER from the date of delivery of possession of the Owner's Allocation, maintain their portion at their own costs in good repair and habitable condition and shall not do or suffer to be done anything in or to the said property and/or common areas and passages

Suraj Ghosh



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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Kunal Ghosh Chowdhury

RAJ SRI CONSTRUCTION

Kunal Ghosh Chowdhury
Dr. Raja Ghosh Chowdhury

Partner

of the said building which may be against law or which will cause obstruction or interference to the other users of such common areas.

- 3) That after the said building is completed and the Owner's Allocation is delivered, the DEVELOPER will take initiative to form an Association with the OWNER and other occupants of the various Flats as well as parking spaces and form an Association and make such Rules and Regulations as the DEVELOPER and other owners shall think fit and proper for the maintenance of the said building and the OWNER shall be liable to make payment proportionate share of the maintenance charges payable in respect thereof.
- 4) That until such Association is formed the DEVELOPER shall continue to remain responsible for the maintenance and rendition of the common services subject to the OWNER making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof.

ARTICLE-XIII OBLIGATIONS OF THE OWNER

- 1) The OWNER by entering this agreement grant or permit the DEVELOPER for development & construction of the building as per sanctioned plan and to make & sign all necessary applications & papers before any competent authority relating to construction work and, permission for water supply, electricity supply, laying down drainage and for other amenities before the competent authority and other statutory authorities and to appoint Architects, Contractors, Structural Engineers,

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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Kunal Ghosh Chowdhury

RAJ SRI CONSTRUCTION

Kunal Ghosh Chowdhury
Sujata Ghosh Chowdhury

Partner

Surveyors, Advocate, Agent or any other professionals as may be required for proposed construction of the building and if required to enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary.

- 2) The OWNER shall sign and execute necessary applications, papers, and documents and do all acts, deeds and things as may be required in order to provide legal authority to the DEVELOPER or its nominee in respect of the subsequent transfer of Developer's Allocation over the "A" Schedule property and for completing the construction work of the proposed building.
- 3) The OWNER and also the DEVELOPER will be at liberty to negotiate for sale of the proposed Flat as well as parking space at the best price available in respect of their respective allotment and to enter into an agreement for sale with the intending purchaser/s in the prescribed form and to execute the sale deed in favour of the prospective purchasers and to receive consideration amount from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the OWNER and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority.
- 4) That the OWNER shall sign all papers and execute necessary documents for the purpose of completion of the proposed project.

Sujata Ghosh Chowdhury



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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Kunal Ghosh Chowdhury

RAJ SRI CONSTRUCTION

Kunal Ghosh Chowdhury
Srija Ghosh Chowdhury

Partner

- 5) The OWNER shall execute Supplementary Agreement with the DEVELOPER for any further amendments, alterations or modifications, which are not possible to be stated at present.
- 6) The OWNER hereby agree and undertake not to let out, grant lease, with possession, mortgage and/or charge the said property or any part thereof at any time hereafter during the continuance of this agreement without the written consent of the DEVELOPER.
- 7) The OWNER hereby further agree and undertake not do any act, deed, thing whereby the DEVELOPER may be prevented from constructing the proposed building and complete the same.
- 8) The OWNER hereby further agree and undertake not to cause any interference or hindrance in the work of construction of the building over the schedule property and shall vacate the possession free from all sorts of encumbrances and if the OWNER commit any breach, the OWNER shall be bound to pay compensation & interest as per banking rate for such work.

ARTICLE - XIV
BREACH AND CONSEQUENCE

- 1) That all disputes in question in connection with this Development Agreement or interpretation of any provision hereof or otherwise, the same shall be referred to arbitration of one sole Arbitrator appointed by any aggrieved party and whereas the decision of the Arbitrator will be final and binding upon both the parties therein and the arbitration shall be governed by the Arbitration and Conciliation Act time being in force

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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Kunal Ghosh Chowdhury

RAJ SRI CONSTRUCTION

Kunal Ghosh Chowdhury
Srija Ghosh Chowdhury

Partner

and no dispute will be referred to any Court of law without referring the said dispute to Arbitration.

- 2) If the DEVELOPER fails to carry-on the proposed work within the stipulated period, due to the reason of force majeure, civil commotion or for any Act of God, the duration of this agreement may be extended with the mutual consent of the parties of this agreement and in that case the DEVELOPER cannot be liable for such delay.
- 3) If the DEVELOPER is unwilling/unable to implement the construction project as per this agreement and willing to terminate this agreement, the DEVELOPER have to send written notice to the OWNER prior to three months before the termination and in such situation the OWNER have every liberty to engage any other agency for completion of the project after executing Deed for cancelation of this agreement. The DEVELOPER shall also be liable to compensate the OWNER if any loss that may result to the OWNER on account of such abandonment of the project work by the DEVELOPER.

ARTICLE-XV JURISDICTION

All actions, suits and proceedings arising out of this Agreement shall be adjudicated within the area of the District Purba Bardhaman only.

Signature



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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Kunal Ghosh Chowdhury

RAJ SRI CONSTRUCTION

Kunal Ghosh Chowdhury
Srija Ghosh Chowdhury

Partner

Kunal Ghosh Chowdhury
Srija Ghosh Chowdhury

THE "A" SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land under PS. Burdwan & Dist. Purba Bardhaman, Mouza Balidanga, J.L. No. 35, C.S. Plot No 1057, R.S. Plot No 1057/2413, L.R. Khatian No. 11091, L.R. Plot no 2616, area 4320 Sq. Ft., Classification Bastu, under ward no 13 of Burdwan Municipality. For the free egress & ingress there is 34 ft wide unnamed municipal road towards the southern side of the schedule property. Mahalle: Cholonilpur South Para.

Butted & bounded by:

ON THE NORTH : Land of C.S. Plot No 1057

ON THE SOUTH: 34 ft wide Municipal Road

ON THE EAST: House of Narayan Das & Ors.

ON THE WEST: House of Jadav Gain & Ors.

THE "B" SCHEDULE ABOVE REFERRED TO

THE SPECIFICATION OF CONSTRUCTION OF THE FLAT

1. Structure : R.C.C. Foundation
2. Caress Walls and : Outside wall 8" and Flat to Flat
Partition Walls inside partition wall 5".
3. External Boundary : Boundary wall will cover with one Gate.
4. Interior Wall : Plaster of Paris/Putty.



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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Kunal Ghosh Chowdhury

RAJ SRI CONSTRUCTION

Kunal Ghosh Chowdhury
Srija Ghosh Chowdhury

Partner

5. Stair : Marble finishing
6. Flooring : Tiles Finishing
7. Kitchen : Black Stone cooking slab, 2ft height Glaze Tiles above Black Stone with one Sink (Steel).
8. Toilet fittings & fixtures : Tiles flooring, Glazed Tiles upto 5", 2 taps including one for Geyser with one electrical point for the installation of Geyser.
9. Plumbing : Inside water line- one shower point & three tap point including one for the geyser, one separate tap point for basin, one tap for sink in the kitchen and one tap point in the bathroom.
10. Sanitary : One pan or commode in the toilet.
11. Balcony : Tiles finishing.
12. Doors : Toilet doors will PVC door and rest doors will be flush doors.
- Steel and M.S. : All Windows will be steel framed glazed windows with necessary hard frame fittings. The grill works for the windows will be completely with the steel windows or separately fixed.
- Grill works and Glazing



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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Kunal Ghosh Chowdhury

RAJ SRI CONSTRUCTION

Kunal Ghosh Chowdhury
Srija Ghosh Chowdhury

Partner

13. Windows : Aluminium channel glass-fitting window

14. Painting : The external wall surfaces will be finished with weathercoat or Wall Guard. All the wooden surfaces and the steel surfaces will be finished with enamel paint after necessary priming coat.

16. Electrical Works : All the electrical lines will be concealed with copper wires with PVC conduct. Each Flat/unit will have the following electrical points:

Bed Room : Two light points, one plug point, one fan point, one AC point in one bed room.

Living room cum Dining room : Two light points, one plug point, one fan point, one separate TV point.

Kitchen : One light point, one plug point, one separate point for refrigerator.

Balcony : One light point, one plug point.

Toilet : One light point, one separate point for Geyser.

18. Water supply & Drainage : P.V.C. Pipe

Sun



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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Kunal Ghosh Chowdhury

Kunal Ghosh Chowdhury

Pritya Ghosh Chowdhury

IN WITNESS WHEREOF both the parties do hereby set and subscribe their respective fingerprints, signed, sealed and delivered on this day month and year first above written.

Signature of witness:

- 1) Shyam Prasad Karmakar
SP - Late - Sankar Karmakar
Vill + P.O. - Teandul -
P.S. - Raina -
Dist. - Purba Bardhaman.
713424 -
- 2) Tejprabha Mukherjee
Dara vil pur. pal para.
P.O. - Sareipally - Burdwan.
Pin. 713103.

Drafted by me as per the documents supplied by both the parties before me & as per the instruction of both the parties and computerized typed by me in my office

Gadadhar Mukherjee
Gadadhar Mukherjee
Advocate

Dist. Judge's Court, Burdwan
Enrolment No. F/1172/1219-of 2014

Kunal Ghosh Chowdhury

Signature of the OWNER
RAJ SRI CONSTRUCTION

Kunal Ghosh Chowdhury

Pritya Ghosh Chowdhury

Signature of the DEVELOPER Partner



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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Finger Print & Photograph

Left Hand					
	THUMB	INDEX	MIDDLE FINGER	RING FINGER	PINKY FINGER
Right Hand					



Kunal Ghosh Chowdhury

Kunal Ghosh Chowdhury

Finger Print & Photograph

Left Hand					
	THUMB	INDEX	MIDDLE FINGER	RING FINGER	PINKY FINGER
Right Hand					



Arifa Ghosh Chowdhury

Arifa Ghosh Chowdhury

Finger Print & Photograph

Left Hand					
	THUMB	INDEX	MIDDLE FINGER	RING FINGER	PINKY FINGER
Right Hand					

Finger Print & Photograph

Left Hand					
	THUMB	INDEX	MIDDLE FINGER	RING FINGER	PINKY FINGER
Right Hand					



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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KUNAL GHOSH CHOWDHURY

RABI GHOSH CHOWDHURY

16/01/1974

Permanent Account Number

AKXPC6732A

Kunal Ghosh Chowdhury
Signature



2011/2008

Kunal Ghosh Chowdhury



ভারত সরকার
Government of India

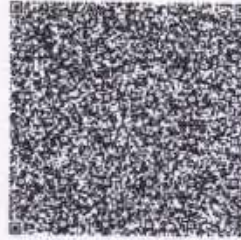
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 1058/76895/00954

To
কুনাল ঘোষ চৌধুরী
KUNAL GHOSH CHOWDHURY
S/O: Rabi Ghosh Chowdhury
ALAMGANJ
Burdwan
Bardhaman West Bengal - 713102
9832168227

Signature valid

Digitally signed by
KUNAL GHOSH CHOWDHURY
DN: cn=KUNAL GHOSH CHOWDHURY,
c=IN, o=UIDAI, ou=Central
Registry, email=kunal.ghosh@uidai.gov.in



আপনার আধার সংখ্যা / Your Aadhaar No. :

5122 5848 2291

VID : 9186 2569 6208 5731

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Issue Date: 14/09/2012



কুনাল ঘোষ চৌধুরী
KUNAL GHOSH CHOWDHURY
জন্মতারিখ/DOB: 16/01/1974
পুরুষ/ MALE

5122 5848 2291

VID : 9186 2569 6208 5731

আমার আধার, আমার পরিচয়

Kunal Ghosh Chowdhury

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABJFR9290H



नाम / Name
RAJ SRI CONSTRUCTION

निगमन / गठन की तारीख
Date of Incorporation / Establishment
28/08/2024

19092024

Srija Ghosh Chowdhury



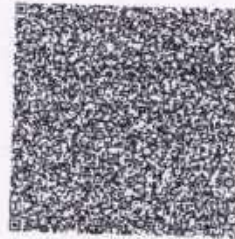
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2770/01064/73469

To
Srija Ghosh Chowdhury
C/O: Kunal Ghosh Chowdhury
ALAMGANJ
NATANGANJ
Burdwan - I
Purba Bardhaman West Bengal - 713102
7001895624

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

8020 2839 9068

VID : 9180 7276 4931 3348

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 14/09/2013



Srija Ghosh Chowdhury
Date of Birth/DOB: 22/05/1979
Female/ FEMALE

8020 2839 9068

VID : 9180 7276 4931 3348

मेरा आधार, मेरी पहचान

Srija Ghosh Chowdhury

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SRIJA GHOSH CHOWDHURY

SUSHIL SUMANTA

22/05/1979

Permanent Account Number

BDOPC7860C

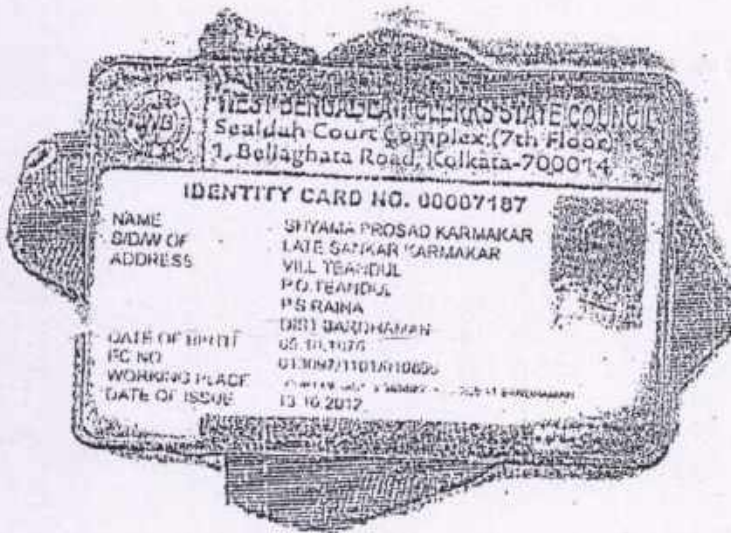
Srija Ghosh Chowdhury

Signature



07/14/2015

Srija Ghosh Chowdhury



Shyam Prosad Karmakar



Office of the BURDWAN MUNICIPALITY
101, G.T.ROAD, BURDWAN MUNICIPALITY, PURBA BARDHAMAN, 713101

PROPERTY TAX RECEIPT

Assessment No. : 2610202829223 Old. No. : 11234

Holding No : 60

Name of the Assessee : KUNAL GHOSH CHOWDHURY

Ward No : 13

Locality/Street : CHOTONILPUR SOUTH PARA

Received the sum of Rs. 349.00 (in words) RUPEES THREE HUNDRED FORTY-NINE ONLY
on account of property tax and surcharge as detailed below :

Receipt Date : 05/04/2024

Receipt No : 2024-2025/O/291

Bill Receipt No. :

Details of Arrear Received (Year wise)						Current (2024-2025)				
Year (Others)	2021-2022	2022-2023	2023-2024	Total Arrear	1st Qtr Amount April - June	2nd Qtr Amount July - Sep	3rd Qtr Amount Oct - Dec	4th Qtr Amount Jan - March	Total Amount	
PropertyTax	0.00	0.00	0.00	0.00	91.85	91.85	91.85	91.85	367.40	
RebateOnPropertyTax	0.00	0.00	0.00	0.00	-4.59	-4.59	-4.59	-4.59	-18.36	
SurchargeAmt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
					Total Amount :					349.04
					Round-off Amount :					-0.04
					Net Amount :					349.00

Pay Mode: Online , Amount: 349.00

Pay Mode: Online , Amount: 349.00

Paid At : Municipality

Bank Transaction ID : ZHD51885057319

Collecting Sarkar/Counter :



Signature

Major Information of the Deed

Major information of the

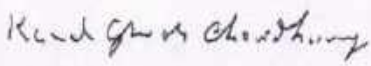
Deed No :	I-0201-08995/2024	Date of Registration	05/11/2024
Query No / Year	0201-2002747714/2024	Office where deed is registered	
Query Date	28/10/2024 10:19:09 AM	D.S.R. - I Purba Burdwan, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Gadadhar Mukherjee BARANILPUR, SHAKTIPARA, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713103, Mobile No. : 9883041395, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 69,30,010/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W13, Mouza: Balidanga, JI No: 35, Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2616 (RS :-)	LR-11091	Bastu	Bastu	4320 Sq Ft		69,30,010/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
Grand Total :					9.9Dec	0/-	69,30,010/-	

Land Lord Details :

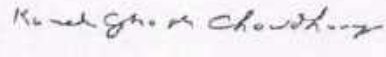
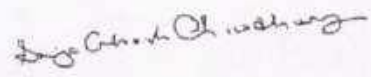
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr KUNAL GHOSH CHOWDHURY (Presentant) Son of Mr RABI GHOSH CHOWDHURY Executed by: Self, Date of Execution: 05/11/2024 Admitted by: Self, Date of Admission: 05/11/2024, Place : Office		 Captured	
		05/11/2024	05/11/2024	05/11/2024

ALAMGANJ, City:- Burdwan, P.O:- NUTANGANJ, P.S:-Bardhaman
 , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: AKxxxxxx2A,Aadhaar
 No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/11/2024
 , Admitted by: Self, Date of Admission: 05/11/2024 ,Place : Office

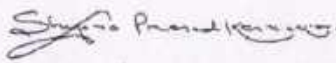
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RAJ SRI CONSTRUCTION ALAMGANJ, City:- Burdwan, P.O:- NUTANGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Date of Incorporation:XX-XX-2XX4 , PAN No.:: ABxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KUNAL GHOSH CHOWDHURY Son of Mr RABI GHOSH CHOWDHURY Date of Execution - 05/11/2024 , Admitted by: Self, Date of Admission: 05/11/2024, Place of Admission of Execution: Office	Photo  Nov 5 2024 1:18PM	Finger Print  LT1 05/11/2024 Captured	Signature  05/11/2024
	ALAMGANJ, City:- Burdwan, P.O:- NUTANGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West-Bengal, India, PIN:- 713102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AKxxxxxx2A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAJ SRI CONSTRUCTION (as PARTNER)			
2	Name Mrs SRIJA GHOSH CHOWDHURY Wife of Mr KUNAL GHOSH CHOWDHURY Date of Execution - 05/11/2024 , Admitted by: Self, Date of Admission: 05/11/2024, Place of Admission of Execution: Office	Photo  Nov 5 2024 1:16PM	Finger Print  LT1 05/11/2024 Captured	Signature  05/11/2024
	ALAMGANJ, City:- Burdwan, P.O:- NUTANGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: BDxxxxxx0C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAJ SRI CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHYAMA PRASAD KARMAKAR Son of Late SANKAR KARMAKAR TEANDUL, Village:- TEANDUL, P.O:- TEANDUL, P.S:-Raina, District:-Purba Bardhaman, West Bengal, India, PIN:- 713424		 Captured	
	05/11/2024	05/11/2024	05/11/2024
Identifier Of Mr KUNAL GHOSH CHOWDHURY, Mr KUNAL GHOSH CHOWDHURY, Mrs SRIJA GHOSH CHOWDHURY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KUNAL GHOSH CHOWDHURY	RAJ SRI CONSTRUCTION-9.90001 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W13, Mouza: Balidanga, JI No: 35, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2616, LR Khatian No:- 11091	Owner: কুনাল ঘোষ চৌধুরী, Gurdian: রবি ঘোষ চৌধুরী, Address: নিজ Classification: কত, Area: 0.09800000 Acre,	Mr KUNAL GHOSH CHOWDHURY

Endorsement For Deed Number : I - 020108995 / 2024

On 05-11-2024

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

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

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

Presented for registration at 13:06 hrs on 05-11-2024, at the Office of the D.S.R. - I Purba Bardwan by Mr KUNAL GHOSH CHOWDHURY ,Executant.

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 69,30,010/-

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

Execution is admitted on 05/11/2024 by Mr KUNAL GHOSH CHOWDHURY, Son of Mr RABI GHOSH CHOWDHURY, ALAMGANJ, P.O: NUTANGANJ, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Business

Identified by Mr SHYAMA PRASAD KARMAKAR, , , Son of Late SANKAR KARMAKAR, TEANDUL, P.O: TEANDUL, Thana: Raina, , Purba Bardhaman, WEST BENGAL, India, PIN - 713424, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 05-11-2024 by Mr KUNAL GHOSH CHOWDHURY, PARTNER, RAJ SRI CONSTRUCTION (Partnership Firm), ALAMGANJ, City:- Burdwan, P.O:- NUTANGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Identified by Mr SHYAMA PRASAD KARMAKAR, , , Son of Late SANKAR KARMAKAR, TEANDUL, P.O: TEANDUL, Thana: Raina, , Purba Bardhaman, WEST BENGAL, India, PIN - 713424, by caste Hindu, by profession Law Clerk

Execution is admitted on 05-11-2024 by Mrs SRIJA GHOSH CHOWDHURY, PARTNER, RAJ SRI CONSTRUCTION (Partnership Firm), ALAMGANJ, City:- Burdwan, P.O:- NUTANGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Identified by Mr SHYAMA PRASAD KARMAKAR, , , Son of Late SANKAR KARMAKAR, TEANDUL, P.O: TEANDUL, Thana: Raina, , Purba Bardhaman, WEST BENGAL, India, PIN - 713424, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/11/2024 9:27AM with Govt. Ref. No: 192024250264037698 on 05-11-2024, Amount Rs: 14/-, Bank: SBI EPay (SBIPay), Ref. No. 6407885651029 on 05-11-2024, Head of Account 0030-03-104-001-16

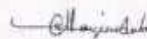
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 585, Amount: Rs.5,000.00/-, Date of Purchase: 29/10/2024, Vendor name: Krishna Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/11/2024 9:27AM with Govt. Ref. No: 192024250264037698 on 05-11-2024, Amount Rs: 5,010/-, Bank: SBI EPay (SBIPay), Ref. No. 6407885651029 on 05-11-2024, Head of Account 0030-02-103-003-02



Ujjwal Majumdar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I Purba Bardwan

Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

-Volume number 0201-2024, Page from 209095 to 209139
being No 020108995 for the year 2024.



Ujjwal Majumdar

Digitally signed by Ujjwal Majumdar
Date: 2024.11.11 12:15:51 +05:30
Reason: Digital Signing of Deed.

(Ujjwal Majumdar) 11/11/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I Purba Burdwan

West Bengal.