

3001/2020

1-02880/20

# भारतीय गैर न्यायिक

पचास  
रुपये  
रु. 50



FIFTY  
RUPEES  
RS. 50

## INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
11/12/20  
1620050/2020

Where the document is registered. The signature sheets and endorsement sheets attached with document are the part of this document.

*[Signature]*  
District Sub-Registrar  
Alipore, South West Paschim

11 DEC 2020

AA 463858

THIS AGREEMENT FOR DEVELOPMENT made this 11<sup>th</sup> day of December, Two Thousand Twenty

### BETWEEN

- SRI SUNIL KUMAR MAZUMDER, son of late Ramesh Chandra Majumdar, having PAN-AFDPM2899B, Aadhaar No: 736775416401, by religion: Hindu, by Occupation: Retired person, by Nationality: Indian residing at CK-136, Sector - II, Salt Lake City, Police Station: Bidhannagar East, Post Office: Ch Market, Kolkata - 700091.
- SMT. ARTI SEN, wife of late Parimal Sen, daughter of late Ramesh Chandra Majumdar having PAN- KQHPS4405J, Aadhaar No: 437106498312, by religion: Hindu, by Occupation: Retired person, by Nationality: Indian, residing at 23 No. Gandhi Path (Haludboni) Parsudih, Police Station: Parsudih Thana, Post Office- Tatanagar, Pin - 831002.
- SMT. GAYATRI ROY CHOWDHURY, wife of late Amar Roy Chowdhury, daughter of late Ramesh Chandra

KARAN AGARWALA  
Constituted Attorney for  
SRI SUNIL MAJUMDAR  
SMT ARTI SEN,  
SMT GAYATRI ROY CHOWDHURY,  
SMT ANJALI SENGUPTA,  
SMT JYOTSNA MAJUMDAR  
SRI SAMBIT MAJUMDAR.  
Verdant Creations

*[Signature]*  
Partner

No. 1233 n. 04/12/20 set  
Name: S. K. Dutta, Adv  
Address: Alipore  
Vendor: [Signature]

L. K. DAS  
Licenced Stamp Vendor  
Alipore Criminal Court



[Signature]

District Sub-Registrar-V  
Alipore, South 24 Parganas

11 DEC 2020

I have found by me  
S. K. Dutta, Adv  
Adv

Majumdar, having PAN- ACGPR7319P, Adhar No: 610765382257, by religion: Hindu, by Occupation: Household, by Nationality: Indian, residing at 1/7, Adarsha Pally, Police Station: Netaji Nagar, Post Office: Regent Estate, Kolkata - 700092, 4. SMT. ANJALI SENGUPTA, daughter of late Ramesh Chandra Majumdar, wife of having PAN- BREPS7543G, Adhar No: 799686421324, by religion: Hindu, by Occupation: Household, by Nationality: Indian, residing at <sup>Satguru Housing</sup> ~~Santigram~~ Society, Sarsuna, Behala, Police Station- Parnasree, Post Office: Sarsuna, Kolkata - 700061, hereinafter referred to as the OWNERS (which term or expression shall unless excluded by or repugnant to the context be deemed to mean or include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART

AND

VERDANT CREATIONS LLP— a Firm registered under The Limited Liability Partnership Act 2008 having its registered office at 78A, Raja Basanta Roy Road, Post office: Tollygunge, Police Station: Tollygunge, Kolkata: 700029, PAN: AAMF7563R, duly authorized and represented its Partner Mr. Karan Agarwala, son of Mr. Manish Agarwala, Residing at Premises No. 2052 Chakgaria, Upohar CondoVille, Apartment- 10/1802, Kolkata - 700094, Post Office: Panchasayar, Police Station: Panchasayar, having PAN: BPOPA4814E, Adhar No: 203044832291, by religion: Hindu, by Nationality: Indian, by Occupation: Business, called and referred to as the "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include, it's successors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS Ramesh Chandra Mazumder son of late Kali Mohan Majumder was the Owner by purchase on 18<sup>th</sup> March 1936 from it's the then Owner the Jadavpur Estate Limited of ALL THAT piece and parcel of land measuring an area of 10 Cottahs 10 Chittaks more or less comprised in, C.S Dag no. 164, Khutian no. 53, of Mouja Ibrahimpur J.L. No.36, R.S No: 10, Fouzi-no.237, Pargana Khaspur, Police Station, Jadavpur, District South 24 Parganas. The Bengali Saf Kabola was registered in the office of District Sub Registrar at

KARAN AGARWALA  
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SMT GAYATRI ROY CHOWDHURY,  
SMT ANJALI SENGUPTA,  
SMT JYOTSNA MAJUMDAR  
SRI SAMBIT MAJUMDAR  
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Partner

Alipore and recorded in Book No. 1, Volume No 40 at Pages 224 to 228, Being No 1418 for the year 1936.

AND WHEREAS the said Ramesh Chandra Mazumder during his life time constructed a Two Storied Building on the portion of the aforesaid plot and lived their along with his members of his family and mutated his name in the record of the Kolkata Municipal Corporation and the said property has been assessed and numbered as Premises No. 24, Jadavpur Central Road, Police Station, Jadavpur, Kolkata 700 032 within Ward No.95 of the Kolkata Municipal Corporation having Assessee No.210950300188.

AND WHEREAS Ramesh Chandra Mazumder died on 19.01.1985 and his wife predeceased on 14<sup>th</sup> January, 1980 at Premises No.24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032 leaving and surviving him his two sons namely Sri Sunil Mazumder, and Subrata Majumdar, and three daughters Smt. Arti Sen, wife of late Parimal Sen, daughter of late Ramesh Chandra Majumdar Smt. Gayatri Roy Chowdhury, wife of late Amar Roy Chowdhury, daughter of late Ramesh Chandra Majumdar. Smt. Anjali Sengupta, daughter of late Ramesh Chandra Majumdar. as his heirs and legal representatives.

AND WHEREAS on the death of said Ramesh Chandra Mazumder his two sons namely Sri Sunil Mazumder, and Subrata Majumdar, and three daughters Smt. Arti Sen, wife of late Parimal Sen, daughter of late Ramesh Chandra Majumdar Smt. Gayatri Roy Chowdhury, wife of late Amar Roy Chowdhury, daughter of late Ramesh Chandra Majumdar, Smt. Anjali Sengupta, daughter of late Ramesh Chandra Majumdar are thus the joint owners of land and building of the property at Premises No.24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032 within Ward No.95 of the Kolkata Municipal Corporation.

AND WHEREAS Subrata Majumdar died intestate on 09.08.2017 leaving behind his wife Smt Jyotsna Majumdar, Son Sambit Majumdar and daughter Smt Sunita Sen Gupta as his only heirs and legal representatives.

KARAN AGARWALA  
Constituted Attorney for  
SRI SUNIL MAJUMDAR,  
SMT ARATI SEN,  
SMT GAYATRI ROY CHOWDHURY,  
SMT ANJALI SENGUPTA,  
SMT JYOTSNA MAJUMDAR  
SRI SAMBIT MAJUMDAR.  
Verdant Creations

KA

Partner

AND WHEREAS thus on the death of said Subrata Majumdar his 1/5<sup>th</sup> share in the aforesaid property more fully and particularly described in the First Schedule hereunder written devolved upon the said Smt Jyotsna Majumdar, Sambit Majumdar and Smt Sunita Sen Gupta.

AND WHEREAS on 16<sup>th</sup> August 2019, the said Smt Sunita Sen Gupta wife of Rudranup Sen Gupta gifted, transferred her 1/15<sup>th</sup> share in connection with the First Schedule property in favour of her mother Smt Jyotsna Majumdar. The said deed was registered in the office of Additional District Sub Registrar at Alipore and recorded in Book No.1, Volume No.1605-2019 at Pages 167769 to 167793, Being No: 160504947 for the year 2019.

AND WHEREAS thus the said Sri Sunil Mazumder (1/5<sup>th</sup> undivided share), Smt Jyotsna Majumdar (2/15<sup>th</sup> undivided share), Sri Sambit Majumdar (1/15<sup>th</sup> undivided share), Smt. Arti Sen (1/5<sup>th</sup> undivided share), wife of late Parimal Sen, daughter of late Ramesh Chandra Majumdar Smt. Gayatri Roy Chowdhury (1/5<sup>th</sup> undivided share), wife of late Amar Roy Chowdhury, daughter of late Ramesh Chandra Majumdar, Smt. Anjali Sengupta (1/5<sup>th</sup> undivided share), daughter of late Ramesh Chandra Majumdar are thus the joint owners of land and building of the property at Premises No.24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032 within Ward No.95 of the Kolkata Municipal Corporation and the said property is absolutely free from all encumbrances, charges, liens, mortgage attachments etc.

AND WHEREAS the Owners herein jointly have undivided 4/5<sup>th</sup> share of the land and building of the property at Premises No.24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032 within Ward No.95 of the Kolkata Municipal Corporation.

AND WHEREAS at the initiative of both the parties a joint measurement was held in presence of both the parties and on measurement 5 (Five) Cottahs 6 (Six) Chittaks 05 (Five) Square Feet more or less comprised in, Dag no. 164, Khatian no. 53, of Mouja Ibrahimpur J.L. No.36, R. S No: 10, Touzi no.237, Pargana Khaspur is found and properly covered by boundary wall along with one building measuring built up area of 1200 Square Feet more or less lying and situate at being municipal Premises No.24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032, which is more fully and particularly described in the First

KARAN AGARWAL A  
Constituted Attorney for  
SRI SUNIL MAJUMDAR,  
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SMT GAYATRI ROY CHOWDHURY,  
SMT ANJALI SENGUPTA,  
SMT JYOTSNA MAJUMDAR  
SRI SAMBIT MAJUMDAR,  
Verdant Creations

KA  
Partner

Schedule hereunder written and thus Owners herein became 4/5<sup>th</sup> share holders of the said 5 (Five) Cottahs 6 (Six) Chitaks 05 (Five) Square Feet more or less land along with one two storied building measuring built up area of 1200 Square Feet more or less of the said premises which is the subject matter of this Development Agreement.

AND WHEREAS the said Owners have no experience and capacity and technical knowledge to raise such building on the said premises morefully and particularly described in the First Schedule hereunder written and as such were looking for DEVELOPER who would agree to construct building on the said land and invests fund for the said Development project and completion of construction of the said building on the terms and conditions to be negotiated between the said Owners and the DEVELOPER herein.

AND WHEREAS the Developer has come forward and agreed / affirmed to collaborate with owners in the matter of construction of the said building on the said property on the terms and conditions which were agreed and settled between the owner herein and Developer herein now recorded in writing which are set forth and mentioned hereinafter which both parties found acceptable to themselves.

AND WHEREAS during the course of negotiation of agreement for Development the Owners have represented to the Developer as follows: -

- A. The Owners have not entered into any Agreement for Sale relating to the said property described in the FIRST SCHEDULE hereunder and/or encumbered parted with and/ or dealt with any encumbrances, mortgages, charges, attachments, liens etc in connection with the First Schedule property or any portion thereof in any manner whatsoever to any third person other than the Developer herein.
- B. The said property described in the FIRST SCHEDULE hereunder written is free from all encumbrances, charges, liens, lispensens, acquisitions, requisitions whatsoever and howsoever.

KARAN AGARWALA  
Constituted Attorney for  
SRI SUNIL MAJUMDAR,  
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SMT ANJALI SENGUPTA,  
SMT JYOTSNA MAJUMDAR,  
SRI SAMBIT MAJUMDAR,  
Verdant Creations

  
Partner

- C. There is no legal bar or impediment to Develop the said property described in the FIRST SCHEDULE hereunder written to the Developer herein.
- D. The Owners declare that they have not obtained any loan from any Bank or financial institution by depositing the title deed of the FIRST SCHEDULE property hereunder written or in any way.
- E. The Owners declare that they have no excess land over and above the ceiling limit.
- F. The Owners identified the said First Schedule property to the Developer herein and the said property is well demarcated by boundary walls and there is no dispute with regard to the measurement, identification, title and boundary of the First Schedule property.
- G. That after entering in to this agreement and during the period of construction if it transpired that either the present Owners and/or their predecessor in interest has/had obtained any money from any third party promising for dealing with this property in that case he/she/they will solely responsible to meet the said amount and no other Owners and the Developers are not responsible for that.
- H. The Owners hereby undertake to indemnify and keep indemnified the Developer from and against any and all lawful actions, charges, liens, claims, encumbrances and mortgages or any third party possessory rights in the said premises.
- I. The Owners have agreed not to part with possession of the said premises to any other person and/ or persons excepting to the Developer.

NOW THIS AGREEMENT WITNESSETH and the parties bind themselves on the following terms and conditions: -

ARTICLE: I

KARAN AGARWALA  
Constituted Attorney for  
SRI SUNIL MAJUMDAR,  
SMT ARATI SEN,  
SMT GAYATRI ROY CHOWDHURY,  
SMT ANJALI SENGUPTA,  
SMT JYOTSNA MAJUMDAR  
SRI SAMBIT MAJUMDAR.  
Verdant Creations

KA  
Partner

- 1.1 **OWNERS:** Shall mean 1. SRI SUNIL MAZUMDER, son of late Ramesh Chandra Majumdar. 2. SMT. ARTISEN, wife of late Parimal Sen, daughter of late Ramesh Chandra Majumdar. 3. SMT. GAYATRI ROY CHOWDHURY, wife of late Amar Roy Chowdhury, daughter of late Ramesh Chandra Majumdar. 4. SMT. ANJALI SENGUPTA, daughter of late Ramesh Chandra Majumdar, wife of \_\_\_\_\_ and their heirs, executors, administrators, legal representatives, and assigns as the case may be.
- 1.2 **DEVELOPERS:** Shall mean VERDANT CREATIONS LLP-- a Firm registered under The Limited Liability Partnership Act 2008 having its registered office at 78A, Raja Basanta Roy Road, Post office: Tollygunge, Police Station: Tollygunge, Kolkata: 700029, PAN: AAMF7563R, duly authorized and represented its Partner Mr. Karan Agarwala, son of Mr. Manish Agarwala, Residing at Premises No. 2052 Chakgaria, Upohar CondoVille, Apartment- 10/1802, Kolkata - 700094; Post Office: Panchasayar, Police Station: Panchasayar, having PAN: BPOPA4814E, Adhar No: 203044832291, by religion: Hindu, by Nationality: Indian, by Occupation: Business.
- 1.3 **LAND:** Shall mean the undivided 4/5<sup>th</sup> share of homestead land measuring an area of 5 (Five) Cottahs 6 (Six) Chittaks 05 (Five) Square Feet more or less comprised in, Dag no. 164, Khatian no. 53, of Mouja Ibrahimpur J.L. No.36, R.S No: 10, Touzi no.237, Pargana Khaspur, along with 4/5<sup>th</sup> share of the two storied building each floor measuring built up area of 1200 Square Feet more or less lying situate at and being Premises No.24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700032 within Ward No. 95 of the Kolkata Municipal Corporation which is morefully and particularly described in the First Schedule hereunder written.
- 1.4 **BUILDING:** Shall mean the proposed Ground Plus Three Storied and/or Ground Plus Four storied Building with lift facilities and modern amenities to be constructed on the said land at present Premises No. 24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032 within Ward No.95 of the Kolkata Municipal Corporation by the DEVELOPER at its costs and / or with the money of the intending purchasers of the DEVELOPER's allocation in

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SMT JYOTSNA MAJUMDAR  
SRI SAMBIT MAJUMDAR.  
Verdant Creations

KA  
Partner



accordance with the building plan and/or revised building plan as sanctioned by the Kolkata Municipal Corporation. The Developer has the right to construct further storey if the building rules permits.

- 1.5 **COMMON AREA:** Shall mean all the common areas including facilities, corridors, staircase, stair ways passageways, Side Space, back Space, electric room, overhead water reservoir and under-ground reservoir, water pump and motor and other facilities which are intended or expressed for common use and enjoyment of the apartment/flat owners of the building and required for the establishment, location, enjoyment, maintenance and/or management of the building.
- 1.6 **OWNERS' ALLOCATION/ SHARE:** Means the owners will be entitled to and upon completion of the proposed building and the Developer shall deliver and handover possession of ALL THAT Flat on the First floor ---side having built up area 958 Square feet approx. & super built up (25% approx.) area of 1197 Square feet approx. and a covered Car Parking Space in the Ground Floor having an area of 100 Square Feet more or less of the proposed Ground Plus Three Storied and or Four Storied building together with proportionate share in the land measuring an area of 5 (Five) Cottahs 6 (Six) Chittaks 5 (Five) Square Feet more or less comprised in, Dag no. 164, Khatian no. 53, of Mouja Ibrahimpur J.L. No.36, R.S No: 10, Touzi no.237, Pargana Khaspur, lying situate at and being portion of Premises no 24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032 within Ward No.95 of the Kolkata Municipal Corporation along with right of user of the common areas and facilities in common with other Co owners of the building. The Owners are also entitled to an amount of RS. 70,00,000/- (Rupees Seventy Lacs only) only over and above the aforesaid allocation and the said amount will be paid in the following manner: -

A. Sri Sunil Mazumdar, entitled to a sum of Rs. 17,50,000/- (Rupees Seventeen Lac Fifty Thousand) only out of the aforesaid total consideration in the manner out of the aforesaid total consideration in the manner following: -

KARAN AGARWALA  
Constituted Attorney for  
SRI SUNIL MAJUMDAR,  
SMT ARATI SEN,  
SMT GAYATRI ROY CHOWDHURY,  
SMT ANJALI SENGUPTA,  
SMT JYOTSNA MAJUMDAR,  
SRI SAMBIT MAJUMDAR.  
Verdant Creations

 Partner

On Agreement	Rs. 5,25,000/-
On sanction	Rs. 3,50,000/-
on completion of R.C.C structure	Rs 2,91,660/-
On Completion of brick work inside and outside structure	Rs 2,91,670/-
on completion of building and on or before possession of Owners' allocation	Rs 2,91,670/-
Total	Rs 17,500,00/-

B. Smt. Arti Sen, entitled to a sum of Rs 17,50,000/- (Rupees Seven Lac Fifty Thousand) only out of the aforesaid total consideration in the manner out of the aforesaid total consideration in the manner following: -

i)

On Agreement	Rs. 5,25,000/-
On sanction	Rs. 3,50,000/-
on completion of R.C.C structure	Rs 2,91,660/-
On Completion of brick work inside and outside structure	Rs 2,91,670/-
on completion of building and on or before possession of Owners' allocation	Rs 2,91,670/-
Total	Rs 17,500,00/-

C. Smt. Gayatri Roy Chowdhury, entitled to a sum of Rs 17,50,000/- (Rupees Seven Lac Fifty Thousand) only out of the aforesaid total consideration in the manner out of the aforesaid total consideration in the manner following: -

KARAN AGARWAL  
 Constituted Attorney for  
 SRI SUNIL MAJUMDAR,  
 SMT ARATI SEN,  
 SMT GAYATRI ROY CHOWDHURY,  
 SMT ANJALI SENGUPTA,  
 SMT JYOTSNA MAJUMDAR  
 SRI SAMBIT MAJUMDAR.  
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 Partner

On Agreement	Rs. 5,25,000/-
On sanction	Rs. 3,50,000/-
on completion of R.C.C structure	Rs 2,91,660/-
On Completion of brick work inside and outside structure	Rs 2,91,670/-
on completion of building and on or before possession of Owners' allocation	Rs 2,91,670/-
Total	Rs 17,500,00/-

D. Smt. Anjali Sengupta entitled to a sum of Rs 17,50,000/- (Rupees Seven Lac Fifty Thousand) only out of the aforesaid total consideration in the manner out of the aforesaid total consideration in the manner following: -

1)

On Agreement	Rs. 5,25,000/-
On sanction	Rs. 3,50,000/-
on completion of R.C.C structure	Rs 2,91,660/-
On Completion of brick work inside and outside structure	Rs 2,91,670/-
on completion of building and on or before possession of Owners' allocation	Rs 2,91,670/-
Total	Rs 17,500,00/-

Any delay in payment of the aforesaid amount to the Owners beyond 30 days will attract penalty @ 9% interest per annum till the time of payment of money to the Owners.

KARAN AGARWALA  
 Constituted Attorney for  
 SRI SUNIL MAJUMDAR,  
 SMT ARATI SEN,  
 SMT GAYATRI ROY CHOWDHURY,  
 SMT ANJALI SENGUPTA,  
 SMT JYOTSNA MAJUMDAR,  
 SRI SAMBIT MAJUMDAR  
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*Ka*  
 Partner

On sanction of the building plan the Owners' have the right to enter in to an agreement for sale for their allocated portion and received part payment thereof and in that case the Developer will sign and execute said agreement as Confirming Party thereon and will do all acts and deeds for sanction of the bank loan.

#### 1.7 DEVELOPERS'S ALLOCATION

Means the Developer will be entitled to and upon completion of the proposed building ALL That the balance portion of the proposed new building and balance portion of the ground floor, car parking space and/or commercial space, if any, out of 4/5<sup>th</sup> share of the proposed Ground Plus Three Storied and/or Ground Plus Four storied building except Owners' Allocation as aforesaid together with proportionate share in the land measuring an area of measuring an area of 5 (Five) Cottahs 6 (Six) Chittaks 05 (Five) Square Feet more or less comprised in, Dag no. 164, Khatian no. 53, of Mouja Ibrahimpur J.L. No.36, R.S No: 10, Touzi no.237, Pargana Khaspur, lying situate at and being portion of Premises no 24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032 within Ward No.95 of the Kolkata Municipal Corporation along with right of user of the common areas and facilities in common with other co-owners of the building.

1.8 **ARCHITECT:** Shall mean any qualified person or firm to be appointed by the Developer company for designing, planning of the said **proposed** building and preparation of the building plan

1.9 **BUILDING PLAN:** Shall mean and include the plan sanctioned by the Kolkata Municipal Corporation and/or revised building plan as sanctioned by KMC. for construction of the ground Plus Three storied and /or Ground Plus Four Storied building on the land of the said property described in the First Schedule hereunder written.

1.10 **ROOF:** Shall mean the roof of the ground Plus Three storied and /or Four Storied building to be constructed in the said property according to the sanctioned building plan.

KARAN AGARWALA  
Constituted Attorney for  
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SMT GAYATRI ROY CHOWDHURY,  
SMT ANJALI SENGUPTA,  
SMT JYOTSNA MAJUMDAR,  
SRI SAMBIT MAJUMDAR.  
Verdant Creations

KA

Partner

ARTICLE: II  
OWNERS' TITLE AND OBLIGATION: (undivided 4/5<sup>th</sup> share)

2.1 The OWNERS shall simultaneously with this indenture execute and register a Development Power of Attorney in favour of the DEVELOPER to deal with of the DEVELOPER's allocation only in terms of this Agreement and with allied matters and with matters required to be dealt with on a day to day basis and the said power of attorney coupled with interest of the DEVELOPER shall continue to remain in full force till such time the said building is completed in all respect and all the flats/units are handed over to the purchasers of the DEVELOPER's allocation and deeds of conveyance in respect thereof registered and for the purpose thereof the Owners shall also join the deed of conveyance to be so executed.

2.2 The Owners has provided the Developer company ORIGINAL title deed and all ORIGINAL relevant documents in respect of the said property described in the First Schedule hereunder written as per requirement of the Developer and /or in any other case Owners will do all necessary formalities to strengthen the title of the First Schedule property and also execute deed of declaration, Affidavit, deed of Indemnity in favour of the Developer, at the cost of the developer.

2.3 The Owners declares and undertake that Owners will not in any way encumber the said property or otherwise deal with or dispose of the said property or any portion thereof except in the manner as expressly herein provided subject to however the Developer company complying with the terms of this agreement.

2.4 The Owners shall sign and execute all necessary applications, papers, documents and to do all such acts deeds and things as the DEVELOPER may require in order to legally and effectually vest in the DEVELOPER or the purchasers of the DEVELOPER's allocation in the said property undivided proportionate share in the land comprised in the said property and for completing the construction and erection of the said building in accordance with the sanctioned plan.

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SMT GAYATRI ROY CHOWDHURY,  
SMT ANJALI SENGUPTA,  
SMT JYOTSNA MAJUMDAR,  
SRI SAMBIT MAJUMDAR.  
Verdant Creations

KA  
Partner

2.5 The Owners shall execute the deeds of conveyance and/or transfer in respect of the undivided proportionate share in the land comprised in the said property and attributable to and/or forming part of the DEVELOPER's allocation in the said building.

2.6 The Owners hereby undertakes that the Owners or any person claiming through and/or under them shall not cause any hindrances in the construction of the said building at the said property and further undertake not to take any action, even in the court of law, whereby and where under the smooth construction of the said building is disturbed unless the DEVELOPER creates anything in violation of the agreement, which would be detrimental to the development.

2.7 The Owners shall be obliged and bound to observe the obligations specified in Fifth Schedule hereunder written.

2.8 The Owners shall hand over vacant possession of the said premises within 3 (three) days after the execution of this agreement.

2.9 For any extra amenities the Owners' will pay extra charges as per rate charged by the Developer. The Owners' will pay money for bring electric meter to his allocation.

2.10 The Owners have the right to enforce the terms of this agreement if the Developer violate the terms and conditions as contained herein

#### ARTICLE -III:

#### DEVELOPER COMPANYS' RIGHTS, OBLIGATIONS AND DUTIES:

3.1 The Developer company will construct the building according to the building plan sanction by the Kolkata Municipal Corporation.

3.2 The Developer Company will try it's best to construct the building/flat in conformity to the annexed specification in the Third Schedule hereunder and the Developer will also on completion of the building in all respects delivered possession to the Owners as stated above and also as per Second Schedule hereunder written.

KARAN AGARWALA  
Constituted Attorney for  
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SMT ARATI SEN,  
SMT GAYATRI ROY CHOWDHURY,  
SMT ANJALI SENGUPTA,  
SMT JYOTSNA MAJUMDAR  
SRI SAMBIT MAJUMDAR  
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KA  
Partner

- 3.3 The Developer declares and undertake that it will construct ground Plus Three storied and /or Ground Plus Four Storied building on the land mentioned in the First Schedule hereunder written at its cost and in conformity with the building plan sanctioned by the Kolkata Municipal Corporation and /or revised plan as sanctioned by KMC and the Owners shall not be liable in any manner in the event any deviation is found there from.
- 3.4 The Owners hereby grant subject to what has been provided herein the right and authority to the Developer Company to build construct erect and complete one ground Plus Three storied and /or Ground Plus Four Storied building on the said land particularly described in the First Schedule hereunder written, in accordance with the Building Plan sanctioned by the Kolkata Municipal Corporation at its cost and expenses, and to commercially exploit the same by entering into agreement for sale of its allocation (Developer Company's' allocation) sale and except the Owners' allocation mentioned in this Second Schedule hereunder written and also mentioned in clause 1.6 above and transfer the same to the intending to the owners in completely finished condition in all respect as per specification as set forth in this agreement. After completion of the building Developers Company will take completion certificate from Kolkata Municipal Corporation. It is further noted that the Developer company will bear incidental expenses if any for G.R and mutation in KMC in connection with the First Schedule property after meeting Owners' obligation as stated above.
- 3.5 Subject to compliance with clauses 1.6 hereinabove the Developer company will be entitled to sell and also to enter into agreement for sale with the intending Purchaser/Purchasers of its choice for sale of the Developers allocation morefully and particularly described in the Third Schedule hereunder written along with proportionate share of the said land of its allocation of the said ground Plus Three storied and /or Ground Plus Four Storied building project in its own name and/or constructed portion of its allocation as agent/contractor of intending purchasers at a consideration and costs to be settled between the Developers Company and the intending Purchaser/Purchasers.
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**SMT ANJALI SENGUPTA,**  
**SMT JYOTSNA MAJUMDAR**  
**SRI SAMBIT MAJUMDAR.**  
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and to receive and collect all money in respect thereof which money shall absolutely belong to the Developer Company. The Owners' will have no right to get any portion of the said costs and consideration and shall not claim any portion thereof and the Owners' hereby consent to the Developer Company for entering into such agreements for sale of proportionate undivided share of the said land and the Developer's /Purchasers in respect of the Developer's allocation. The Owners' will no way be entitled to the money received by the Developers Company from the intending Purchaser towards the value of the undivided proportionate share in the said land and costs of the flats/apartments and/or other areas of the building. The Owners' undertakes to convey undivided proportionate share in the said land including flats/apartments and/or other portion of the building to in the intending Purchaser or Purchasers as the nominee of the Developers Company as its request. In compliance of the obligations of the Developer company as per this agreement, if the Owners' fails to execute and registered deeds of conveyances in respect of the Developer 's allocation in that event, the Owners' will be liable and bound to pay liquidated damages @ Rs 9% p.a to the Developers Company and/or the intending purchasers as the case may be over and above the invested amount.

3.6 The Developer Company will at its own cost without creating any financial liability on the Owners' construct and complete the building and the common areas, facilities and amenities on the said land in accordance with the plan sanctioned/approved by the Kolkata Municipal Corporation with standard materials and with good workmanship manner. The Developer company will bear all costs and charges for sanction of the building plan.

3.7 The Developer Company will provide in the said building common electric room, water storage or tank, overhead water reservoir and the Developer Company will also raise boundary walls on all sides of the said land at their costs.

3.8 The Developer Company is authorized as constituted Attorney of the Owners' in so far as if necessary will apply for the obtain quotes entitled and other allocations of or for

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cement, steel, bricks and other building materials may be allotted to the Owners' for the construction of the said building and similarly shall apply to obtain the permanent connection of water, electricity, drainage, sewerage connection and other amenities and facilities required for the construction and enjoyments of the said building.

3.9 The Developer will not be liable to pay any share of profit of the business/project to the Owners' and Owners' will not claim nor will entitled to any share of profits from the Developers company. The Developer will construct the building as early as possible especially within Thirty months from the date of sanction of the building plan. The said period be extended for a further period of Six months if the situation so demands. The Developer company will try it's label best to complete the construction unless prevented by force majeure or any other reasons beyond the control of the DEVELOPER or if restrained by an order of court and/or statutory authority. The DEVELOPER shall first handover the Owners' allocation to the Owners' before executing deed of conveyance of the DEVELOPER's allocation to the respective transferees, but the said clause will not prevent the Developers Firm to enter to enter in an agreement for sale with the intending purchaser to its/their allocation and receive consideration money.

3.10 The Developers company will bear and suffer all income tax liabilities which will arrive from the sale of Developers' allocation and owners will not be liable to pay income tax for the same. But the owners will be liable to pay multi-storeyed building's taxes and other taxes for its allocation if imposed by the authority concerned after taking possession of the flats.

3.11 The Owners' have already put the DEVELOPER in de jure and de facto possession of the said property, who shall have right to enter upon the said property and do soil testing, survey of the said property and all other preparatory works, as may be necessary for the preparation, submission and

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obtaining sanction plan of the building and/or modified building plan and/or getting it re validated, at the costs and expenses of the DEVELOPERS.

3.12 The DEVELOPER is entitled to and authorised to demolish the existing structure/s standing on the said premises and all debris, rubble, iron and steel structures, electrical fittings, bricks wooden materials etc. and the proceeds of the aforementioned are the entitlement of developer hereon.

3.13 The DEVELOPERS shall, simultaneously with handing over possession of the Owners' allocation, make over to the Owners' a Xerox copy of the Completion Certificate, drainage and sewerage connection paper and lift license to be granted by the Kolkata Municipal Corporation.

3.14 If the DEVELOPER terminates any agreement for sale and forfeits any money from the intending purchasers of the DEVELOPER'S allocation, in that event, the DEVELOPERS shall be solely responsible for that and the OWNERS shall not be responsible for the said acts of the DEVELOPER and the Owners' allocation shall not be charged for that.

3.15 The Developers have the right to enforce the terms of this agreement if the Owners violate the terms and conditions as contained herein

#### ARTICLE -IV:

#### RIGHTS, DUTIES AND OBLIGATION OF THE OWNERS'

4.1 The Owners' will deliver vacant and peaceful possession of the said property described in the First Schedule hereunder written, to the Developers Company immediately after sanction of the building plan.

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- 4.2 The Owners will in no way interfere and obstruct in construction of the said building on the First Schedule property hereunder written. The owners will be responsible for defect in the title of the said property and if the neighbors or any other person takes any action due to defect in title of the owners in the First Schedule Property
- 4.3 The Owners' will, after getting possession of the Second Schedule property, pay proportionate share of Municipal rates and taxes, in respect of the Second schedule property hereunder written to the Developers Company till the Second Schedule is apportioned and separately assessed in the record of the Kolkata Municipal Corporation.
- 4.4 The Owners' will execute Development Power of Attorney in favour of the nominee/ nominees of the Developers company authorizing Developer Company to construct the said ground Plus Three storied and/or ground Plus Four Storied building and to sell of the Developer Companies' allocation, to appoint architects, engineers contractors and to represent the owners before the Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Police Authority, Fire Brigade or any other authority and to sign on application or other writings in its behalf and to appear before such authority or authorities and to undertake the construction of the building and the same shall be binding on the parties. The Developers Company shall however by the Powers to be given by the said Power of Attorney not be entitled to hand over possession of the flats and car parking space and other portion of its allocation without handing over to the Owners' share of the allocation in complete condition in all respects. On completion the Developer will write letter to the Owners' asking him to take possession of the Owners' allocation If the Owners' do not take possession of its allocation within 15 days from the date of written intimation issued to the Owners' by the developer. in such case it will be deemed that the possession has been delivered to the Owners'.
- 4.5 In the event, the Owners' fail and/or neglect to comply with his obligations towards fulfillment of the terms and conditions of this agreement in the manner

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as described hereinbefore, the DEVELOPER shall at its discretion rescind this agreement and the Owners' shall refund to the DEVELOPER its entire investment in the said property till that date together with all costs and expenses (as per the market price on production of documentary evidence) made till then along with damages and in that event, the Owners' indemnify the DEVELOPER to pay off all the sums due or payable to the DEVELOPER within 30 days immediately after receiving notice from the DEVELOPER in that respect.

If due to any reasons whatsoever the Owners' fail to execute and sign necessary deeds, papers and documents the DEVELOPERS shall be at liberty to sue the Owners' for specific performance of the contract.

**ARTICLE -5:**

**COMMON FACILITIES:**

5.1 After obtaining Second Schedule property from the developer, the Owners' will bear and pay proportionate share of municipal taxes and taxes in respect of the Second Schedule property to the Developer till it is separately assessed and apportioned in the record of the Kolkata Municipal Corporation and also the Owners' will bear and pay proportionate share of multi-storied building taxes, sales tax if any and other outgoing and all other impositions in respect of the Second Schedule property hereunder written that may be imposed for construction of the said building on the said land/property mentioned in the First Schedule hereunder written. As soon as the building is completed by the Developers, the Developers upon obtaining completion certificate from K.M.C shall give written notice to the Owners to take possession of the Owners' allocation in the said building.

5.2 As soon as the Owners' allocation is delivered and handed over to the Owners' after full completion of construction of the building the Owners' will be exclusively responsible for payment of the Municipal rates and taxes payable in respect of the Owners' allocation and similarly from the said date the Developer will be responsible for said rate and taxes for

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their allocation. The rate and taxes that will be levied on the whole building till it is apportioned and separately assessed by the Kolkata Municipal Corporation will be paid proportionately on pro rata basis. After the Owners' allocation is separately assessed and apportioned in the record of the Kolkata Municipal Corporation rates and taxes in respect of the Second Schedule property for the Owners' allocation will be paid by the Owners.

5.3 As soon as building will be completed in all respects and after taking completion certificate from KMC and also necessary license for running of the lift, the Developer will issue letter to the Owners' asking him to take possession of his allocation firstly before handing over possession of the flat to the intending purchaser of the flat owners of the building. If the Owners' do not take possession of its allocation within 15 days from the date of written intimation issued to the Owners' by the developer, in such case it will be deemed that the possession has been delivered to the Owners'.

#### **ARTICLE -VI:**

#### **MISCELLANEOUS:**

- 5.1 Each and every part, terms and conditions of this agreement shall be deemed to be consideration for the other.
- 5.2 The terms of this agreement will be binding on the heirs, legal representatives and successors of the respective parties.
- 5.3 The Courts within the jurisdiction of the said property shall have the jurisdiction to entertain, try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

#### **ARTICLE -VII:**

#### **ARBITRATION:-**

- 7.1 All disputes and differences between the parties hereto arising out of this agreement regarding the construction or interpretation of any of the terms and conditions herein

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contained or determination of any liability or touching these presents shall be referred to the arbitration and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act, 1996 or any statutory enactment or modification thereunder and the Award so delivered shall be conclusive and binding on the parties hereto.

- 7.2 The Arbitrator shall have summary power.
- 7.3 The parties hereto agree and covenant with each other that they have full trust and faith in the Arbitrator and agree not to challenge and / or dispute the same in any manner whatsoever or howsoever.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT the undivided 4/5<sup>th</sup> share of the land measuring an area of 5 (Five) Cottahs 6 (Six) Chittaks 05 (Five) Square Feet more or less comprised in, Dag no. 164, Khâtian no. 53, of Mouja Ibrahimpur J.L. No.36, R.S No: 10, Touzi no.237, Pargana Khaspur, together with undivided 4/5<sup>th</sup> share of the Two Storied Building having all total an area of 1200 square feet more or less lying situate at and being Premises No.24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032 within Ward No.95 of the Kolkata Municipal Corporation, together with all casement right attached thereto butted and bounded by: -

**ON THE NORTH** : Premises number 24/A Jadavpur Central Road

**ON THE EAST** : Premises number 23 & 23B Jadavpur Central Road

**ON THE SOUTH** : 20' feet wide Jadavpur Central Road

**ON THE WEST** : 20' feet wide Jadavpur Central Road

By this document entered in to an agreement for development in respect of undivided 3100 Square Feet <sup>(Δ K - 4 Ch - 40 Sq Ft)</sup> more or less of land out of 3875 Square Feet of land and undivided 960 Square Feet of structure in <sup>A two</sup> ~~one~~ floor out of 1200 square feet more or less.

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*S. K. Majumdar*

THE SECOND SCHEDULE ABOVE REFERRED TO

*(Owners' Allocation) undivided 4/5<sup>th</sup> share*

All that Flat on the First floor side having built up area of 958 square feet approx. & super built up area (25% approx.) of 1197 Square feet approx. and a covered Car Parking Space in the Ground Floor having an area of 100 Square Feet more or less of the proposed ground Plus Three storied and or Four Storied building together with proportionate share in the land measuring an area of 5 (Five) Cottahs 6 (Six) Chittaks 5 (Five) Square Feet more or less comprised in, Dag no. 164, Khatian no. 53, of Mouja Ibrahimpur J.L. No.36, R.S No: 10, Touzi no.237, Pargana Khaspur, lying situate at and being portion of Premises no 24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032 within Ward No.95 of the Kolkata Municipal Corporation along with right of user of the common areas and facilities in common with other Co owners of the building. The Owners are also entitled to an amount of Rs70,00,000/- (Rupees Seventy Lacs) only over and above the aforesaid allocation and the said amount will be paid in the following manner: -

A Sri Sunil Mazumder, entitled to a sum of Rs. 17,50,000/-  
(Rupees Seventeen Lac Fifty Thousand) only out of the aforesaid total consideration in the manner out of the aforesaid total consideration in the manner following: -

On Agreement	Rs. 5,25,000/-
On sanction	Rs. 3,50,000/-
on completion of R.C.C structure	Rs 2,91,660/-
On Completion of brick work inside and outside structure	Rs 2,91,670/-
on completion of building and on or before possession of Owners' allocation	Rs 2,91,670/-

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Total	Rs 17,500,00/-
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B. Smt. Arti Sen, entitled to a sum of Rs 17,50,000/- (Rupees Seven Lac Fifty Thousand) only out of the aforesaid total consideration in the manner out of the aforesaid total consideration in the manner following: -

i)

On Agreement	Rs. 5,25,000/-
On sanction	Rs. 3,50,000/-
on completion of R.C.C structure	Rs 2,91,660/-
On Completion of brick work inside and outside structure	Rs 2,91,670/-
on completion of building and on or before possession of Owners' allocation	Rs 2,91,670/-
Total	Rs 17,500,00/-

C. Smt. Gayatri Roy Chowdhury, entitled to a sum of Rs 17,50,000/- (Rupees Seven Lac Fifty Thousand) only out of the aforesaid total consideration in the manner out of the aforesaid total consideration in the manner following: -

On Agreement	Rs. 5,25,000/-
On sanction	Rs. 3,50,000/-
on completion of R.C.C structure	Rs 2,91,660/-
On Completion of brick work inside and outside structure	Rs 2,91,670/-

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on completion of building and on or before possession of Owners' allocation	Rs 2,91,670/-
<b>Total</b>	<b>Rs 17,500,00/-</b>

D. Smt. Anjali Sengupta entitled to a sum of Rs 17,50,000/- (Rupees Seven Lac Fifty Thousand) only out of the aforesaid total consideration in the manner out of the aforesaid total consideration in the manner following: -

On Agreement	Rs. 5,25,000/-
On sanction	Rs. 3,50,000/-
on completion of R.C.C structure	Rs 2,91,660/-
On Completion of brick work inside and outside structure	Rs 2,91,670/-
on completion of building and on or before possession of Owners' allocation	Rs 2,91,670/-
<b>Total</b>	<b>Rs 17,500,00/-</b>

Any delay in payment of the aforesaid amount to the Owners beyond 30 days will attract penalty @ 9% interest per annum till the time of payment of money to the Owners. On sanction of the building plan the Owners' have the right to enter in to an agreement for sale for their allocated portion and received part payment thereof and in that case the Developer will sign and execute said agreement as Confirming Party thereon and will do all acts and deeds for sanction of the bank loan.

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**THE THIRD SCHEDULE ABOVE REFERRED TO**

(Developer's Allocation)

ALL That the balance portion of the proposed new building and balance portion of the ground floor, car parking space and/or commercial space, if any, out of 4/5<sup>th</sup> share of the proposed Ground Plus Three Storied and/or Ground Plus Four storied building except Owners' Allocation as aforesaid together with proportionate share in the land measuring an area of measuring an area of of 5 (Five) Cottahs 6 (Six) Chittaks 05 (Five) Square Feet comprised in, Dag no. 164, Khatian no. 53, of Mouja Ibrahimpur J.L. No.36, Touzi no.237, Pargana Khaspur, Police Station, Jadavpur, District South 24 Parganas lying situate at and being portion of Premises no 24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032 within Ward No.95 of the Kolkata Municipal Corporation along with right of user of the common areas and facilities in common with other Co owners of the building.

**THE FORTH SCHEDULE OF THE PROPERTY ABOVE  
REFERRED TO**

(Specification of Construction)

**Floor of Rooms:**

2' X 2' size Vitrified Tiles (Kajaria/ Sunbrand/Johnson, Marbonite)

**Floor of Kitchen:**

Anti skid Tiles/ Vitrified Tiles (as above make) with Granite Top &amp; Stainless Steel Sink of Nirali.

**Floor of Living / Dining:**

Vitrified Tiles (Make- same as above)

**Floor of Toilets:**

Anti skid Tiles (Make- same as above)

**Toilet Walls:**

Tiles up to 7' or door height (Kajaria)

**Painting & Finishing:**

Internal face of the walls - Super white or sunbrandete, Plaster of Paris.

Exterior walls - Weather Coat or equivalent. (Asian Paints/Burger Narolac)

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**Boundary walls** – Weather Coat.

**Door:**

32 mm - Flush door.

34/35 mm - Teak Ply main door with polish.

Doorframe – Sal wood

**Window:**

Anodized Aluminum with Grill (Square Bar)

**Electrical Fittings:**

Copper wire - Finolex or equivalent quality, Switches, Modular. (crabtree, Havells/ Anchor / M.K /

Sanitary Fittings in toilets: White Colour Neycer/Cera/Porceline/Hind ware.

Tap, Bibcock, Piller cock etc. of Essco with commode Shower.

Tata/Medium Gl – hot & cold in all toilets.

**Stair Case:**

Fully marbled/ kota stone/marble with grills and wooden top/Balustrade with polish.

**Ground floor:**

Citu crazy mosaic

**Roof Treatment:**

Roof tile with treatment of under budding.

**Water Supply:**

Adequate KMC supply will be provided.

**Pumps & Motors:**

Pumps and motors of adequate capacity and reputed make with connection with overhead and underground reservoir. (B.E Pumps or Euro Motors Pumps (or equivalent Make)

**Main gates of New Building:**

MS flat/sheet/square bars

**Lift & Machinery :**

Reputed brand with the capacity of 5 persons

**Overhead reservoir:**

PVC / RCC

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**Underground reservoir:**

Concrete and plastered with chemical treatment.

**Common Areas:**

Crazy marble mosaic

**Detail Specification regarding Electrical Point****Power Points: -**

a. Each room to be provided with one fan point, three light points, two 5AMP and one 15 AMP plug points. A.C. point in all Room and Telephone, T.V. point.

b. Drawing and Dining - Two fan points, three light points, two 5 AMP and 15 AMP Plug points with 1 no. A.C. point and Telephone and T.V. point.

c. Kitchen - One light point, one exhaust Fan Point, Two 15 AMP plug point and Two 5 AMP plug point.

d. Toilets - One light point, One 15 AMP plug point and One 5 AMP plug point.

e. Verandah - One light, One fan point, one Doorbell point at main Door of the flat.

f. **POWER SUPPLY:** Electric connection to commensurate with the above to be provided with individual loop (19) arrangements for all flats. However, all deposits towards service and individual meters will be proportionately borne by the flat vendors.

**g. Intercom:**

Intercom connection for each flat.

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THE FIFTH SCHEDULE ABOVE REFERRED TO

(Common Expenses)

1. Proportionate share of the municipal rates and taxes and other impositions, if any, from the date of taking possession till such time as the flats / apartments/ holdings are mutated and/or separated and thereby separately assessed.
2. Proportionate cost of electric consumption for running the electric water pumping system, lift operations, generator (if any) and/or lighting in the common areas, lights in the main gate etc.
3. Proportionate cost of sweepers, charges for keeping and maintaining the common areas fit for common use.
4. Proportionate cost of remuneration for the Durwan/Watchman/ caretaker/security personnel.
5. Proportionate cost of repair of all the common facilities and services relating to the sewer, Electric, water line, etc. and particularly the repairing and maintenance cost of roof, water reservoirs, water pipes and electric lines including the main entrance of the building, staircase, landing, main entrance which will be ordinarily and/ or emergently used for keeping the same fit for common use and also the proportionate cost all external repairs and painting the exterior of the building as may be necessary from time to time.
6. Proportionate cost of annual maintenance charges for lift, water pump and other common utilities.

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THE SIXTH SCHEDULE ABOVE REFERRED TO

(Common Areas and Facilities)

- a. The foundation, columns, beams, supports, corridors, lobbies, stairs, stairways, landing, entrances and exit, roof of the building.
- b. Common passage, Common meter, Pump room.
- c. Water pump, masonry tanks, underground water reservoir's water pipes, other common plumbing installations.
- d. Boundary walls, other walls of the building and main gates, such other common parts, areas, equipment's, installations, fixtures, fittings covered and open spaces in or about the said building as are necessary for passage to or user and occupancy of the flat or flats in common as are easement of necessity of the said building.
- e. Drainage and sewerage system.
- f. Lift of the building, Pollution free smoke less noise free Generator Set

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SMT JYOTSNA MAJUMDAR,  
SRI SAMBIT MAJUMDAR,  
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IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In presence of:

1. Sambit Roy  
18, Mohan Avenue,  
Kolkata - 700040

Pohit Kumar Mishra  
78A Raja Basant Road  
Kolkata - 700029

Sunil Kumar Majumdar  
Arati Sen

Gayatri Roy Chowdhury

Anjali Sengupta

OWNERS

Verdant Creations LLP

Karan Agarwala

Designated Partner, Authorized Signatory

DEVELOPER

KARAN AGARWALA  
Constituted Attorney for  
SRI SUNIL MAJUMDAR,  
SMT ARATI SEN,  
SMT GAYATRI ROY CHOWDHURY,  
SMT ANJALI SENGUPTA,  
SMT JYOTSNA MAJUMDAR,  
SRI SAMBIT MAJUMDAR.  
Verdant Creations

KA  
Partner

31  
RECEIVED of and from the above named Second Party a sum of Rs 21,00,000/- (Rupees Twenty one lacs ) only out of total of Rs 70,00,000/- (Rupees Seventy Lac) only as per Memo of Consideration below.

MEMO OF CONSIDERATION

- |   |                 |
|---|-----------------|
| 1. By a/c. payee D/D No. 011230, dated 10/12/2020<br>Drawn on IDBI, Gariahat Road branch<br>Favouring Sri Sunil Kumar Mazumdar  | Rs. 5,25,000.00 |
| 2. By a/c. payee D/D No. 011229, dated 10/12/2020<br>Drawn on IDBI, Gariahat Road branch<br>Favouring Smt. Arti Sen             | Rs. 5,25,000.00 |
| 3. By a/c. payee D/D No.011228, dated 10/12/2020<br>Drawn on IDBI, Gariahat Road branch<br>Favouring Smt. Gayatri Roy Chowdhury | Rs. 5,25,000.00 |
| 4. By a/c. payee D/D No.011231, dated 10/12/2020<br>Drawn on IDBI, Gariahat Road branch<br>Favouring Smt. Anjali Sengupta       | Rs. 5,25,000.00 |

TOTAL

Rs. 21,00,000.00

(Total Rupees Twenty one Lac only)

IN PRESENCE OF:

1. Gangis Roy  
18, Mont Avenue,  
Kolkata 700040

Rohit Kumar Yadav  
28A Laga Sasana Ky Rd.  
Kolkata. 700029

PREPARED BY:

SUBIR KUMAR DUTTA

Advocate

Alipore Civil & Criminal Court,  
Kolkata- 700027

W.P. 2165/19

Sunil Kumar Mazumdar  
Arti Sen

Gayatri Roy Chowdhury.

Anjali Sengupta.

KARAN AGARWALA  
Constituted Attorney for  
SRI SUNIL MAJUMDAR,  
SMT ARATI-SEN,  
SMT GAYATRI ROY CHOWDHURY,  
SMT ANJALI SENGUPTA,  
SMT JYOTSNA MAJUMDAR,  
SRI SAMBIT MAJUMDAR.  
Verdant Creations

KA  
Partner



Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name :-

Signature :- *Sunit Kumar Hazrudi*

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name :-

Signature :- *Arati Sen*

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name :-

Signature :- *Jayatri Roy Choudhury*

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name :-

Signature :- Anjali Sengupta

Thufnb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name :-

Signature :- Karan Agorwala



PERMANENT ACCOUNT NUMBER

AFDPM2899B



NAME  
SUNIL KUMAR MAZUMDER

FATHER'S NAME  
RAMESH CHANDRA MAZUMDER

DATE OF BIRTH  
10-01-1937

SIGNATURE  
*Sunil Mazumder*

*K. S. Das*

COMMISSIONER OF INCOME-TAX, W.B.

সুনীল কুমার মজুমদার / Sunil Kumar Mazumder  
পিতার নাম / Father's Name  
রামেশ চন্দ্র মজুমদার (কলকাতা)  
Ramesh Chandra Mazumder (Calcutta)  
জন্ম তারিখ / Date of Birth  
১০ জানুয়ারি ১৯৩৭  
10-01-1937

As the card is lost/ found, kindly inform to  
the issuing authority:  
Joint Commissioner of Income-tax (Systems & Technical),  
1-7,  
Chowringhee Square,  
Calcutta - 700 064

FORM 100 / PERMANENT ACCOUNT NUMBER

AFDPM2899B



NAME  
SUNIL KUMAR MAZUMDER

FATHER'S NAME  
RAMESH CHANDRA MAZUMDER

DATE OF BIRTH  
10-08-1937

SIGNATURE

आयकर आयुक्त, व. ४-१११

COMMISSIONER OF INCOME-TAX, W. 4-111

दा याद में रहे / दिन वाले पर कृपया जारी करात का  
अधिकार का प्रमाण / प्रमाण का है  
आयकर विभाग (पुणे)  
व. ४-१११, पुणे  
१-२, प्र-उद्योग क्षेत्र  
पिन - ११० ०५५

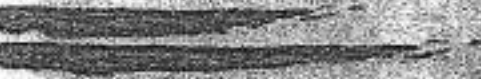
If this document is lost/und, kindly inform us to  
the issuing authority  
Joint Commissioner of Income-tax (Systems & Technical),  
1-2,  
Chhatrapati Square,  
Pune - 411 005.

आधार कार्ड क्रमांक / Your Aadhaar No. :

4371 0649 8312

UID: 8304 1882 8093 8505

मेरा आधार, मेरी पहचान



Arti Sen  
Date of Birth/DOB: 13/08/1944  
Female/FEMALE

Address  
PO/JA  
PRTI  
C  
P

4371 0649 8312

UID: 8304 1882 8093 8505

मेरा आधार, मेरी पहचान



ভারত সরকার  
**Unique Identification Authority of India**  
 Government of India

উপস্থাপনের আইডি / Enrollment No. : 1040/20054/02891

25/11/2012

To  
 Gayatri Roy Chowdhury  
 গায়েত্রী রায় চৌধুরী  
 1/7  
 ADARSHA PALLY  
 Regent Estate S.O  
 Regent Estate, Kolkata  
 West Bengal - 700092



KL183568086DF

18356808



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6107 6538 2257**

আধার - সাধারণ মানুষের অধিকার



গায়েত্রী রায় চৌধুরী  
 Gayatri Roy Chowdhury  
 পিতা : রামেশ চন্দ্র মজুমদার  
 Father : RAMASH CH. MAZUMDAR

www Year of Birth: 1949  
 মহিলা / Female

**6107 6538 2257**



আধার - সাধারণ মানুষের অধিকার



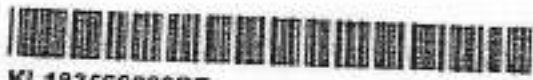
ভারত সরকার

ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভুক্তিক্রম/Enrollment No. : 1040/20054/02891

25/11/2012

To  
Gayatri Roy Chowdhury  
পয়েট্রী রায় চৌধুরী  
17  
ADARSHA PALLY  
Regent Estate S.O  
Regent Estate, Kolkata  
West Bengal - 700092



KL183568086DF

18356808



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6107 6538 2257**

আধার - সাধারণ মানুষের অধিকার



পয়েট্রী রায় চৌধুরী  
Gayatri Roy Chowdhury  
পিতা, রামেশ চন্দ্র মজুমদার  
Father : RAMASH CH. MAZUMDAR

জন্ম সাল/Year of Birth: 1949  
সঙ্গীতা/Female

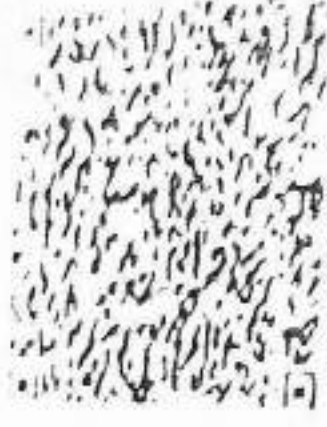
**6107 6538 2257**



আধার - সাধারণ মানুষের অধিকার

भारत सरकार  
GOVERNMENT OF INDIA

भारत सरकार  
GOVERNMENT OF INDIA  
भारत सरकार  
GOVERNMENT OF INDIA  
भारत सरकार  
GOVERNMENT OF INDIA  
भारत सरकार  
GOVERNMENT OF INDIA



7996 8642 1324

आधार - साधारण बालूशेन अक्षिकार



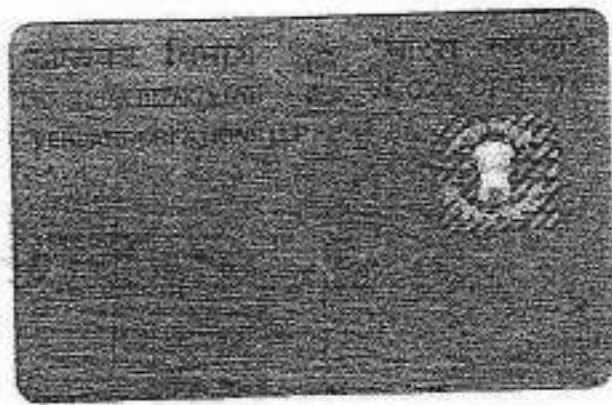
**विमान विभाग**  
**POSTAL DEPARTMENT**  
**ANJALI SENGUPTA**  
**RAMESH CHANDRA MAJUMDAR**  
**2207536**  
**ACCOUNT NUMBER**  
**BR257543G**



**भारत सरकार**  
**GOVT. OF INDIA**



**L**  
**11 11 2023**  
**11 11 2023**





भारत सरकार



Mr. Karan  
Karan Agarwala  
DOB: 04/01/1996  
Gender: Male



2030 4483 2291

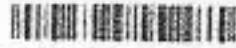
अध्याय - आम आदमी का अधिकार



विकास प्रधिकरण  
INDIA

1050/1 Survey Park, UD 02-807  
Udta, Santoshpur, Santoshpur  
Circus Avenue, Kolkata, West  
Bengal, 700075

Address:  
1050/1 Survey Park, UD 02-807  
Udta, Santoshpur, Santoshpur  
Circus Avenue, Kolkata, West  
Bengal, 700075



1050/1 Survey Park, UD 02-807

Udta, Santoshpur, Santoshpur

Circus Avenue, Kolkata, West

Bengal, 700075





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 22 / 156 / 231040

পরিচয় পত্র



Elector's Name	Dutta Subir
নির্ভোক্তার নাম	দত্ত সুবীর
Father/Mother/ Husband's Name	Biswanath
পিতা/মাতা/স্বামীর নাম	বিশ্বনাথ
Sex	M
লিঙ্গ	পুঁ
Age as on 1.1.1996	33
১.১.১৯৯৬-এ বয়স	৩৩

Address

39 Melwinda Barker Street, Calcutta

ঠিকানা

৩৯ মেলবিন্ডা বার্কার স্ট্রিট, কলিকতা-১



Facsimile Signature  
Electoral Registration Officer  
নির্ভোক্তা-নিবন্ধন অফিসারের স্বাক্ষর

For 156-BEALDAH Assembly Constituency  
১৫৬-বিহালদা বিধানসভা নির্বাচনী এলাকা

Place Calcutta

স্থান কলিকতা

Date 02.06.96

তারিখ ০২.০৬.৯৬

## Major Information of the Deed

Deed No.	I-1630-02880/2020	Date of Registration	11/12/2020
Query No / Year	1630-2001620050/2020	Office where deed is registered	1630-2001620050/2020
Query Date	05/12/2020 8:00:09 PM		
Applicant Name, Address & Other Details	Subir Kumar Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No : 9830034264, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Rs. 1,50,000/-	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs. 21,00,000/-]
Stamp duty Paid(SD)	Rs. 20,071/- (Article:48(g))	Market Value	Rs. 1,44,97,778/-
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip (Urban area)	Registration Fee Paid	Rs. 21,053/- (Article:E. E. B)

### Land Details :



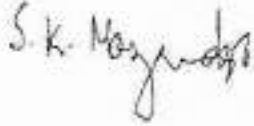


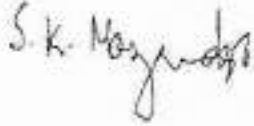


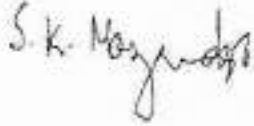


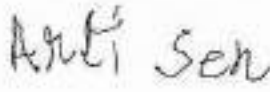


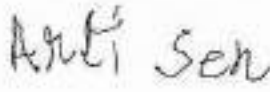


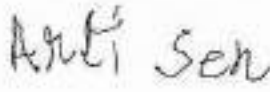









District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: JADAVPUR CENTRAL ROAD, Premises No: 24, Ward No: 095 Pin Code : 700032

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	4 Katha 4 Chatak 40 Sq Ft	1,00,000/-	1,37,77,778/-	Width of Approach Road: 20 Ft.
<b>Grand Total :</b>				<b>7.1042Dec</b>	<b>1,00,000 /-</b>	<b>137,77,778 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs)	Market value (In Rs.)	Other Details
S1	On Land L1	960 Sq Ft	50,000/-	7,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 480 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 480 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>960 sq ft</b>	<b>50,000 /-</b>	<b>7,20,000 /-</b>	

**Land Lord Details :**

Sl No	Name/Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SUNIL KUMAR MAZUMDER</b>                      Son of Late RAMESH CHANDRA MAJUMDER                      Executed by: Self, Date of Execution: 11/12/2020                      , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office                 </td> <td>                       11/12/2020                 </td> <td>                       LTI                      11/12/2020                 </td> <td>                       11/12/2020                 </td> </tr> </tbody> </table> <p>CK 136 SECTOR II SALT LAKE CITY, KOLKATA, P.O:- CH MARKET, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AFxxxxxx9B, Aadhaar No: 73xxxxxxxx6401, Status :Individual, Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr SUNIL KUMAR MAZUMDER</b> Son of Late RAMESH CHANDRA MAJUMDER Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office	 11/12/2020	 LTI 11/12/2020	 11/12/2020
Name	Photo	Finger Print	Signature						
<b>Mr SUNIL KUMAR MAZUMDER</b> Son of Late RAMESH CHANDRA MAJUMDER Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office	 11/12/2020	 LTI 11/12/2020	 11/12/2020						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs ARTI SEN</b>                      Wife of Late PARIMAL SEN                      Executed by: Self, Date of Execution: 11/12/2020                      , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office                 </td> <td>                       11/12/2020                 </td> <td>                       LTI                      11/12/2020                 </td> <td>                       11/12/2020                 </td> </tr> </tbody> </table> <p>23 GANDHI PATH, HALUDBONI, PARSUDIH, TATANAGAR, P.O:- TATANAGAR, P.S:- TATANAGAR, District:- Pashchimi Singhbhum, Jharkhand, India, PIN - 831002 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: KQxxxxxx5J, Aadhaar No: 43xxxxxxxx8312, Status :Individual, Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mrs ARTI SEN</b> Wife of Late PARIMAL SEN Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office	 11/12/2020	 LTI 11/12/2020	 11/12/2020
Name	Photo	Finger Print	Signature						
<b>Mrs ARTI SEN</b> Wife of Late PARIMAL SEN Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office	 11/12/2020	 LTI 11/12/2020	 11/12/2020						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs GAYATRI ROY CHOWDHURY</b>                      Wife of Late AMAR ROY CHOWDHURY                      Executed by: Self, Date of Execution: 11/12/2020                      , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office                 </td> <td>                       11/12/2020                 </td> <td>                       LTI                      11/12/2020                 </td> <td>                       11/12/2020                 </td> </tr> </tbody> </table> <p>1/7, ADARSHA PALLY, NETAJI NAGAR, KOLKATA, P.O:- REGENT ESTATE, P.S:- Patuli, District:- South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ACxxxxxx9P, Aadhaar No: 61xxxxxxxx2257, Status :Individual, Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mrs GAYATRI ROY CHOWDHURY</b> Wife of Late AMAR ROY CHOWDHURY Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office	 11/12/2020	 LTI 11/12/2020	 11/12/2020
Name	Photo	Finger Print	Signature						
<b>Mrs GAYATRI ROY CHOWDHURY</b> Wife of Late AMAR ROY CHOWDHURY Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office	 11/12/2020	 LTI 11/12/2020	 11/12/2020						



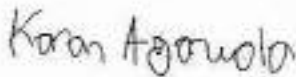


Name	Photo	Finger Print	Signature
<b>Mrs ANJALI SENGUPTA</b> Daughter of Late RAMESH CHANDRA MAJUMDER Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office	 <small>11/12/2020</small>	 <small>LRI 11/12/2020</small>	 <small>11/12/2020</small>
SATGRAM HOUSING SOCIETY, SARSUNA, BEHALA, KOLKATA, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BRxxxxxx3G, Aadhaar No: 79xxxxxxxx1324, Status :Individual, Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office			




#### Developer Details :

Sl No	Name	Address	Photo	Finger print	Signature
1	<b>VERDANT CREATIONS LLP</b>	78A, RAJA BASANA ROY ROAD, KOLKATA, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.:: AAxxxxxx3R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

#### Representative Details :

Sl No	Name	Address	Photo	Finger print	Signature
1	<b>Mr KARAN AGARWALA (Presentant)</b>	Son of Mr MANISH AGARWALA Date of Execution - 11/12/2020, , Admitted by: Self, Date of Admission: 11/12/2020, Place of Admission of Execution: Office	 <small>Dec 11 2020 1:27PM</small>	 <small>LRI 11/12/2020</small>	 <small>11/12/2020</small>
2052, CHAK GARIA, UPOHAR CONDOVILLE, KOLKATA, P.O:- PANCHASAYAR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BPxxxxxx4E, Aadhaar No: 20xxxxxxxx2291 Status :Representative, Representative of : VERDANT CREATIONS LLP (as PARTNER)					

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SUBIR KUMAR DUTTA</b> Son of Late BISWANATH DUTTA ALIPORE POLICE COURT, KOLKATA, P.O - ALIPORE, P.S.- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	 <small>11/12/2020</small>	 <small>11/12/2020</small>	 <small>11/12/2020</small>

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUNIL KUMAR MAZUMDER	VERDANT CREATIONS LLP-1.77604 Dec
2	Mrs ARTI SEN	VERDANT CREATIONS LLP-1.77604 Dec
3	Mrs GAYATRI ROY CHOWDHURY	VERDANT CREATIONS LLP-1.77604 Dec
4	Mrs ANJALI SENGUPTA	VERDANT CREATIONS LLP-1.77604 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUNIL KUMAR MAZUMDER	VERDANT CREATIONS LLP-240.00000000 Sq Ft
2	Mrs ARTI SEN	VERDANT CREATIONS LLP-240.00000000 Sq Ft
3	Mrs GAYATRI ROY CHOWDHURY	VERDANT CREATIONS LLP-240.00000000 Sq Ft
4	Mrs ANJALI SENGUPTA	VERDANT CREATIONS LLP-240.00000000 Sq Ft

On 08-12-2020

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,44,97,778/-

Krishnendu Talukdar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 11-12-2020

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 13:13 hrs on 11-12-2020, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr KARAN AGARWALA , ,

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

Execution is admitted on 11/12/2020 by 1. Mr SUNIL KUMAR MAZUMDER, Son of Late RAMESH CHANDRA MAJUMDER, CK 136 SECTOR II SALT LAKE CITY, KOLKATA, P.O: CH MARKET, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession Retired Person, 2. Mrs ARTI SEN, Wife of Late PARIMAL SEN, 23 GANDHI PATH, HALUDBONI, PARSUDI, TATANAGAR, P.O: TATANAGAR, Thana: TATANAGAR, , Pashchimi Singhbhum, JHARKHAND, India, PIN - 831002, by caste Hindu, by Profession Retired Person, 3. Mrs GAYATRI ROY CHOWDHURY, Wife of Late AMAR ROY CHOWDHURY, 1/7, ADARSHA PALLY, NETAJI NAGAR, KOLKATA, P.O: REGENT ESTATE, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife, 4. Mrs ANJALI SENGUPTA, Daughter of Late RAMESH CHANDRA MAJUMDER, SATGRAM HOUSING SOCIETY, SARSUNA, BEHALA, KOLKATA, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife  
Identified by Mr SUBIR KUMAR DUTTA, , Son of Late BISWANATH DUTTA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-12-2020 by Mr KARAN AGARWALA, PARTNER, VERDANT CREATIONS LLP (LLP), 78A, RAJA BASANA ROY ROAD, KOLKATA, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700029

Identified by Mr SUBIR KUMAR DUTTA, , Son of Late BISWANATH DUTTA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of fees

Certified that required Registration Fees payable for this document is Rs 21,053/- ( B = Rs 21,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/12/2020 9:16PM with Govt. Ref. No. 192020210161814241 on 09-12-2020. Amount Rs: 21,021/-, Bank State Bank of India ( SBIN0000001), Ref. No. IK0AVRQJB8 on 09-12-2020, Head of Account 0030-03-104-001-16

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