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certified that the document is admitted to registration. The stamp, sheet, sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

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Additional District Sub-Registrar,  
Rajarhat, New Town, North 24-Pgs

### DEVELOPMENT AGREEMENT

**THIS DEVELOPMENT AGREEMENT** made on this 7<sup>th</sup> day of February, 2023

7 FEB 2023

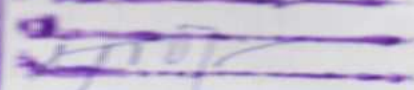
### **BETWEEN**

(1) **Dr. ALOK GHOSH (PA.N. AKRPG6027E, Aadhaar No. 7385 9657 2515)**, son of Late Chira Prakash Ghosh, an Indian Citizen, by faith Hindu, by occupation Professional, and (2) **Dr. JAYASRI GHOSH (PAN: AKRPG6028M, Adhaar No. 756730276964)**, wife of Dr. Alok Ghosh, by occupation Professional, both are Indian Citizen, both by faith Hindu, both residing at CF-107, Sector-I, Salt Lake, P.O. Bidhannagar CC Block, Police Station Bidhannagar North, District North 24 Parganas, Pin-700 064, West Bengal, hereinafter referred to as the **OWNERS** (which term shall unless excluded by or repugnant to the context shall mean and include all their heirs, legal representatives, successors, executors, administrators and assigns) of the **ONE PART**.

187021

S. K. Bhattacharya  
Advocate

10, Green Garden, Roy Road  
Form No. 4

  
 - 6 FEB 2023  
 SURANJAN MUKHERJEE  
 Journal Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kolkata



6 FEB 2023



Additional District Sub-Registrar,  
Pajarhat, New Town, North 24-Pgs

07 FEB 2023

**AND**

**M/S. DELTA CONSULTANTS**, a proprietorship concern having its principal place of business at CF 154, Sector I, Salt Lake City, P.S, Bidhannagar (North), District 24-Parganas (North), Pin- 700064 represented by its Sole Proprietor **SRI CHINMOY KUMAR SAHOO (PAN ALHPS3655D, Aadhaar No. 3648 7495 4083)**, son of Late Panchanan Sahoo, an Indian Citizen, by faith Hindu, by occupation Business, residing at DA 43, Sector I, Salt Lake City, P.O. Sech Bhavan, Police Station Bidhannagar (North), District 24-Parganas (North), Pin 700 064, West Bengal hereinafter called as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean an include his legal heirs, administrators, legal representatives and assigns) of the **OTHER PART.**

**WHEREAS**, pursuant to an application made by the Owner herein for allotment of a plot of land in the New Town, Kolkata, the West Bengal Housing Infrastructure Development Corporation (WBHIDCO) has allotted a plot of land measuring about 300.09 square meter, be the same a little more or less, being Premises No. 10-0810 (plot No. IIIB-261) in Action Area IIIB under Category HIG-II, situated in New Town, Police Station New Town, District North 24 Parganas erstwhile in the Panchayat area falling within Mouza Patherghata, J.L. No. 36 within Patharghata Gram Panchayat, more particularly described in the Schedule 'A' hereunder written, hereinafter referred to as the "said land" vide Allotment letter No. 2517(142//HIDCO/ADMN-674/2004 dated 06.06.2006.

**AND WHEREAS** said WBHIDCO executed a Deed of Conveyance dated 14.11.2018 in respect of the above stated land in favour of the Owners herein and the said Deed of Conveyance was duly registered in the office of the Additional District Sub Registrar, Rajarhat and recorded in Book No. I, Volume No. 1523-2018, Pages from 409063 to 409088, being No. 152312617 for the year 2018.



Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

**AND WHEREAS** possession of the said land was handed over by the WBHIDCO to the Owners herein vide Memorandum of Possession No. MP-I/HIDCO/EM/22/7396 dated 27.11.2018.

**AND WHEREAS** the Owners herein paid Property Tax to the New Town Kolkata Development Authority in respect of the said land and got the said land mutated in the records of the New Town Kolkata Development Authority vide Certificate No. 0101522211006608 dated 17.11.2022, being Assessee No. 010-0810-e-00-00001-30.

**AND WHEREAS** for the purpose of developing the said land, the Owners herein came across the present developer and the Developer approached the Land owners with the proposal to develop the said land by constructing a building thereon at its cost as per approved plan to be sanctioned by the New Town Kolkata Development Authority under certain terms as detailed here under and the Owners accept such proposal.

#### **ARTICLE - I, DEFINITION**

- 1.1 **OWNERS** shall mean (1) **DR. ALOK GHOSH**, son of Late Chiraprakash Ghosh and (2) **DR. JAYASRI GHOSH**, wife of Dr. Alok Ghosh, both residing at CF-107, Sector-I, Salt Lake, P.O. Bidhannagar CC Block, Police Station Bidhannagar North, District North 24 Parganas, Pin-700 064, West Bengal.
- 1.2 **DEVELOPER** shall mean **M/S. DELTA CONSULTANTS**, a Proprietorship firm, having its principal office of business at CF 154, Sector I, Salt Lake City, P.S, Bidhannagar (North), District 24-Parganas (North), Pin-700064, represented by its sole Proprietor **MR. CHINMOY SAHOO**, son of Late Panchanan Sahoo, resident of DA-43, Salt Lake City, Sector-I, P.O. Bidhannagar, Policed Station North Bidhannagar, District North 24 Parganas, Pin-700 064.



Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

- 1.3 **SAID PREMISES** shall mean ALL THAT land measuring about 300.09 square meter, be the same a little more or less, being Premises No. 10-0810 (plot No. IIIB-261) in Action Area IIIB under Category HIG-II, situated in New Town, Police Station New Town, District North 24 Parganas erstwhile in the Panchayat area falling within Mouza Patherghata, J.L. No. 36 within Patharghata Gram Panchayat, more fully and particularly described in the Schedule written hereinafter.
- 1.4 **BUILDING** shall mean and include the proposed new building to be constructed and erected at the premises detailed in paragraph 1.3 hereinabove on the basis of the plan to be sanctioned by the New Town Kolkata Development Authority.
- 1.5 **THE ARCHITECT** shall mean such person or persons having requisite qualification to be appointed by the Developer for designing and planning the proposed new building.
- 1.6 **BUILDING PLAN** shall mean architectural and construction plan or plans to be prepared by the Developer at its own cost duly approved by the Owner to be sanctioned by the New Town Kolkata Development Authority on the basis of which the Developer shall construct the proposed new building.
- 1.7 **TRANSFER** shall mean as a grammatical variant or shall include a transfer by possession and by any other means adopted for effecting what is understood as a transfer of space/flat in the proposed multi-storied building in the intending purchaser/ purchasers thereof save and except the Owner's allocation hereinafter referred to.
- 1.8 **TRANSFeree** shall mean a person to whom any space/flat in the proposed multi-storied building will be transferred by Deed of Conveyance for a valuable consideration except the Owners' allocation as mentioned hereinafter.



Additional District Sub-Registrar,  
Rajahmundry, New Town, North 24-Pgs

07 FEB 2023

- 1.9 **TIME** shall mean the maximum time span mutually agreed upon between the parties for completion of construction of the proposed new building and handing over the peaceful possession of the owners' allocation which is 31.12.2024. The said time for construction and completion of proposed building may be mutually extended for further period of 6 (Six) months. This is to be noted that time is the main essence of this agreement and the Owners shall be at liberty to sue the Developer for specific performance of contract in case the Developer fails to handover the Owners' allocation to the owners within the stipulated time.
- 1.10 **COMMENCEMENT** shall mean the date of execution of this agreement. Commencement of the building work shall be May, 2023 subject to receipt of the sanctioned building plan from the concerned authority.
- 1.11 **COVERED AREA** shall mean the plinth area of the proposed building measuring at the floor level of the basement or any floor and as shall be computed by inclusion of the thickness of the internal and external walls, save that if any wall be common between two separate portions/flats/rooms, then only half depth of the thickness of the wall to be included for computing the area of each separate portion/flat/room.
- 1.12 **COMMON AREA** shall mean and include the corridors, passage, ways, lifts, stair-ways, stair head room, landing and other portions of the proposed building intended or required for ingress and egress from any portion/flat for the use of the co-owners of the flats/rooms, i.e., water pump room in the ground floor and open terrace on the top floor, drive ways, gates, common lavatory, boundary wall etc. as per sanctioned building plan or plans.
- 1.13 **COMMON PORTIONS** shall mean common installations in the proposed building for common use and utility, i.e., plumbing, electrical, drainage and other installations, fittings, fixtures and



Additional District Sub-Registrar,  
Rajahmundry, New Town, North 24-Pgs

07 FEB 2023

machinery which are not exclusive for any portion/flat and which are specified as common by the Developer.

- 1.14 **COMMON FACILITIES AND AMENITIES** shall mean and include corridors, Lift, Lift well, staircase, water pump, pump house, overhead tank, underground reservoir and such other facilities which may be mutually agreed upon by and between the parties and required for the location free enjoyment, maintenance, upkeep and/or proper management of the proposed building including the top floor roof and terrace of the proposed building.
- 1.15 **PROPORTIONATE** shall mean where it refers to the share of any purchaser/purchasers who shall be agreed to purchase or own any flat or proportion in the new building including the land or common areas or parts then such proportionate share shall be the same as to the covered area of the flats in the proposed building the owner's area and where it refers to any rate/taxes, common expenses then such share of the whole shall be determined on the basis of which such rates/taxes as are being respective levied.
- 1.16. **PROJECT** shall mean the development of the land by construction of the proposed multi-storied building for selling of the flats/ portions of the said building and other jobs as envisaged hereunder save and except the Owners' allocation.
- 1.17 **HOLDING ORGANIZATION** shall mean Association, Limited Company or Co-operative or Registered Society that may be nominated or formed by the owner/developer for the common purpose.
- 1.18. **GENERAL LIMITED COMMON ELEMENTS** shall mean those limited common elements which are for the use and benefit of all the units.
- 1.19 **ROOF** shall mean and include the roof of the proposed building on the top of the terrace and the roof right will be exclusively belonging to the owners and the flat owners.



Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

**1.20 WORDS :** - Imparting singular shall include plural and vice-versa and the words imparting masculine gender shall include feminine and vice-versa and similarly words imparting neutral gender shall include masculine and feminine gender.

**ARTICLE - II,**

**TITLE AND DECLARATION**

- 2.1** The Owners hereby declare that they have good and absolute right, title and interest in the said land without any claim of right, title or interest of any person or persons adversely against the Owners. The Developer is free and at liberty to make such investigations with regard to the title of the Owners to which the Owners shall extend their cooperation.
- 2.2** The Owners hereby undertake and assure that the Developer will be entitled to construct and complete the entire building with all responsibility and benefits as agreed by and between the parties and the Developer will further be entitled to transfer by way of sale or otherwise as the absolute owner of the Developer's allocation either in one lot or in several lots with proportionate share in the land of the said premises without interference of or from the owners or any other person or persons claiming through under or in trust of the owners.

**ARTICLE - III,**

**ALLOCATION OF SHARES IN THE PROPOSED BUILDING**

**Allocation of the Owners:** - In consideration of the Owners having granted Developer an exclusive consent to develop the said property the owner shall be entitled to be allocated the followings :-

- (a) Entire First and Second floor of the proposed building upon the said land together proportionate undivided share of land underneath with the right to use the common facilities of the building.



Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

- (b) One 1 BHK Flat at the rear side of the Ground floor of the proposed building.
- (c) Three covered Car parking Space Nos. '1', '2' and '5" in the Ground floor of the proposed building measuring about 135 square feet each, be the same a little more or less, in the Ground floor of the proposed building.

Owner's allocation in the proposed building is more particularly described in the Schedule 'B' hereunder written

It is pertinent to mention that the Developer/Second Party shall construct the proposed building with standard and specified quality material and strictly as per sanctioned Building Plan and any deviation of the Building Plan, if required, shall be done only through mutual agreement between the parties hereto and as per subsequent sanction of the New Town Kolkata Development Authority.

**Allocation of the Developer:-** The Developer's allocation in the proposed building shall comprise the whole of the proposed building as per plan to be sanctioned by the New Town Kolkata Development Authority with proportionate share in the land underneath the building excepting owner's allocation written hereinabove. Details of the Developer's allocation is furnished below:

- (a) Entire Third and Fourth floor of the proposed building upon the said land together proportionate undivided share of land underneath with the right to use the common facilities of the building.
- (b) Commercial space with one store room measuring about 378 square feet in the Ground floor of the proposed building as per Plan.
- (c) Two covered Car parking Space Nos. '3', '4' measuring about 135 square feet each, be the same a little more or less, together with one open Car Parking Space '6" & one right to use open Parking in the Ground floor of the proposed building.

Developer's allocation in the proposed building is more particularly described in the Schedule 'C' hereunder written.



Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

**ARTICLE - IV****EXPLORATION AND DEVELOPMENT RIGHTS**

The Owners hereby grant exclusive right to the Developer to built-up and accept the said land for construction of building and the Developer shall be entitled to enter into contract or agreements or sub-contracts with any person, company or concern at its own risk and responsibility without encumbering the said property of the Owners in any manner whatsoever.

**ARTICLE - V****DEVELOPER'S RIGHT**

- 5.1 The owners hereby grant right to the developer to construct, erect and build the proposed multi-storied building strictly in terms of the plan sanctioned by the New Town Kolkata Development Authority with or without any amendment and/or modification thereto cause to be made by the Developer from appropriate authority along with full responsibility of such construction.
- 5.2 However, nothing herein contained shall be constructed as a demise or assignment or conveyance in law by the Owners of the said premises or any part thereof to the Developer so as to create any title in respect thereof other than an exclusive license to the Developer to execute the work herein contemplated as such Developer and to deal with the Developer's allocation in the proposed new building by way of sale/transfer to the intending purchasers.
- 5.3 All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary modification or alteration of the plan from the appropriate authorities shall be prepared by the Developer and approved by the Owners at Developer's own costs and expenses and the Developer shall bear and pay all fees including architect, fees, charges, and expenses required to be paid or deposited for development of the premises.



Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

- 5.4 The Developer is hereby authorized and empowered by the Owners at all times during subsistence of this agreement in relation to the said construction work so far as may be necessary to apply and obtain temporary or permanent connection of water and electricity to the proposed building and other facilities required for construction of the proposed building .
- 5.5 The Owners undertake to keep all the original documents relating to the said land in the custody of the Developer till receipt of the Occupancy Certificate from the concerned department on completion of the building project to enable the Developer to produce the same before the concerned authorities as and when required during the absence of the Owners. The Developer shall issue receipt to that effect to the owners at the time of receipt of the documents. The Developer undertakes to return all the original documents back to the Owners simultaneous with the handing over Owners' allocation of the proposed building to the Owners on receipt of the Occupancy Certificate.

**ARTICLE - VI**  
**CONSIDERATION**

- 6.1. In consideration of the Owners having agreed to permit the Developer to commercially exploit the said land by constructing, erecting and building a multi storied building in accordance with the building plan as may be sanctioned by the New Town Kolkata Development Authority with such modification or alteration as may be required or made by the Developer, the Developer has agreed to allocate to the Owners their allocation, together with proportionate share in the common parts and the common utilities.
- 6.2 The said Owners' allocation shall be constructed, erected and completed as per the building sanction plan and the specification of such construction shall be as mentioned in the Schedule hereunder written.



Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

- 6.3 Neither the Owners shall be liable to pay or contribute, nor the Developer shall be entitled to call upon the Owners to pay and contribute any amounts towards the cost of construction of the building or any part thereof except Security Deposit to be made to the WBSEDCL for electrical connection to the proposed building and the said deposit to be made by the Owners and the Developer in equal proportion.

**ARTICLE - VII**

**PROCEDURE**

- 7.1 The Owners shall grant to the Developer or its nominee or nominees such general power of attorney as may be required for the purpose of preparing and obtaining Building Plan and all necessary permission and approvals from the different authorities in connection with construction of the proposed building and electricity and water supply connections and all other connections including drainage and sewerage connection from the New Town Kolkata Development Authority and other authorities and dealing with all authorities in respect of execution of the Project on behalf of the Owners and also for transferring the developer's allocation to any intending purchaser or purchasers.
- 7.2 All costs and expenses for preparation, engrossing and registration of such deeds shall be borne and paid by the purchasers for their respective units.

**ARTICLE - VIII**

**POSSESSION & CONSTRUCTION**

- 8.1 It has been agreed by and between the Owners and the Developer that the Developer shall have the entire responsibility of construction of the said building and the Owners shall have no responsibility regarding construction of the said building.



Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

- 8.2 The Developer has agreed to commence work of Development of Premises No. 10-0810 (Plot No. 261 in Block-AA-IIIB) under Category HIG-II situated in New Town, Police Station New Town, District North 24 Parganas, Pin-700 156 in the month of May, 2023 subject to receipt of sanctioned building plan from the competent authority and complete the same on or before 31.12.2024. The said time for construction and completion of proposed building may be mutually extended for further period of 6 (Six) months on the happening of any eventuality which may be beyond the control of the Developer.
- 8.3 That Developer, upon completion of construction and making the portion habitable, shall deliver the Owners' allocation before delivering possession to any of its purchaser or purchasers of any unit of the developer's allocation.
- 8.4 From the date of delivery of possession of the Owners' allocation unto the Owners and till separate assessment by the New Town Kolkata Development Authority, the parties hereto shall contribute proportionately the taxes and other statutory outgoing on the said premises.

#### **ARTICLE - IX**

#### **COMMON FACILITIES**

- 9.1 As soon as the new building on the said premises is completed and made fully habitable for residential & commercial purpose, upon obtaining necessary certificate for occupation from the Competent Authority, the Developer shall give written notice to the Owners requiring it to take possession of the Owners' allocation in the building and thereafter the Owners shall take delivery of possession of their allocation as herein provided for, and there being no actionable deviation made by the Developer in the construction, the Owners shall give and grant unto the Developer a certificate in writing admitting and acknowledging such delivery of possession of their allocation in full satisfaction.



Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

- 9.2** The Owners and the Developer or the persons claiming through them shall punctually and regularly pay for their respective allocations, such rates and taxes and other statutory outgoing on the property proportionately to the New Town Kolkata Development Authority and to such other authority or authorities having statutory jurisdiction to levy and taxes or impositions.
- 9.3** Till all the saleable units within the Developer's allocation are sold away, the Developer in consultation with the Owners shall frame rules for mode of user and enjoyment of the residential and other units of accommodation in the said building, and till formation of a body of the co-owners of the building including the Owners herein and the purchasers of the Developer, it will be the responsibility of the Developer to arrange for maintenance of the common areas and the common utilities of the building and therefore the Developer will be entitled to realize the cost proportionately from occupiers of the several units of accommodation.

#### **ARTICLE - X**

#### **COMMON RESTRICTIONS**

It has been agreed by and between the parties hereto that the Owners' allocation in the building shall be subject to the same restrictions on transfer and use as would be applicable to the Developer's allocation in the new building intended for the common benefits of all occupiers of the entire completed building which shall include are following :

- 10.1.** The Owners and the Developer or the nominees of the Developer shall not use or permit to use their respective portions in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use the same for any purpose which may cause any nuisance, obstruction or hazard to the other occupiers of the new building.



Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

- 10.2. Neither party shall demolish or permit to demolish any wall or other structures in their respective portions or any part thereof or make any structural alteration therein without the consent of all other co-owners and without obtaining necessary permission from the concerned statutory authorities.
- 10.3. Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government and/or local bodies and shall be responsible for any violation and/or breach of any of the laws, bye-laws, rules and regulations in their respective allocations.
- 10.4. The respective allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures, floor and ceiling etc. in their respective allocations of the building in good condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein, and shall keep the other indemnified from and against the consequences of any breach.
- 10.5. No party or person(s) claiming through any of the parties herein shall keep or store anything in any of the common areas nor shall otherwise cause any hindrance in any manner whatsoever to the use of the common areas and the common utilities by the co-Owners for the purpose they are meant.
- 10.6. No party shall throw or accumulate any filth, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the building or in the compound, corridors or any other portion of the common areas of the building and the premises.
- 10.7. In the event of any transfer being made by the parties of their respective allocations, the above conditions shall be made applicable to and binding upon the transferee(s).



Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

**ARTICLE - XI**  
**OWNER'S OBLIGATION**

- 11.1** The Owners shall hand over the possession of the said land as is it condition along with all original documents in respect of the title of the property to the Developer herein. The Developer shall arrange to return back all such original documents to the Owners simultaneous with the handing over of the Owners' allocation in the proposed building.
- 11.2** The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the proposed building at any stage provided the Developer will obey to the sanctioned building plan with permitted alterations, modifications and/or reversions by the competent authority.
- 11.3** The Owners hereby agree and undertake to execute a Registered General Power of Attorney in favour of the Developer herein or his nominee empowering him to sell out the Developer's allocation of the proposed building, however the Developer shall not be entitled to sell his allocation to the prospective buyers until owners' allocation is handed over.
- 11.4** The Owners hereby undertake to pay **GST** at the applicable rate in respect of the owners' allocation of the proposed building.
- 11.5** The Owners shall not cause stoppage of work of the Developer at any stage during the construction by bringing a suit against the Developer and an order of injunction, so long as there is no actionable deviation from the sanctioned building plan and/or abandonment of work by the Developer.
- 11.6** The Owners agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building or at the said property, provided that the possession of the Owners' allocated portion will be offered for delivering to them



Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

before delivering any portion to any of the Developer's purchasers out of the allocation of the Developer. The Developer shall indemnify the owners adequately and reasonably if any infraction of statutory rules of whatever nature committed during the tenure of the agreement.

- 11.7** The Owners hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and/or charge the Developer's allocation in the said premises, provided however, nothing herein contained shall restrict the right of the Owners to lease, transfer mortgage assign or charge the Owners' allocation.
- 11.8** The Owners hereby agree and covenant with the Developer to pay maintenance charges for Owners' allocation to the flat holders association upon its formation, and till then to the Developer, who shall maintain the building till formation of flat holders association.
- 11.9** The Owners hereby agree and undertake to contribute **50%** of the total Security Deposit to be made to the WBSEDCL for electric connection to the proposed building, while the Developer shall pay the rest **50%** amount of Security Deposit.
- 11.10** The Owners hereby agree and declare that the Developer shall be entitled to apply for getting additional sanction from The New Town Kolkata Development Authority of additional floor and further declare that in the event of such approval by The New Town Kolkata Development Authority, the Owners shall be eligible to get **50%** of area while the Developer shall get the rest **50%** over the said additional sanction.
- 11.11** Tax liabilities:- The parties hereto shall bear tax liabilities in respect of their respective shares in the proposed building.



Additional District Sub-Registrar,  
Rajahmundry, New Town, North 24-Pgs

07 FEB 2023

**ARTICLE - XII****DEVELOPER'S OBLIGATION**

- 12.1** The Developer hereby agrees and covenants with the Owners to start construction of the proposed building in accordance with the sanctioned building plan and to complete the construction on or before 31.12.2024 provided that the work is not hindered or stopped at any stage by any act of the Owners, acts of God, force majeure or any other reason beyond the control of the Developer.
- 12.2** The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the statutory provisions or rules or regulations applicable for construction of the said building and agrees to keep the Owners indemnified against all consequences of deviation etc. if made by the Developer.
- 12.3** The Developer further agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners may be prevented from occupying, enjoying, selling, assigning and/or disposing off the Owners' allocation in the building at the said premises or any part or portion thereof.

**ARTICLE - XIII****MISCELLANEOUS**

- 13.1** The Owners and the Developer have entered into this agreement for development purely as contract and nothing herein contained shall be construed as partnership between the Owners and the Developer and the parties hereto shall not constitute as an association of persons.
- 13.2** It is understood and accepted that from time to time to facilitate construction of the proposed new building by the Developer various acts, deeds, matters and things not herein specified may be required



Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

to be done by the Developer and therefore the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners for which specific provisions may not have been made or mentioned hereinabove. The Owners hereby undertake to do all such lawful acts, deeds, matters and they shall execute any such additional power of attorney and/or authorization as may be required by the Developer for the aforesaid lawful purposes including sale right of the developer's allocation and the Owners also undertake to sign and execute all such additional application and other documents as the case may be, provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owners and /or against the spirit of this agreement or violates or contravenes any statutory provisions, rules, regulations, notification and orders.

**13.3** Any notice required to be given by the Developer shall without prejudice to any other mode of service available, be deemed to have been served on the Owner if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer by the Owners if delivered by hand or sent by prepaid registered post to the office of the Developer.

**13.4** The Developer in consultation with the Owners shall frame scheme under the existing statutory rules, regulations and provisions for management and administration of the said building and the common parts and the common utilities therein, which shall have to be abided by the parties hereto as also by their respective transferees in case of transfers to the purchasers by way of suitable covenants incorporated in the deed(s) of transfer.

**13.5** All materials, debris and goods salvaged consequent upon demolition of the existing old building at the premises shall be the property of the Developer.



Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

**ARTICLE - XIV**

**SETTLEMENT OF DISPUTES**

Any dispute between the parties arising in the course of execution of the Development Project herein contemplated may be taken to Court after first trying to settle amicably, but the Owners shall not be entitled to an order of injunction, unless there be a case of illegal construction by the Developer and in case of such allegation being found untrue, the Developer will be entitled to damages for the delay if any in completion of the construction.

**ARTICLE - XV**

**NAME OF THE PROPOSED BUILDING**

The name of the proposed building will be given by the Owners and the Developer on mutual consent.

**SCHEDULE "A" ABOVE REFERRED TO**

**(Description of the Property)**

ALL THAT piece and parcel of the plot of Vacant land measuring about 300.09 square meter, equivalent to 3230.1419 square feet, be the same a little more or less, being Premises No. 10-0810 in Street No. 0810 (13 M wide), erstwhile Plot No. 261 in Block No. AA-IIIB, Category HIG-1I, situated in New Town, Police Station New Town, District North 24 Parganas, erstwhile in the Panchayat area falling within Mouza Patharghata, J.L. No. 36 under Patharghata Gram Panchayat and the same is butted and bounded by:-

ON THE NORTH : Premises No. 08-0810 and Street No. 0810 (13 M wide);

ON THE SOUTH : Premises No. 12-0810, 04-0814 & 06-814;

ON THE WEST : Premises No. 12-0810 & Street No. 810 (13 M wide);

ON THE EAST : Premises No. 08-0810, 06-0814 & 04-0814.



Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

**SCHEDULE "B" ABOVE REFERRED TO :****(OWNERS' ALLOCATION)**

**OWNERS' ALLOCATION** shall mean and includes

- (a) Entire First and Second floor of the proposed building upon the said land, each floor having total covered area of about 1780 square feet including stair and lift area, be the same a little more or less, together proportionate undivided share of land underneath with the right to use the common facilities of the building.
- (b) One 1 BHK Flat at the rear side of the Ground floor of the proposed building measuring about 452 square feet, be the same a little more or less.
- (c) Three covered car parking spaces No. '01', '02' and '05' in the Ground floor of the proposed building measuring about 135 square feet each, be the same a little more or less.

The Owners' allocation shall be completed and finished in all respects and shall be handed over to the Owners first before disposing of other portions from the Developer's allocation. The fittings, fixtures and arrangements as will be installed or provided in the Owners' allocation shall be of standard quality. The Owners shall be at liberty to sell out the Owners' allocation in the proposed building to the Developer or to third party(s) at some mutually agreed rate.

It is pertinent to mention that the Developer/Second Party shall construct the proposed building with standard and specified quality material and strictly as per sanctioned Building Plan and any deviation of the Building Plan, if required, shall be done only through mutual agreement between the parties hereto and as per subsequent sanction of the New Town Kolkata Development Authority.



Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

**SCHEDULE "C" ABOVE REFERRED TO**

**(Developer's Allocation)**

**DEVELOPER'S ALLOCATION** in the proposed building shall comprise the whole of the proposed building as per plan to be sanctioned by the New Town Kolkata Development Authority with proportionate share in the land underneath the building excepting owners' allocation written hereinabove. Details of the Developer's allocation is furnished below:

- (a) Entire Third and Fourth floor of the proposed building each floor having about 1780 sft including stair & Lift area upon the said land together proportionate undivided share of land underneath with the right to use the common facilities of the building.
- (b) Commercial space with one store room measuring about 378; square feet in the Ground floor of the proposed building.
- (c) Two covered Car parking Space Nos. '3', '4' measuring about 135 square feet each, be the same a little more or less, together with the one open Car parking "6" and one right to use open Car Parking Space in the Ground floor of the proposed building.

The flats under the Developer's allocation shall be completed in all respects together with the undivided proportionate impartible share or interest in the land underneath and the common facilities, amenities, spaces and all management, maintenance, charges whatsoever will be applied therein.

**SCHEDULE "D" ABOVE REFERRED TO**

**(Common Areas/Service Attached with the Owner's Allocation)**

1. Stair-case on all floors as per specification Marble/Kota finished.
2. Stair-case landings on all floors as per specifications Marble /Kota finished.
3. Stair Railing: -M.S Railing with wooden hand rail.
4. Lift, Lift wall, Lift machine room, Telescopic door S/S by Kone/ Fuji Elevator, Lift Facia to be decorated with designer Tiles.
5. Complete parking space will be finished with Parking Tiles and passage with Parking Tiles.



Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

6. Common passages and lobbies on the Ground Floor including passages on the Eastern, Western, Southern and Northern side of the Building and all passage for ingress and egress from the Flats to the Municipal road.
7. Water pumps, water tanks/reservoir in the Ground Floor and on the roof of the top floor, water pipes, motor pump and pipes, ducts and all other common plumbing installations.
8. Common electrical wiring, fitting and fixtures as per the given specification.
9. Drainage and sewerage, pits and pipeline over and under the passage and septic tank.
10. Space for pump for lifting water in the overhead tank.
11. Boundary walls and main gate.
12. Roof of the building properly roof treated, Ceramic roof tiles at the ultimate roof with water proof coating.
13. Water supply from Municipal connection.
14. Lighting in the common areas.
15. Ground Floor common toilet.

**SCHEDULE "E" ABOVE REFERRED TO**  
**(Specification)**

Sl.	Item of work	Specification
1)	Foundation work	: 450 dia Cast in Site Augar Pile as per Structural I Design & Drawing..
2)	Structural work	: As per specified proportion by structural engineer and strictly as per sanction plan.
3)	Brick Work	: Brick work with 1 <sup>st</sup> class Bricks & sand cement mortar as per sanction Plan.
4)	Kitchen <ul style="list-style-type: none"> <li>• Sink - 2500/-.</li> <li>• Sink Cock - 1500/-</li> <li>• Granite- 150/- sq.ft.</li> </ul>	: Necessary table leg to be constructed in 'L' shape over black stone and top of the table will be of granite upon black stone, the dado of the table 2'-0" in height will be covered by ceramic glazed tiles, 1 steel sink.



Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

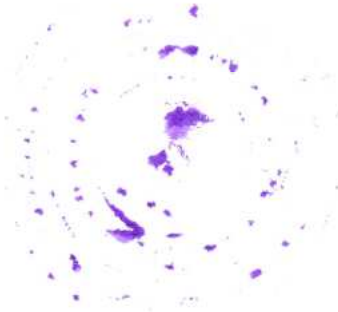
5)	Flooring Marble for stair- 65/- Tiles- 65/- Floors 4' x 2' - 70/-	:	In floors of the stair will be of India marble except riser which will be ceramic tiles. All Bedrooms, drawing dining with 4" skirting will be vitrified tiles (4' x 2'). (Tiles- Kajaria /Somany/ Johnson or equivalent).
6)	Dado	:	The wall upto lintel height 7 ft of each toilet to be covered by ceramic glazed tiles of Rs 50/- per sft. (tiles 2' x 2').
7)	Electrical work	:	Concealed copper wiring with Mescab /Havell's in each bed room there sufficient points provision of TV and A/C points in all bed rooms. In the living and dining, 1 TV, 6 light point, 2 Fan point, 6 -5/15 Amp, Plug point will be provided, there will be 2 light, 1 exhaust, 6 -5/15 Amp, point in kitchen and 2 light and 1 exhaust and 1-5Amp & 1 - 15Amp for Geyzer at bathroom, one calling bell point, 1 light point at each loft and box rooms.
			All the switches will be Modular White (Crabtree/Roma) and also main switch, MCB (Havells) for electric work, sanitary fitting, piping etc. minor changes if required will be done with mutual agreement.
8)	M.S. grill work	:	a) Grill of good quality in windows fitted in external surface. b) Any iron gate, covering grill, collapsible to be charged extra for individual flats.
9)	Colouring	:	Cement based paint weather shield colour border of any shade as will be painted at outside wall, and inside walls will be finished with putty with a primer coat, two coats of synthetic enamel over premier on grills, gates and railings with reputed brand.
10)	Doors & Windows Cost of Doors with fittings and fixtures:-	:	a) Door frame (4'-2 1/2" thick) with Malaysian Sal wood. b) All doors shutters will be flush door with both side lamination pasting except entry door which will be Teak wood door. c) All windows will be of aluminium (sliding) 1.5mm gauge of Hindalco or Jindal with colour anodized with clear glass (4mm). e) Each door will be fitted with round lock, 1 no. tower bolt, 1 stopper and 1 (one) buffer with Dorset Mortise Lock at the main door.
11)	Water Supply	:	a) P.V.C. overhead reservoir will be provided at the top as per design enclosed by brickwork. b) U.G.R (RCC) as per plan.



Additional District Sub-Registrar,  
Rajahmundry, New Town, North 24-Pgs

07 FEB 2023

		c) Suitable electric pump will be installed at UGR to deliver water to overhead reservoir to ensure round the Clock water supply.
12)	Sewerage and Drainage	: Soil line, outlets from toilets, along with catch pits for collecting water, and water from kitchen shall be provided, Sewerage / drainage lines according to the sanctioned plan.
13)	Bathrooms fittings <ul style="list-style-type: none"> <li>• Cost of Commode with cascade cistern- 5500/-.</li> <li>• Pillar Cock - 1500/-.</li> <li>• Over Head Shower - 600/-.</li> <li>• Commode Shower - 450/-.</li> <li>• Wall Diverter- 5000/-.</li> <li>• Under Counter Basin -1800 /-</li> </ul>	: 1 shower, 1 basin, 1 basin mixture, 1 wall mixture and 1 bib cock with commode shower with wall mounted commode will be provided with cascade cistern, basin and commode will be of white in colour. Bib cock, stop cock, pillar cock, all Jaquar/ Essess or of same standard with provision for hot & cold water in toilet, any extra line to be charged extra. All CPVC concealed lines, water lines with CPVC, all sewerage lines with PVC ISI, and all rain water lines with PVC.





Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

**IN THE WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands the day and year herein above written.

SIGNED AND DELIVERED  
by the **OWNERS** at Kolkata  
In presence of:

1. Dipak Jana  
CF- 134, sec-I  
Salt Lake, Kol-67.
2. Nababrata Bhattacharjee  
16, Baganavi Lane  
Block-10, Flat-12  
Kolkata - 700054.

1. Dipak Ghosh

2. Jayanti Ghosh  
**OWNERS**

**SIGNED AND DELIVERED**  
by the **DEVELOPER** at Kolkata  
in presence of:

1. Dipak Jana

DELTA CONSULTANTS  
U. S. Ghosh  
Proprietor

**DEVELOPER**

2. Nababrata Bhattacharjee

Prepared in my chamber.

S. N. Bhattacharya  
(Advocate).

Calcutta High Court.  
Bar Council Enrolment No. WB-1593/1995.



Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



*Alok Chugh*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



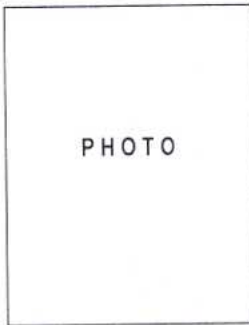
*Jayanti Ghosh*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*U. Saha*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Additional District Sub-Registrar,  
Rajahmundry, New town, North 24-Pgs

07 FEB 2023

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SHANTANU PAUL

PARITOSH PAUL

10/08/1985

Permanent Account Number

BSUPP2789Q

*Shantanu Paul*

Signature



*Shantanu Paul*



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



192022230283070778

GRN Details

GRN: 192022230283070778  
GRN Date: 06/02/2023 15:00:53  
BRN: 4514461114619  
Gateway Ref ID: IGAPCCLLS0  
GRIPS Payment ID: 060220232028307076  
Payment Status: Successful  
Payment Mode: SBI Epay  
Bank/Gateway: SBIEpay Payment Gateway  
BRN Date: 06/02/2023 15:01:40  
Method: State Bank of India NB  
Payment Init. Date: 06/02/2023 15:00:53  
Payment Ref. No: 3000309199/3/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Siddhartha Narayan Bhattacharya  
Address: A/6, Diganika, Block AH, Salt Lake, Kolkata 91  
Mobile: 9830021148  
Period From (dd/mm/yyyy): 06/02/2023  
Period To (dd/mm/yyyy): 06/02/2023  
Payment Ref ID: 3000309199/3/2023  
Dept Ref ID/DRN: 3000309199/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3000309199/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	3000309199/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>5041</b>

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

PAID



## Major Information of the Deed




Deed No :	I-1523-01725/2023	Date of Registration	07/02/2023
Query No / Year	1523-3000309199/2023	Office where deed is registered	
Query Date	06/02/2023 11:34:57 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	S N BHATTACHARYA 10, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830021148, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 99,93,266/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco A A - III - B, JI No: 0, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-261		HIDCO Bastu	Bastu	3230.14 Sq Ft	1/-	99,93,266/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>7.4024Dec</b>	<b>1 /-</b>	<b>99,93,266 /-</b>	

### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Dr ALOK GHOSH</b> Son of Late CHIRA PRAKASH GHOSH Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office	 <small>07/02/2023</small>	 <small>LTI 07/02/2023</small>	 <small>07/02/2023</small>



, CF-107, SEC-I, SALT LAKE CITY, City:- , P.O:- C C BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AKxxxxxx7E, Aadhaar No: 94xxxxxxxx4099, Status :Individual, Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office










2	Name	Photo	Finger Print	Signature
	<b>Mrs JAYASRI GHOSH</b> Wife of Dr ALOK GHOSH Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office			
		07/02/2023	LTI 07/02/2023	07/02/2023

, CF-107, SEC-I, SALT LAKE CITY, City:- , P.O:- C C BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AKxxxxxx8M, Aadhaar No: 75xxxxxxxx6964, Status :Individual, Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office

#### Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	<b>DELTA CONSULTANTS</b> , CF-154, SEC-I, SALT LAKE CITY, City:- , P.O:- C C BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: ALxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

SI 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 CHINMOY KUMAR SAHOO (Presentant )</b> Son of Late PANCHANAN SAHOO Date of Execution - 07/02/2023 , , Admitted by: Self, Date of Admission: 07/02/2023, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Feb 7 2023 12:20PM</td> <td>LTI 07/02/2023</td> <td>07/02/2023</td> </tr> </tbody> </table> <p>DA-43, SEC-I, SALT LAKE CITY, City:- , P.O:- SECH BHAVAN, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5D, Aadhaar No: 36xxxxxxxx4083 Status : Representative, Representative of : DELTA CONSULTANTS (as PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	<b>Mr CHINMOY KUMAR SAHOO (Presentant )</b> Son of Late PANCHANAN SAHOO Date of Execution - 07/02/2023 , , Admitted by: Self, Date of Admission: 07/02/2023, Place of Admission of Execution: Office					Feb 7 2023 12:20PM	LTI 07/02/2023	07/02/2023
Name	Photo	Finger Print	Signature										
<b>Mr CHINMOY KUMAR SAHOO (Presentant )</b> Son of Late PANCHANAN SAHOO Date of Execution - 07/02/2023 , , Admitted by: Self, Date of Admission: 07/02/2023, Place of Admission of Execution: Office													
	Feb 7 2023 12:20PM	LTI 07/02/2023	07/02/2023										



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SANTANU PAUL</b> Son of Mr PARITOSH PAUL NARKELBAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700153			
	07/02/2023	07/02/2023	07/02/2023
Identifier Of Dr ALOK GHOSH, Mrs JAYASRI GHOSH, Mr CHINMOY KUMAR SAHOO			

**Transfer of property for L1**

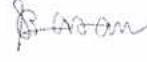
Sl.No	From	To. with area (Name-Area)
1	Dr ALOK GHOSH	DELTA CONSULTANTS-3.70121 Dec
2	Mrs JAYASRI GHOSH	DELTA CONSULTANTS-3.70121 Dec



On 06-02-2023

**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 99,93,266/-



Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 07-02-2023

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

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

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

Presented for registration at 10:44 hrs on 07-02-2023, at the Office of the A.D.S.R. RAJARHAT by Mr CHINMOY KUMAR SAHOO ,

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

Execution is admitted on 07/02/2023 by 1. Dr ALOK GHOSH, Son of Late CHIRA PRAKASH GHOSH, , CF-107, SEC-I, SALT LAKE CITY, P.O: C C BLOCK, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Professionals, 2. Mrs JAYASRI GHOSH, Wife of Dr ALOK GHOSH, , CF-107, SEC-I, SALT LAKE CITY, P.O: C C BLOCK, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Professionals

Indetified by Mr SANTANU PAUL, , Son of Mr PARITOSH PAUL, NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

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

Execution is admitted on 07-02-2023 by Mr CHINMOY KUMAR SAHOO, PROPRIETOR, DELTA CONSULTANTS (Sole Proprietorship), , CF-154, SEC-I, SALT LAKE CITY, City:- , P.O:- C C BLOCK, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064

Indetified by Mr SANTANU PAUL, , Son of Mr PARITOSH PAUL, NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/02/2023 3:01PM with Govt. Ref. No: 192022230283070778 on 06-02-2023, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 4514461114619 on 06-02-2023, Head of Account 0030-03-104-001-16



### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,020/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 187027, Amount: Rs.5,000.00/-, Date of Purchase: 06/02/2023, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/02/2023 3:01PM with Govt. Ref. No: 192022230283070778 on 06-02-2023, Amount Rs: 5,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 4514461114619 on 06-02-2023, Head of Account 0030-02-103-003-02



**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 71819 to 71853

being No 152301725 for the year 2023.



Digitally signed by SANJOY BASAK  
Date: 2023.02.16 19:24:51 +05:30  
Reason: Digital Signing of Deed.

*Sanjoy Basak*

(Sanjoy Basak) 2023/02/16 07:24:51 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)

