

10455/2022

I-10037/2022



पश्चिम बंगाल WEST BENGAL

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.



Additional Registrar
of Assurances-I, Kolkata

15 NOV 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 15th day of NOVEMBER, 2022 (Two Thousand and Twenty Two A.D.).

-BETWEEN-

007094

10 NOV 2022

No.....Rs. 100/- Date.....

Name :

AMITABHA RAY
Advocate

Address :

ALIPORE POLICE COURT
KOL-27

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR
Alipore Police Court, Kol-27



Identified by me

R. K. Das's Remembrance

Adv.
High Court at Calcutta

(1) **SMT. RATNA PAUL (Aadhaar No. 799182301514)**, daughter of Haripada Das, residing at Purba Pally, Rajpur Sonarpur, Kolkata-700152, (2) **SRI PALTAN DAS (Aadhaar No. 927492584980)**, son of Haripada Das, residing at South Santoshpur Ghosh Para, Kolkata-700032, (3) **SMT. BULBUL SIL (Aadhaar No. 940089237624)**, wife of Swapan Sil, residing at Mukundapur Colony Kolkata-700099, (4) **SRI JYOTSNA DAS (Aadhaar No. 566200402729)**, daughter of Haripada Das, Purba Pally, Rajpur Sonarpur, Kolkata-700152 (5) **SMT. SONALI DAS (Aadhaar No. 892643625287)** daughter of Haripada Das, 148A, Lane 3/1, Nabodit, Nayabad, Mini Bus Stand, Mukundapur, Kolkata-700099 (6) **SRI SHAMBHU DAS (Aadhaar No. 277861743817)**, son of Haripada Das, 148A, Lane 3/1, Nabodit, Nayabad, Mini Bus Stand, Mukundapur, Kolkata-700099 and (7) **SHRI DULAL CHANDRA PAUL (AADHAR NO 8216 3426 3189)** son of Late Gosto Bihari Paul by faith Hindu by Occupation retired residing at 148, Lane 3/1, Nabodit, Nayabad, Mini Bus Stand, Mukundapur, Kolkata-700099, hereinafter jointly called and referred to as the **"OWNERS"**, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, successors in interest and assigns etc.) of the **ONE PART**

-AND-

'EMBOSS REALTY' a Proprietorship Firm, having its registered office at 65/4A, Sarat Bose Road, Police Station - Bhawanipore, Kolkata - 700 025, represented by its Proprietor **SRI RAHUL JANA (PAN - AWEPJ7740A, AADHAAR - 8857 0024 1781)**, son of Sri Mukunda Jana, by faith Hindu, by nationality Indian, by occupation - Business, resident of 18N, Hemanta Mukherjee Road, Parnasree Pally, Police Station - Parnasree, Kolkata - 700 060, hereinafter called and referred to as the **"DEVELOPERS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to

mean and include its respective heirs, executors, administrators, successors legal representatives and assigns) of the **SECOND PART**.

WHEREAS one **SNEHALATA DAS** was the absolute owner of a land measuring more or less 01 Kattahs be the same or little more or less in Mouza- Nayabad, J.L No- 25 comprised in R.S & L.R Dag No- 157 under R.S Khatian No- 75 corresponding to L.R Khatian No- 2819,2820,2821,2822,2823,2831. presently known as Premises No- 3461 Nayabad, being assessee no- 311090868978 P.S- Panchasayar P.O- Mukundapur, Kolkata- 700099, District 24 Parganas (South), under Kolkata Municipal Corporation Ward No- 109.

WHEREAS said **SNEHALATA DAS** was died on 16/01/2020 leaving intestate behind her Four daughters namely RATNA PAUL, BULBUL SIL, JYOTSHNA DAS, SONALI DAS & two sons namely PALTAN DAS & SHAMBHU DAS the First Part herein Sl No- 1 to 6 herein.

WHEREAS thus the First Part herein became the absolute owners and seized and possessed of or otherwise well and sufficiently entitled to undivided proportionate share of abovementioned land by virtue of Indian Succession Act.

WHEREAS said **SHRI DULAL CHANDRA PAUL** , the second part herein SL No. 7, has also purchased a 01 Kattahs 10 Chittaks 14 Sq.Ft. be the same or little more or less in Mouza- Nayabad, J.L No- 25 comprised in R.S & L.R Dag No- 157 under R.S Khatian No- 75 corresponding to L.R Khatian No- 2797 presently known as Premises No- 2903 Nayabad, being Assessee No- 311090832698 P.S- Panchasayar P.O- Mukundapur, Kolkata- 700099, District 24 Parganas (South), under Kolkata Municipal Corporation Ward No- 109.

AND WHEREAS at the request of the said owners, the Developer herein has agreed to develop the said property and to commercially exploit the same for the consideration and on the terms and conditions which will be morefully

described in the Development Agreement and the Developer has undertaken the construction of the building on the plots of land owned by the said Owners and amalgamated the said two Premises being Assessee No- 311090832698 Premises No- 2903 total land measuring more or less 2 Cottah 10 Chittaks 14 Sq.ft. particulars of which are described in schedule property hereunder written and hereinafter called the said land and to be obtained a building plan.

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

ARTICLE I - DEFINITIONS

Unless in these presents there is something in the subject or context inconsistent therewith.

- 1.1 PREMISES** - shall mean land measuring 2 Cottah 10 Chittaks 14 Sq.ft. comprised in Mouza- Nayabad, J.L No- 25 comprised in R.S & L.R Dag No- 157 under R.S Khatian No- 75 corresponding to L.R Khatian No- 2797, 2819, 2820, 2821, 2822, 2823, 2831 after amalgamation presently known as Premises No- 2903, Nayabad being assessee no- 311090832698 P.S- Panchasayar P.O- Mukundapur, Kolkata- 700099, District 24 Parganas (South), under Kolkata Municipal Corporation Ward No- 109 (more fully and particularly described in the 'Schedule Property' hereunder written).
- 1.2 BUILDING-** shall mean G+Three storied building named "EMBOSS ANKUR" to be constructed as per sanctioned building plan on the said premises.
- 1.3 OWNER & DEVELOPER** - shall include their respective transferees.
- 1.4 COMMON FACILITIES** - shall include corridors, stairways, water reservoir, passageways, and other spaces and facilities whatsoever required for the

establishment, location, enjoyment, provision, maintenance and/or management of the building(s) and/or common facilities or any of their thereon as the case may be.

1.5 Common Expenses shall mean and include all expenses to be incurred by the Unit/Owner for the management and maintenance of the building and the premises after obtaining peaceful possession of the new proposed building by the individual Flat Owner.

1.6 Common Portions, Facilities & Amenities shall mean all the common area and installations to comprise in the new building and the premises, after the development including staircases, lobbies, passages, pathways and other facilities which may be mutually agreed upon and between the parties as required for the maintenance and management of the building.

1.7 SALEABLE SPACE - shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof except the owner's allocation.

1.8 LAND OWNER'S SHARE

Three nos. flat 2 BHK having an area measuring 500 sft. Super built up area on each floor and one flat 1 BHK. having an area measuring 250 sft. super built up area On the ground floor. The car parking space will not be converted into commercial space or private use purpose and an amount of Rs. 2,15,000/- (Rupees Two lakh fifteen thousand only) to be paid out of which Rs. 1 lakh (one lakh only) at the time of agreement & Balance after sanction.

b) Maintenance of Rs 500/- per month for each flat of the building for 6 months from the date of possession.

1.9 DEVELOPER'S SHARE - shall mean rest all of the flats of the constructed area of the proposed G plus Three storied Building together with the undivided proportionate share in the land and the common portions of the building to be retained by the Developers in the building to be constructed by itself at its own cost in the manner hereinafter provided except the owner's allocation as mentioned above.

1.10 ARCHITECT- shall mean any person or persons or firm or firms appointed or nominated by the Developer as the Architect(s) of the building.

1.11 OWNERS-(1) **SMT. RATNA PAUL** residing at Purba Pally, Rajpur Sonarpur, Kolkata-700152, (2) **SRI PALTAN DAS** residing at South Santoshpur Ghosh Para, Kolkata-700032, (3) **SMT. BULBUL SIL** residing at Mukundapur Colony Kolkata-700099, (4) **SRI JYOTSNA DAS** Purba Pally, Rajpur Sonarpur, Kolkata-700152 (5) **SMT. SONALI DAS** 148, Lane 3/1, Nabodit, Nayabad, Mini Bus Stand, Mukundapur, Kolkata-700099 (6) **SRI SHAMBHU DAS** 148, Lane 3/1, Nabodit, Nayabad, Mini Bus Stand, Mukundapur, Kolkata-700099 and (7) **SHRI DULAL CHANDRA PAUL** residing at 148A, Lane 3/1, Nabodit, Nayabad, Mini Bus Stand, Mukundapur, Kolkata-700099, District 24 Parganas (South) shall mean the said and include her legal heirs, successors in interest and assigns etc.

1.12 DEVELOPERS- shall mean '**EMBOSS REALTY**' a Proprietorship Firm, having its registered office at 65/4A, Sarat Bose Road, Police Station - Bhawanipore, Kolkata - 700 025, represented by its Proprietor **SRI RAHUL JANA**, shall construct or develop or cause to be constructed or cause to be developed on a plot of land under the meaning of West Bengal Apartment Ownership Act, 1972 and West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, for the purpose of transfer of such building or flats.

1.13 BUILDING PLAN- shall mean the proposed plan for construction of the building by the Developers after the approval of the Owners sanctioned by the Kolkata Municipal Corporation.

1.14 TRANSFER- with its grammatical variations shall include a transfer by ownership and by any other means adopted for affecting what is understood as a transfer of space in a multi-storied building to purchasers thereof although the same may not amount to a transfer in law. Besides the Owners will be handed over their share first, thereafter the Developers can sell their share to any intending purchasers.

1.15 TRANSFEREE - shall mean a person to whom spaces from Developers allocation in the building shall be transferred.

1.16 MASCULINE GENDER - shall include feminine gender and vice versa.

1.17 SINGULAR NUMBER - shall include plural number and vice versa.

ARTICLE II - REPRESENTATION AND WARRANTIES BY THE OWNERS AND THE DEVELOPER

2.1 At or before execution of this agreement, the Owners have represented and assured the Developer as follows:-

- i) That** the Owners is presently seized and possessed the said Total Land.
- ii) That** the Owners have a marketable title in respect of the said Total Land.
- iii) That** the Owners are presently in possession of the said Total Land.
- iv) That** the Owners have not entered into any agreement for sale, transfer, lease and /or development nor has created any interest of any third party into or upon the said Total Land or any part or portion thereof.
- vii) That** there is no legal bar or impediment in the owner entering into this agreement.

viii) That There are no suits/ legal proceedings and/or litigations pending in any Court of law involving the question of title to the said Scheduled Property or any part thereof and/or involving the Land owners in relation thereto and/or in respect of the said Scheduled Property.

ix) That all rates and taxes, and other outgoings payable in respect of the said Total Lands have been paid and / or shall be paid by the Owner up to the date of execution of this agreement.

x) That the Land owners shall sign every documents and/or application required in different Government, Semi Government offices or any private body for purpose of construction of the said proposed building.

xi) That there is no water body and / or pond on the said total lands and in the records of the Municipality.

x) That the Owners will execute a registered Power of Attorney in favour of the Developer or its Nominee and/or nominees to enable the Developer to carry out various works for undertaking the said G plus Three storied building and the Owners shall give symbolic possession of the plot of land to the Developer on which Developer shall cause the necessary construction activities.

xi) That the Owners shall not do anything by which the developer may be restrained from doing or completing the constructional work of the said building in the said property except if any inferior work is found.

2.2 At or before execution of this agreement, the Developer has represented and assured the Owners which are as follows:-

i) That the Owner have delivered to the Developer copies of the title deeds, municipal taxes receipt, mutation certificate and all link deeds in respect of the said lands.

ii) That the Developer has fully satisfied itself as to the right of ownership of the owners in respect of the said lands.

iii) That the Developer has examined the total land area forming part of the said land.

iv) That the Developer has satisfied itself as to the local conditions and acknowledge that it shall be the responsibility of the Developer to take care of all the local problems which the Developer may face while undertaking the work of construction at the said land.

v) That the Developer assures the owners that the Developer has adequate financial resources and necessary personal and / or team to undertake development of the said land.

vi) That the Developers shall utilize the maximum permissible F.A.R as far as possible and the developer shall also be responsible for obtaining all sanctions, permissions, clearance and approval needed for the project(including final sanctions of the building plans and Occupancy Certificate) and as well as all costs and fees for sanctions, permissions, clearance and approval shall be paid by the Developer.

vii) That after obtaining sanction of building plan from KMC, the Owner shall handover peaceful and vacant possession of the aforesaid premises to the Developer and as from the date of delivery of possession of the said premises along with the rights of the Developer in respect of the said premises by virtue of the presents and/or disturbed by the Owners.

viii) That Developer shall construct and complete the Building under its direct supervision and control and with the best workmanship and like manner. Notwithstanding anything contained or stated herein all labours, workers, supervisors and other employees or persons by whatever definition employed, engaged, deputed, appointed or required for erection, construction and completion of

the building shall be regarded as the Developer's employees or workmen and the Owners shall have no concern with them and not be responsible or liable for meeting any obligations in any manner whatsoever.

vii) That the developer shall provide the main meter of the Building but Individual meter cost of Land Owner's Share apartments to be borne by the Landlord. The developer may charge the Flat Owners of Developers Allocation all such costs for main meter installations.

vii) That Common meter consumption charge to be paid proportionately by each Flat owners after possession.

2.3 Relying on the aforesaid representations and believing the same to be correct and true and acting on the faith thereof, the Developer has agreed to undertake the work of development of the said total land subject to the terms and conditions hereinafter appearing.

2.4 The developer has inspected all the documents related to the land and found everything satisfactory. If any further documents related to the land is required in a later stage, the developer will arrange to procure that at their own cost. The land owners will co-operate in all respect except financial matter in this regard.

ARTICLE III - TITLE INDEMNITIES AND REPRESENTATIONS

The Owners do hereby declare and covenant with the Developer as follows:-

3.1 That the Owner is absolutely seized and possessed of and / or otherwise well and sufficiently entitled to **All that** the said premises.

3.2 That the said premises is free from all encumbrances, charges, liens, impendences, acquisitions, requisitions, attachments and trusts of whatsoever or howsoever nature.

3.3 That excepting the Owner no one else has any right, title, interest, claim or demand whatsoever or howsoever and in respect of the said premises or any portion thereof.

3.4 That there is no attachment under the Income Tax Act or under any of the provisions of the Public Debt Recovery Act in respect of the said premises or any part thereof or any proceedings in respect thereof is pending nor do any notice in respect of any such proceedings have been received or served on the Owner.

3.5 That The Developer shall be entitled or execute a proper Deed of Conveyance to the intending purchaser/ purchasers on behalf of the Land Owners in respect of the Developers allocated portion to be due in its share in the said proposed building on the basis of registered Deed of Development Power of Attorney which shall execute by the Land Owners in favour of the developer at the completion of present memorandum of Agreement.

3.5 That the Developer shall be entitled to affix sign board on the said property for advertisement and insertions in newspapers and other advertising media and take the advance/earnest/booking money from the intending purchaser/ purchasers in respect of Developer's allocated portion from the date of this Development Agreement.

3.6 That the Developer hereby undertakes to indemnify and keep indemnified the Owners from and against any and all actions, charges, liens, claims, encumbrances and mortgages or any third party possess or rights in the said premises arising out of or due to the negligence or non-compliance of any laws, bye-laws, rules and regulations of 'Kolkata Municipal Corporation' and / or any other Government or local bodies as the case may be and shall attend to answer and be responsible for any deviation, omission, violation and / or breach of any of the said laws, bye-laws, rules and regulations or any accident in or relative to the construction of the building. All costs and charges in this regard shall be paid by the Developer.

3.7 That if the Owners intend to undertake any extra work which is beyond the specification of the annexure, then the Owners have to apply to the Developer separately and the developer shall raise the bill for such extra work. If the Owner agrees to pay the bill raised by the Developer and gives written consent to the Developer then the Developer shall undertake the extra work with proper permission of the Architect appointed by the Developer.

ARTICLE IV - COMMENCEMENT

4. That this Agreement shall commence or shall be deemed to have commenced on and with effect from the date of execution of this agreement.

ARTICLE V - DEVELOPER'S RIGHT OF CONSTRUCTION

5.1 That the Owners are hereby grant exclusive right to the Developer to build upon and to commercially exploit the said premises in legal manner as the Developer may choose by constructing building thereon at its own cost and expenses and the proposed building shall remain as exclusive property of the owner except the Developer's allocation in the said completed building.

ARTICLE VI - TITLE DEEDS

6.1 Immediately after the execution of this Agreement, the Owners will make it convenient for the Developer to have access to the original title deeds at any time as per requirements.

6.2 The Owner or its nominee or nominees or the transferees of Developer shall be entitled for inspection of the title deeds.

6.3 The Owners will make out the marketable title in respect of the said premises free from all encumbrances, charges, liens, lispences, attachments, trusts whatsoever or howsoever.

6.4 The deed or deeds of conveyance shall be executed in respect of the Developer's allocation in favour of the Developer or its nominee(s) in such part or parts as the

Developer shall require. The cost involved in doing so shall be borne by the Developer or its nominee(s).

ARTICLE VII - POSSESSION

7.1 Within twenty four month from the sanction of the plan from Kolkata Municipal Corporation and the Owner having obtained all necessary permissions, approvals and sanctions, the Owner shall allow the Developer to commence and carry out and complete the construction of the proposed building on behalf of the Owner as per the terms and conditions and the specifications as set out in these presents and complete the construction within a period of **27(Twenty Seven) months from the date of registration of Development Agreement**. All costs, charges and expenses to be incurred including all municipal taxes for constructing and completing the said proposed building shall be paid by the Developer.

7.2 The Owner will handover vacant possession of the said property after obtaining sanctioned building plan from Kolkata Municipal Corporation to commence construction in accordance with the Building Plan and to allow the Developer to remain in symbolic possession of the said premises for the purposes of construction and allied activities during the continuation of this agreement and until such time the building is completed in all respects. During such period, the Owner will not prevent or any way interfere with its quiet and peaceful occupation of the said premises except in such circumstances when the Owner has reason to believe that the Developer and/or its Sub-Contractor are not carrying out their function in terms of this agreement.

ARTICLE VIII - SPACE ALLOCATION

8.1 The entire building shall be of uniform construction with standard first class building materials.

8.2 The common area / facilities shall be owned by the Owner and the Developer for the common use and enjoyment of all the intending purchasers.

8.3 The Developer shall be entitled to enter into agreement for sale or transfer or otherwise deal with the intending purchasers of the flats from Developer's allocations only constructed by the Developers at its own cost.

ARTICLE IX - COMMON FACILITIES

9.1 As soon as the building is completed, the Flat Owners shall be responsible for the payment of all property taxes, rates, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable.

9.2 The Developer will punctually and regularly pay the said rates to the concerned authorities and shall keep the owner indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the owners as the case may be consequent upon a default by the Developer in this behalf.

9.3 That Common Electric meter charges implies consumption of electricity of Common Area lights/ water motor for Under Ground and Overhead Water reservoir/ Lift/ Escalator/ Common Generator etc. The Aggregate amount of Common Meter Charges are payable by every Flat Owners from the date of possession directly to the Electric Supply Department and the Developer shall not be responsible for any disconnection of service due to non-payment of service charge.

ARTICLE X- COMMON EXPENSES

THAT Cost and expenses for maintaining, repairing, decorating etc of the said building and the said common area and facilities to be enjoyed and/or to be the purchaser in common with apartment owners.

THAT Cost and expenses for maintaining, repairing, decorating etc of the said building and the said common area and facilities to be enjoyed and/or to be the purchaser in common with apartment owners.

THAT Cost of cleaning and lightning of passage, landings, staircase and other parts of the said building to be enjoyed or to be used by the purchasers in common as aforesaid.

THAT Electric charges for the pump, motor and common lights etc.

THAT Cost of working and maintenance of common service such as line water, sewerage or drain rain water pipes and water pipes.

THAT Salaries of Durwan, Electrician, Sweepers etc

THAT Insurance of the said building.

ARTICLE XI - CONSIDERATION

10.1 The Developer shall pay non-refundable forfeit amount of Rs- 2,15,000/- (Rupees Two Lacs Fifteen Thousand Only) to the Owner No.7 herein in two part as mutually understanding between the parties herein as follows:-

- | | |
|---------------------------------------|------------------|
| • At the time Agreement | - Rs-1,00,000/- |
| • After the sanction of building plan | - Rs- 1,15,000/- |

Total-

Rs- 2,15,000/-

10.2 The undivided proportionate share or interest in the land attributable to each of the flats/units shall be transferred in favour of the flat buyers or its nominee or nominees.

10.3 The Developer will pay a **shifting charges for an amount of Rs- 4500/- (Four thousand five hundred only)** to the owner SL No- 7 herein till the handover of the possession of a new flat & if necessary shifting is require before plan sanction then shifting charge will be borne by the Developers.

ARTICLE XII - TIME FOR COMPLETION

11.1 The construction of building work shall be started on handing over vacant possession of the said premises to the Developer by the owner, unless and until the Developer is prevented by the circumstances beyond its control and the building shall be completed within **27(Twenty Seven)** months from the date of registration of Development Agreement.

11.2 The Developer shall use their best endeavors to cause the Development to be practically in accordance with the provisions of this Agreement.

ARTICLE XIII- MISCELLANEOUS

12.1 That the First Party shall also execute and registered an irrevocable **Development Power of Attorney** in favour of the said Developer herein and or the nominated person of the developer herein, as may be required for the proposed construction of the said building and to deal with the intending Purchaser / Purchasers for sale of the flats / apartments etc under the Developer / Owner's Allocation.

12.2 The Owner and the Developer have entered into this agreement purely on the principal of exchange of the owner's allocation in the building to be constructed and completed by the Developer at its own cost against the undivided proportionate share of land attributable to the Developer's allocation to be retained or sold to its nominees by the Developer in the said completed building. However, each party shall keep the other indemnified from and against the same.

12.3 The Owner and the Developer as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a force majeure with a view that obligation of the party affected by the force majeure shall be suspended for the duration of the force majeure.

12.4 Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock-outs or any other act or commission beyond the control of the party affected thereby.

12.5 It is understood that from time to time to enable the construction of the building by the Developer, various deeds, matters and things not herein specifically referred to may be required to be done by the Developer for which the Developer may require the authority of the Owners and various applications and other documents may be required to be signed or sign by the Owners to which no specific provisions have been made herein, the Owners hereby authorizes the Developer to do all such acts, deeds, matters and things and undertake to execute any such additional powers of authorities as may be required by the Developer for the purpose and also undertake to sign and execute all such additional applications and other documents as may be required for the said purpose.

12.7 The Developer shall frame the rules and regulations regarding the uses and rendition of common services and also the common restrictions, which have to be normally kept in the sale and transfer of the ownership flats.

12.8 The Owners hereby agrees to abide by all the rules and regulations of such Management Society / Association / Holding Organization as shall be formed by the Developer and hereby gives his / her consent to abide by the same.

12.9. Any notice required to be given by the Owner to the Developer will be without prejudice to any other mode of service available deemed to have been

served on the Developer if delivered by hand or sent by prepaid registered post and shall be deemed to have been served on the Developer by the Owner. Similarly any notice required to be given by the Developer to the owner shall be without prejudice to any other mode of service available deemed to have been served on the Owner if delivered by hand or sent by prepaid paid registered post and shall be deemed to have been served on the Owner by the Developer.

12.10. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner of the said premises or any part thereof to the Developer or as creating any right, title or interest in respect thereof, in favour of the Developer other than exclusive license to the Developer to commercially exploit the same in terms hereof.

12.11 As and from the date of completion of the building, the Developer and / or its transferee(s) and the Owner and or her transferee(s) shall be liable to pay and bear proportionate charges on account of wealth and other taxes payable in respect of his / her respective spaces.

12.12 In the event of any liability of GST or Works Contract or any other Tax liability which may arise or become payable on the owner's allocation, the same would be payable by the Developer or their nominees as the case may be to the respective authority directly. Further it has been agreed that construction shall be deemed to be commenced when vacant possession of the land is handed over to the Developer and the plan is approved by the "Kolkata Municipal Corporation".

12.13 In the event if the Developer acquires any other piece or parcel of land adjoining or contiguous to the land described in the schedule hereunder (hereinafter referred to as the additional area) the Developer shall be entitled to provide all facilities and/or utilities existent in the schedule area to the residents of the new building and / or buildings which may be constructed by the Developer on the additional plots of land which including access and/or for the purpose of ingress in and egress from and / or through the common parts and portions and also provide drainage, sewerage,

transformer, generator, cable ducts, water lines and such other facilities and/or amenities and/or utilities which shall be provided in the new building in the adjacent area.

13.2 The entirety of the saleable area (including the owner's allocation and the developer's allocation) forming part of the development shall be sold and transferred by the Developer to the bonafide purchaser/s. The Owner agrees and covenants with the Developer that the Owner shall sign and execute all deeds and documents and instruments if necessary and / or required from time to time.

13.5 The Developer and the Owners will join in all the agreements for sale and 'Deeds of Conveyances' as shall be required, without raising any objection whatsoever or howsoever.

13.6 Be it noted that by this Development agreement and the related Power Of Attorney, the developer shall only be entitled to receive consideration money by executing agreement / final document for transfer of property as per provisions laid down in the said documents as a developer without getting any ownership of any part of the property under schedule. This development agreement and the related development power of attorney shall never be treated as the agreement / final document for transfer of property between the owners and the developer in any way. This clause shall have overriding effect to anything written in this documents in contrary to this clause.

ARTICLE XIV - JURISDICTION

15.1 Courts at Kolkata, West Bengal alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties.

ARTICLE XV-SPECIFICATIONS

I. **FOUNDATION**: The building shall be R.C.C. framed structure as per the design of the architect Engineer.

II. **EXCAVATION OF EARTH WITH FILLING**: Earth work in excavation of foundation trenches in all sorts of soil including removing, spreading or stacking, level lining, dressing of earth bailing out water including filling in foundation, trenches & plinth etc. as required complete.

III. **BRICK WORK**: All exterior wall brick work will be 250/200mm thick with 1st class brick/AAC Block with sand and cement mortar (1:5 ratio). All inside partition wall brick work will be 125/75mm thick with 1st class brick/AAC Block with sand and cement mortar (1:4 ratio).

IV. **PLASTERING WORK**: the inside plaster of walls will be 15mm thick (avg.). the outside plaster of walls will be 20mm thick (avg.) with sand and cement mortar (1:5 ratio).

V. **FLOORS**: Ground Floor Bed: 100mm thick P.C.C. (1:3:6 Cement, sand & stone chips ratio) over 75mm thick B.F.S. work. Finishing with vitrified tiles flooring.

Toilet: Floor will be finished with Anti skid tiles. Walls will be finished with ceramic tiles upto 7 feet.

VI. **DOORS** : All doors will be commercial water proof flush doors. with white primer painted on both the sides with lock. All door frames will be made of Salwood as per the design of the architect. Toilet Doors will be of PVC make.

VII. **WINDOWS**: Windows made of anodized aluminum with channel & glass.

VIII. **STAIR CASE**: Staircase room will be provided with steel window with glass panel for light and ventilation as per the design of the architect.

IX. **ROOF**: 3 Ft. height parapet wall to be provided all around of the roof including plaster P.V.C. rain water pipe to be provided for drainage of water from roof.

X. **WATER SUPPLY**: R.C.C. underground reservoir will be provided as per the design of the architect.

XI. **SEPTIC TANK**: 1 Nos Septic Tank will be provided as per the design of the architect .

XII. **KITCHEN**: 28". height kitchen corner with Black stone and ' stainless kitchen sink. Wall tiles upto 2Ft. above counter.

XIII. **WALLS**: The inside walls of the building will be finished with wall putty and the outside walls of the building Will be painted with cement based water proof paint.

XIV. **TOILETS**: Toilet fittings will be provided like commode, basin, tap, cistern and hand shower etc.

XV. **PLUMBING**: All internal and external water lines will be G.L/PPR/PVC pipe, and-internal pipe will be concealed with Isi marked good quality fittings.

XVI. **ELECTRIFICATION**: A) Full Concealed Wiring.

B) One Electrical Calling Bell Point.

C) Bedroom: 2 Light Point, 1 Fan Point, 5 Amp plug point in each room and 1 AC point in master bedroom.

D) Living and Dining: Fan Point, 2 Light Point, distribution box, 1 nos. 5A and 1 nos. 15A plug point.

E) Kitchen: 1 light point, 1 fan point [exhaust] , 15Amp Plug point and 1 chimney point.

F) Toilet: 1 light point, 1 fan point [exhaust] and 5Amp plug point, 1 geyser point.

XVII. **WATER SUPPLY**: KOLKATA MUNICIPAL CORPORATION water will be supplied in all flats as per Corporation Supply.

XVIII :- **Lift** :- Modern Elevator /Lift with reputed brand or similar.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of vacant bastu land measuring more or less 02 (One) Kattahs 10 Chittaks 14 Sq.Ft. be the same or little more or less in Mouza- Nayabad, J.L No- 25 comprised in R.S & L.R Dag No- 157 under R.S Khatian No- 75 corresponding to L.R Khatian No- 2797, 2819, 2820, 2821, 2822, 2823, 2831 presently known as Premises No- 2903 Nayabad being asseessee no- 311090832698 P.S- Panchasayar P.O- Mukundapur, Kolkata- 700099, District 24 Parganas (South), under Kolkata Municipal Corporation Ward No- 109, by which is butted and bounded as follows:-

ON THE NORTH : 20' wide road

ON THE SOUTH : Plot no- 14

ON THE EAST : Plot no- 15A

ON THE WEST : Plot no- 16

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

SIGNED, SEALED and DELIVERED
In presence of Witnesses:-

1. Sutapa Kundu.
10/15/5 Bijoygarh.
Kolkata - 700092

- 1) [Signature]
- 2) [Signature]
- 3) [Signature]
- 4) [Signature]
- 5) Sonali Das
- 6) Dulal Chandra Paul
- 7) Shambhu Das

SIGNATURE OF THE OWNERS

2. Niladri Kumar Das
Adv.
+ High Court at Calcutta.

EMBOSS REALTY

Rahul Das
Proprietor

SIGNATURE OF THE DEVELOPERS

DRAFTED BY ME:-

Niladri Kumar Das
Adv.
+ High Court at Calcutta
2008/179/2010



| | Thumb | 1st Finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------|---------------|-------------|--------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

Name ସୁମିତ୍ରା

Signature



| | Thumb | 1st Finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------|---------------|-------------|--------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

Name

Signature ସୁଧାଂଶୁ



| | Thumb | 1st Finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------|---------------|-------------|--------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

Name

Signature ସୁମିତ୍ରା



| | Thumb | 1st Finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------|---------------|-------------|--------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

Name ସୁମିତ୍ରା

Signature



Thumb 1" finger Middle Finger Ring Finger Small Finger

| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name
Signature
Sonali Das



Thumb 1" finger Middle Finger Ring Finger Small Finger

| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name
Signature
Shambhu Das



Thumb 1" finger Middle Finger Ring Finger Small Finger

| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name
Signature
Dulal Chandra Paul



Thumb 1" finger Middle Finger Ring Finger Small Finger

| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name
Signature
Rishi Ina

Major Information of the Deed



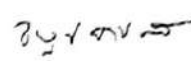


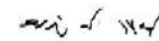


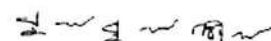
| | | | |
|--|--|---------------------------------------|------------|
| Deed No : | I-1901-10037/2022 | Date of Registration | 15/11/2022 |
| Query No / Year | 1901-2003199714/2022 | Office where deed is registered | |
| Query Date | 10/11/2022 12:57:26 PM | A.R.A. - I KOLKATA, District: Kolkata | |
| Applicant Name, Address & Other Details | Niladri Kumar Dey High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8777674401, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,15,000/-] | | |
| Set Forth value | Market Value | | |
| | Rs. 47,59,999/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 7,021/- (Article:48(g)) | Rs. 2,255/- (Article:E, E, B) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |



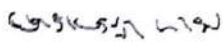





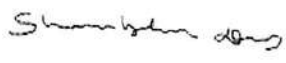
Land Details :



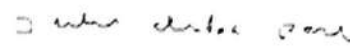
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2903, , Ward No: 109 Pin Code : 700099

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-----------------------|----------------------------|-------------------------|-----------------------|---------------------------------|
| L1 | (RS :-) | | Bastu | 2 Katha 10 Chatak 14 Sq Ft | | 47,59,999/- | Width of Approach Road: 20 Ft., |
| Grand Total : | | | | 4.3633Dec | 0 /- | 47,59,999 /- | |

Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name Mrs RATNA PAUL Daughter of Late HARIPADA DAS Executed by: Self, Date of Execution: 15/11/2022 , Admitted by: Self, Date of Admission: 15/11/2022 ,Place : Office | Photo  15/11/2022 | Finger Print  LTI 15/11/2022 | Signature  15/11/2022 |
| PURBA PALLY,, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DGxxxxxx3Q, Aadhaar No: 79xxxxxxxx1514, Status :Individual, Executed by: Self, Date of Execution: 15/11/2022 , Admitted by: Self, Date of Admission: 15/11/2022 ,Place : Office | | | | |
| 2 | Name Mr PALTAN DAS (Presentant) Son of Late HARIPADA DAS Executed by: Self, Date of Execution: 15/11/2022 , Admitted by: Self, Date of Admission: 15/11/2022 ,Place : Office | Photo  15/11/2022 | Finger Print  LTI 15/11/2022 | Signature  15/11/2022 |
| SOUTH SANTOSH PUR GHOSH PARA, City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: GXxxxxxx3A, Aadhaar No: 92xxxxxxxx4980, Status :Individual, Executed by: Self, Date of Execution: 15/11/2022 , Admitted by: Self, Date of Admission: 15/11/2022 ,Place : Office | | | | |
| 3 | Name Mrs BULBUL SIL Wife of Mr SWAPAN SIL Executed by: Self, Date of Execution: 15/11/2022 , Admitted by: Self, Date of Admission: 15/11/2022 ,Place : Office | Photo  15/11/2022 | Finger Print  LTI 15/11/2022 | Signature  15/11/2022 |
| MUKUNDA COLONY, City:- Not Specified, P.O:- PURBA JADAVPUR, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: JFxxxxxx9Q, Aadhaar No: 94xxxxxxxx7624, Status :Individual, Executed by: Self, Date of Execution: 15/11/2022 , Admitted by: Self, Date of Admission: 15/11/2022 ,Place : Office | | | | |

| | | | | |
|---|---|---|---|--|
| 4 | Name Mrs JYOTSNA DAS Daughter of Late HARIPADA DAS Executed by: Self, Date of Execution: 15/11/2022 , Admitted by: Self, Date of Admission: 15/11/2022 ,Place : Office | Photo  15/11/2022 | Finger Print  LTI 15/11/2022 | Signature  15/11/2022 |
| PURBA PALLY,, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CDxxxxxx6N, Aadhaar No: 79xxxxxxxx1514, Status :Individual, Executed by: Self, Date of Execution: 15/11/2022 , Admitted by: Self, Date of Admission: 15/11/2022 ,Place : Office | | | | |
| 5 | Name Mrs SONALI DAS Daughter of Late HARIPADA DAS Executed by: Self, Date of Execution: 15/11/2022 , Admitted by: Self, Date of Admission: 15/11/2022 ,Place : Office | Photo  15/11/2022 | Finger Print  LTI 15/11/2022 | Signature  15/11/2022 |
| 3/1, NABODIT, NAYABAD, City:- Not Specified, P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CDxxxxxx3J, Aadhaar No: 89xxxxxxxx5287, Status :Individual, Executed by: Self, Date of Execution: 15/11/2022 , Admitted by: Self, Date of Admission: 15/11/2022 ,Place : Office | | | | |
| 6 | Name Mr SHAMBHU DAS Son of Late HARIPADA DAS Executed by: Self, Date of Execution: 15/11/2022 , Admitted by: Self, Date of Admission: 15/11/2022 ,Place : Office | Photo  15/11/2022 | Finger Print  LTI 15/11/2022 | Signature  15/11/2022 |
| 148A, LANE 3/1, NABODIT, City:- Not Specified, P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIxxxxxx9D, Aadhaar No: 27xxxxxxxx3817, Status :Individual, Executed by: Self, Date of Execution: 15/11/2022 , Admitted by: Self, Date of Admission: 15/11/2022 ,Place : Office | | | | |










| Name | Photo | Finger Print | Signature |
|---|--|--|---|
| Mr DULAL CHANDRA PAUL Son of Late GOSTO BIHARI PAUL Executed by: Self, Date of Execution: 15/11/2022 , Admitted by: Self, Date of Admission: 15/11/2022 ,Place : Office |  |  |  |
| 15/11/2022 | LTI 15/11/2022 | 15/11/2022 | |

148A, Lane 3/1, Nabodit, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BGxxxxxx6F, Aadhaar No: 82xxxxxxxx3189, Status :Individual, Executed by: Self, Date of Execution: 15/11/2022
 , Admitted by: Self, Date of Admission: 15/11/2022 ,Place : Office

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | EMBOSS REALTY 65/4A, SARAT BOSE ROAD, City:- Not Specified, P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AWxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative 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> Mr RAHUL JANA Son of Mr MUKUNDA JANA Date of Execution - 15/11/2022, , Admitted by: Self, Date of Admission: 15/11/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Nov 15 2022 5:30PM</td> <td>LTI 15/11/2022</td> <td>15/11/2022</td> <td></td> </tr> </tbody> </table> <p>18N, HEMANTA MUKHERJEE ROAD, City:- Not Specified, P.O:- PARNASREE, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx0A, Aadhaar No: 88xxxxxxxx1781 Status : Representative, Representative of : EMBOSS REALTY (as Proprietor)</p> | Name | Photo | Finger Print | Signature | Mr RAHUL JANA Son of Mr MUKUNDA JANA Date of Execution - 15/11/2022, , Admitted by: Self, Date of Admission: 15/11/2022, Place of Admission of Execution: Office |  |  |  | Nov 15 2022 5:30PM | LTI 15/11/2022 | 15/11/2022 | |
| Name | Photo | Finger Print | Signature | | | | | | | | | | |
| Mr RAHUL JANA Son of Mr MUKUNDA JANA Date of Execution - 15/11/2022, , Admitted by: Self, Date of Admission: 15/11/2022, Place of Admission of Execution: Office |  |  |  | | | | | | | | | | |
| Nov 15 2022 5:30PM | LTI 15/11/2022 | 15/11/2022 | | | | | | | | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr NILADRI DEY Son of Mr N K DEY HIGH COURT, CALCUTTA, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 |  |  |  |
| 15/11/2022 | 15/11/2022 | 15/11/2022 | |

Identifier Of Mrs RATNA PAUL, Mr PALTAN DAS, Mrs BULBUL SIL, Mrs JYOTSNA DAS, Mrs SONALI DAS, Mr SHAMBHU DAS, Mr DULAL CHANDRA PAUL, Mr RAHUL JANA

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|----------------------------|
| 1 | Mrs RATNA PAUL | EMBOSS REALTY-0.623333 Dec |
| 2 | Mr PALTAN DAS | EMBOSS REALTY-0.623333 Dec |
| 3 | Mrs BULBUL SIL | EMBOSS REALTY-0.623333 Dec |
| 4 | Mrs JYOTSNA DAS | EMBOSS REALTY-0.623333 Dec |
| 5 | Mrs SONALI DAS | EMBOSS REALTY-0.623333 Dec |
| 6 | Mr SHAMBHU DAS | EMBOSS REALTY-0.623333 Dec |
| 7 | Mr DULAL CHANDRA PAUL | EMBOSS REALTY-0.623333 Dec |

On 15-11-2022

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 17:15 hrs on 15-11-2022, at the Office of the A.R.A. - I KOLKATA by Mr PALTAN DAS , one of the Executants.

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 47,59,999/-

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

Execution is admitted on 15/11/2022 by 1. Mrs RATNA PAUL, Daughter of Late HARIPADA DAS, PURBA PALLY,, P.O SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife, 2. Mr PALTAN DAS, Son of Late HARIPADA DAS, SOUTH SANTOSH PUR GHOSH PARA, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 3. Mrs BULBUL SIL, Wife of Mr SWAPAN SIL, MUKUNDA COLONY, P.O: PURBA JADAVPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife, 4. Mrs JYOTSNA DAS, Daughter of Late HARIPADA DAS, PURBA PALLY,, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife, 5. Mrs SONALI DAS, Daughter of Late HARIPADA DAS, 3/1, NABODIT, NAYABAD, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife, 6. Mr SHAMBHU DAS, Son of Late HARIPADA DAS, 148A, LANE 3/1, NABODIT, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Service, 7. Mr DULAL CHANDRA PAUL, Son of Late GOSTO BIHARI PAUL, 148A, Lane 3/1, Nabodit, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Retired Person

Indetified by Mr NILADRI DEY, , , Son of Mr N K DEY, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-11-2022 by Mr RAHUL JANA, Proprietor, EMBOSS REALTY, 65/4A, SARAT BOSE ROAD, City:- Not Specified, P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr NILADRI DEY, , , Son of Mr N K DEY, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,255.00/- (B = Rs 2,150.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 2,171/-

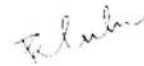
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/11/2022 7:57PM with Govt. Ref. No: 192022230173873868 on 14-11-2022, Amount Rs: 2,171/-, Bank: SBI EPay (SBIEPay), Ref. No. 9384328425217 on 14-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7094, Amount: Rs.100.00/-, Date of Purchase: 10/11/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/11/2022 7:57PM with Govt. Ref. No: 192022230173873868 on 14-11-2022, Amount Rs: 6,921/-, Bank:
SBI EPay (SBlePay), Ref. No. 9384328425217 on 14-11-2022, Head of Account 0030-02-103-003-02



Pradipta Kishore Guha

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2022, Page from 442788 to 442825

being No 190110037 for the year 2022.



Digitally signed by pradipta kishore guha
Date: 2022.11.18 11:44:54 -08:00
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2022/11/18 11:44:54 AM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

(This document is digitally signed.)
