

4764/22

1-4684/4002



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 208115

2/1551467/22

সত্যমেব জয়তে



Jalpaiguri District Sub-Registrar  
Jalpaiguri, North 24 Parganas

27 MAY 2022

DEVELOPMENT AGREEMENT

**THIS DEED OF AGREEMENT** is made on this the 27<sup>th</sup> day of May, 2022 (Two Thousand and Twenty Two) as per CHRISTIAN ERA.

M/s. RELIABLE CONSTRUCTION  
Satyabrata Saha  
Partner

**BETWEEN**

- 1. SRI ASHOK SAMANTA (PAN: BOFPS3980F)**, Son of Late Asim Samanta @ Ashim Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: B.B. Bagan, Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist-North 24 Parganas, Kolkata-700114,
- 2. SRI ANUP SAMANTA (PAN: CTIPS8129K)**, Son of Late Asim Samanta @ Ashim Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: B.B. Bagan, Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist-North 24 Parganas, Kolkata-700114,
- 3. SRI TAPAS SAMANTA (PAN: ILWPS 0180Q)**, Son of Late Asim Samanta @ Ashim Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: B.B. Bagan, Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist-North 24 Parganas, Kolkata-700114,
- 4. SMT. BELA CHATTERJEE (PAN: AVRPC6119L)**, Wife of Sri Shovon Kumar Chatterjee, Daughter of Late Asim Samanta @ Ashim Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: Madhya Panshila, R.N. Avenue Bye Lane, P.O. Pansila, P.S. Khardah, Dist-North 24 Parganas, Kolkata-700112,
- 5. SRI AMITAVA SAMANTA (PAN: BCQPS4197D)**, Son of Late Dilip Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation- Service, Residing at: 1/2, Purbachal North, Nibedita Road, P.O. Haltu, P.S. Garfa, Kolkata-700078,

**6. SMT. POULAMI SAMANTA (PAN: DIGPS9184C),** Daughter of Late Dilip Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation- Household, Residing at: 208, Ananda Pally, Jadavpur, P.O. Haltu, P.S. Garfa, Kolkata-700032, hereinafter collectively called and referred to as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their heirs, executors, administrators, successors, legal representatives and/or assigns) of the **ONE PART.**

**AND**

**"M/S. RELIABLE CONSTRUCTION"** a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No.- L79152/2014 having its registered office at: 7, B.T. Road, Swadeshimore, P.O. Panihati, P.S. Khardah, Dist.-North 24 Parganas, Kolkata-700114, **PAN: AALFR2292N**, hereby represented by its Partners:

**(1) SRI SATYABRATA SINHA**, Son of Late Shyam Mohan Sinha, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Building "DINANTA", 7, B.T. Road, Swadeshi More, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

**(2) SRI UTTAM GOSWAMI**, Son of Late Gouranga Goswami, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at- Gouranga Nagar, P.O. Natagarh, P.S. Gholia, Dist. North 24 Parganas, Kolkata-700113,

**(3) SRI SUJAY DAS**, Son of Late Shib Chandra Das, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: 4 No. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110,

*AB*

Alokendu Bandyopadhyay

Advocate

Contd...4

(4)

**(4) SRI SHAMBHU NATH DAS**, Son of Late Narayan Chandra Das, by Nationality- Indian, By Religion- Hindu, by Occupation- Business, Residing at: Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereinafter called and referred to as **PROMOTER/ DEVELOPER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their respective heirs, executors, administrators, representatives & Successor-in-Office) of the **OTHER PART.**

**WHEREAS** the land owners no. 1 to 4 have been by virtue of inheritance from their deceased mother and the land owners no. 5 & 6 have been by virtue of inheritance from their deceased grand mother for all times heretofore jointly enjoying and possessing and/or well and sufficiently entitled to a piece and parcel of land measuring an area about **3Cottahs 4Chittaks 24Sq.ft.** of land, bearing Sub-Plot No. B togetherwith a two storied pucca residential building standing thereon, classified as "BASTU", lying and situate at Mouza - Panihati, J.L. No. 10, Re. Su. no. 32, Touzi No. 155, comprised and contained in R.S. Dag No. 3523, under R.S. Khatian no. 1776, 1761 & 1746, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Panihati Municipality, being Holding No. 25 Aswini Dutta Road, under Ward No. 10, being morefully described in the Schedule appearing hereinafter alongwith all the estate, right, easement, interest, appendages, hereditament etc. is the subject property and which is the prime object of this Development Agreement.



Alokendu Bandyopadhyay

Advocate

Contd...5

(5)

**AND WHEREAS** originally one Smt. Bani Samanta (Wife of Late Asim Samanta @ Ashim Kumar Samanta) had purchased a plot of land measuring an area of **3Cottahs 4Chittaks 24Sq.ft.** of land bearing sub-plot no. B, togetherwith a residential structure standing thereon, classified as "BASTU", lying and situate at Mouza-Panihati, J.L. No. 10, Re. Su. no. 32, Touzi No. 155, comprised and contained in R.S. Dag No. 3523, under R.S. Khatian no. 1776, 1761 & 1746, P.S. Khardah by dint of a Registered Bengali Deed of Sale, being Deed No. 835, from her predecessor-in-title namely Smt. Nanda Rani Debi (Wife of Late Debendra Nath Kower) and the said Deed was executed on 11.12.1972 and registered on 07.03.1973 at the office of Sub-Registrar Barrackpore and the same was recorded in Book No I, Vol. No. 19, Pages from 220 to 224, being Deed No. 835, for the year 1973.

**AND WHEREAS** while had been enjoying the actual physical possession on the said landed property she got her name mutated with the assessment register of Panihati Municipality, being Holding No. 25 Aswini Dutta Road, under Ward No. 10 and enjoying the same by paying relevant taxes to the authority concerned regularly.

**AND WHEREAS** while have been enjoying the aforesaid landed property the said Smt. Bani Samanta (Wife of Late Asim Samanta @ Ashim Kumar Samanta) died intestate on 29.09.2021, leaving behind her three son namely Sri Ashok Samanta, Sri Anup Samanta, Sri Tapas Samanta (the land owner nos. 1 to 3 hereof) and one daughter

  
Hokenchi Bandyopadhyay  
Advocate

Contd...6

namely Smt. Bela Chatterjee (the land owner no. 4 hereof) and one grand son namely Sri Amitava Samanta (the land owner no. 5 hereof) and one grand daughter namely Smt. Poulami Samanta (the land owner no. 6 hereof) as her surviving legal heirs and successors.

Be it mentioned here that the predeceased son of Late Bani Samanta namely Dilip Kumar Samanta (i.e. the father of owners no. 5&6) died intestate on 10.09.2010.

**AND WHEREAS** in the foregoing events the land Owners no. 1 to 6 hereof have become the lawful joint owners of the said landed property as left by Bani Samanta and they inherited the same as the Class-I legal heirs as per the provision of Hindu Succession Act, 1956 and enjoying the same as ezmal by paying the relevant rent and taxes before the authority concern regularly and possessing the same peacefully, quietly and without any interruption of others which is free form all sorts of encumbrances.

**AND WHEREAS** in order to make proper use and commercial gain out of and from the said premises/property the mother of the land owner no. 1 to 4 hereof and the beloved grand mother of the land owner no. 5 to 6 hereof namely Smt. Bani Samanta in her lifetime entered into and executed a registered "Development Agreement", being no. 152404316, dated 16.10.2020, registered at the Office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book no. I, CD Volume No. 1524-2020, noted within the pages from 167250 to 167292, being no. 152404316, for the year 2020 and also executed a Power

  
Ananda Bandyopadhyay

Contd...7

of attorney for Development, dated 16.10.2020 registered at the Office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book no. I, CD Volume No. 1524-2020, noted within the pages from 167213 to 167249, being no. 152404345, for the year 2020 with the developer namely "**M/S. RELIABLE CONSTRUCTION**" a Partnership firm having its office at 7, B.T. Road, Swadeshimore P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700114 (i.e. the Other Part hereof) for the purpose of construction of a multistoried building over her landed property under mutual terms and conditions as contained therein.

**AND WHEREAS** after the demise of said Bani Samanta her three son, one married daughter and one grand son & one grand daughter i.e. the land Owners no. 1 & 6 hereof as being the Class-I legal heirs of deceased Bani Samanta stepped into the said project as per the previous terms of the said Development Agreement and after the demise of said Bani Samanta we the land owners hereof as being her lawful legal heirs jointly have agreed to conferred afresh Development Agreement and an afresh Power of Attorney for Development in respect of the said landed property infavour of the said Developer Firm.

**AND WHEREAS** with a view to develop or cause to be developed by constructing a multistoried building over the plot of land of the Land Owners hereof measuring more or less **3Cottahs 4Chittaks 24Sq.ft.** of land morefully and particularly described in the schedule hereinbelow, hereinafter called and referred to as the "**SAID PROPERTY**" according to the building plan to be approved and sanctioned by the Panihati Municipality.

*AZ*

*Hokendu Bandyopadhyay*

*Adhikari*

Contd...8

**AND WHEREAS** the developer herein hereby agreed to construct the multistoried (G+4) building with Lift facility in the under mentioned schedule of property, morefully and particularly described in the schedule hereinbelow according to the building plan to be approved and sanctioned by the Panihati Municipality and as per specification with floor, plans, elevation, sections, made in compliance with the Statutory requirements in the said plot of land at the cost of the developer on the terms and conditions stipulated hereunder:-

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

**ARTICLE-I**

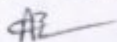
**DEFINITION**

**1. OWNERS:**

**SRI ASHOK SAMANTA**, Son of Late Asim Samanta @ Ashim Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: B.B. Bagan, Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist-North 24 Parganas, Kolkata-700114,

**SRI ANUP SAMANTA**, Son of Late Asim Samanta @ Ashim Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: B.B. Bagan, Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist-North 24 Parganas, Kolkata-700114,

**SRI TAPAS SAMANTA**, Son of Late Asim Samanta @ Ashim Kumar Samanta, by Nationality-Indian, by Religion-Hindu,



Alokendu Bandyopadhyay

Contd...9

by Occupation-Business, Residing at: B.B. Bagan, Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist-North 24 Parganas, Kolkata-700114,

**SMT. BELA CHATTERJEE**, Wife of Sri Shovon Kumar Chatterjee, Daughter of Late Asim Samanta @ Ashim Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: Madhya Panshila, R.N. Avenue Bye Lane, P.O. Pansila, P.S. Khardah, Dist-North 24 Parganas, Kolkata-700112,

**SRI AMITAVA SAMANTA**, Son of Late Dilip Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation- Service, Residing at: 1/2, Purbachal North, Nibedita Road, P.O. Haltu, P.S. Haltu, Kolkata-700078,

**SMT. POULAMI SAMANTA**, Daughter of Late Dilip Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation- Household, Residing at: 208, Ananda Pally, Jadavpur, P.O. Haltu, P.S. Garfa, Kolkata-700032

## **2. DEVELOPER:**

**"M/S. RELIABLE CONSTRUCTION"** a Partnership firm having its office at 7, B.T. Road, Swadeshimore P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700114 hereby represented by its Partners :

**(1) SRI SATYABRATA SINHA**, Son of Late Shyam Mohan Sinha, by Nationality - Indian, by Religion - Hindu, by Occupation - Business, Residing at Building "DINANTA", 7, B.T. Road, Swadeshi More, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata -700114,

*AR*

Hokendu Bandhopadhyay

Advocate

Contd...10

(2) **SRI UTTAM GOSWAMI**, Son of Late Gouranga Goswami, by Nationality - Indian, by Religion - Hindu, by Occupation - Business, Residing at Gouranga Nagar, P.O. Natagarh, P.S. Gholia, Dist. North 24 Parganas, Kolkata - 700113,

(3) **SRI SUJAY DAS**, Son of Late Shib Chandra Das, by Nationality - Indian, by Religion - Hindu, by Occupation - Business, Residing at 4 No. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700110,

(4) **SRI SHAMBHU NATH DAS**, Son of Late Narayan Chandra Das, by Nationality - Indian, By Religion - Hindu, by Occupation - Business, Residing at - Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

**3. LAND** : The land described in the schedule hereunder written.

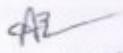
**4. BUILDING** : Means Five (G+4) storied building with lift facility to be constructed on the schedule property in accordance with the plan to be sanctioned by the Panihati Municipality in the name of the Owners at the cost of the Developer.

**5. ARCHITECT** : Shall mean person or firm appointed or nominated by the Developer/Promoter for construction of the proposed building.

**6. BUILDING PLAN** : Plan to be sanctioned by the Panihati Municipality.

**7. TRANSFER** : Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for affecting what is understood as a transfer or

Contd...11

  
Alokendu Bandyopadhyay  
Admstr.

space/flat in multistoried building to the intending purchaser and/or purchasers thereof although the same amounts as transfer in hand.

**8. TRANSFEREE** : Shall mean a person to whom any space/flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the Owners or the respective space/flat of the said building and/or otherwise.

**9. TIME** : Shall mean the construction to be completed within **30 (Thirty)** months from the date of sanction plan or revised sanction plan if any or hand over the possession which ever is later.

**10. COMMENCEMENT** : This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.

## **ARTICLE-II**

### **COMMENCEMENT AND FIELD OF THIS AGREEMENT**

(A) This Agreement shall come into effect automatically and immediately on Execution of these presents by and between the Parties hereto.

(B) Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution of Registered of Deed or Deeds of conveyance or Transfer by the Land Owners in favour of the Developer or its nominee/nominees in terms of the Agreement in respect of flat portion in the proposed building togetherwith undivided right, title and interest in the land of the said premises.

*AR*

Hakendra Bandhopadhyay

Advocate

Contd...12

**ARTICLE-III**

**LAND OWNER'S REPRESENTATION**

(a) The Land Owners are absolutely seized and possessed of and/or well and sufficiently entitled to the said property.

(b) None other than a Land Owners has any claim, right, title and/ or demand over and in respect of the said premises and/or any portion thereof.

(c) That the said property is free from all encumbrances, charges, liens, lispendence, attachments, acquisition, requisition whatsoever or howsoever.

(d) That the Developer i.e. the Other Part hereto being satisfied with the right, title and interest and possession of the Party of the One Part as mentioned in the Schedule hereunder, has agreed to do the proposed development of the said holding in terms and conditions as contained herein above.

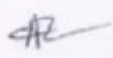
(e) That the said property is not subject to any suit or legal proceeding in any court of law.

**ARTICLE-IV**

**LAND OWNER'S RIGHT AND OBLIGATIONS AND REPRESENTATIONS**

(i) The Land Owners became absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, charges, liens, lispendence, trusts, requisition or acquisition whatsoever nature and have a valid marketable title on the said premises.

(ii) The land Owners will have every right to demolish the existing building on the land stated in the Schedule hereunder and whatsoever the materials of the said

  
Alokendu Bandyopadhyay

Advocate

Contd...13

(13)

building subject to be demolished shall be disposed of by the land Owners and no claim thereon on the part of the Developer shall be entertained in any case.

(iii) The Land Owners have absolute right and authority to develop the said plot of land.

#### **ARTICLE-V**

##### **DEVELOPER'S RIGHT AND RESPONSIBILITIES:**

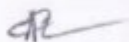
The scope of work envisaged to be done by the Developer hereunder shall include:

(i) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed exclusively for residential-cum-commercial use. The Developer's responsibility shall include co-ordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.

(ii) All outgoings including other rates, taxes duties and other impositions by the Panihati Municipality or other any competent, authority in respect of the said property upto the date of this agreement shall be paid by the Land Owners.

(iii) All funds and/or finance to be required for completion of the entire project shall be invested by the Developer.

(iv) The Developer will be the only and exclusive builder and during subsistence of this agreement shall have the sole authority to sell all the flats of the proposed building/ buildings which completely includes as Developer's areas/



*Alokendu Bandyopadhyay*

*Developer*

Contd...14

portions in the proposed building at the said premises and/or of all or any portion/portions thereof, which will include common area and facilities togetherwith the undivided right, title and interest in the land in common facilities and amenities including the right to use thereof. The owners or any person claiming under them shall not interfere, question hinder inject, stop or prohibit the Developer, for carrying out the proposed construction of the building in the said premises subject to the fulfillment of all obligation of the Developer towards to Land Owners. The Developer will complete the construction of the building with the standard materials as would be available in the market.

(v) The Developer will be entitled to prepare Plan and modify or alter the Plan subject to the approval of the Land Owners and to submit the same to the concerned authority in the name of the Owners at its own cost and the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed new Building provided however that the developer will be exclusively entitled to all refunds of any and all payment and/or deposits made by the developer in the name of the Land Owners from the concerning authority/s.

(vi) The Developer hereby undertakes to indemnify and keep indemnified the Land Owners from and against any and all actions, charges, claims any third party arising out of due to the negligence of non-compliance of any law, byelaw, rules and regulations of the Panihati Municipality



*Alokendu Bandyopadhyay*

*Advocate*

Contd...15

and other Govt, or local bodies as the case may be and shall attend to answer and be responsible for any deviation, a commission, violation and/or breach of any accident in relating to the construction of the building all costs and charges in this regard shall be paid by the Developer.

(vii) The Developer will complete the construction within **30 (Thirty)** months from the date of sanction Plan or revised sanction plan if any by the Municipal authority or handover the peaceful vacant possession whichever is later. However, in any case if the Developer fails to complete the said construction work within a period of within **30 (Thirty)** months from the date of sanction Plan or revised sanction plan if any by the Panihati Municipality or hand over the possession which ever is later, barring unforeseen circumstances, the Developers will be held liable to appropriately be compensated, the Land Owners by payment of money towards damages.

(viii) The Developer shall abide by all the safety norms during the construction of the proposed building and where to all statutory and legal norms and keep the Owners indemnified.

(ix) The Developer shall obtain all necessary "No-Objection" Certificate and procure "Completion Certificate" from all statutory authorities such as Municipality and others.

(x) The grade of concrete to be used will conform to ISIMZO.

*AZ*

Ulokendu Bandyopadhyay  
Advocate.

Contd...16

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

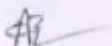
In consideration of the Owners having granted the Developer and exclusive consent to develop the said property the Owners shall be entitled to get as Owner's Allocation into the new proposed building by using their land in commercial purpose and such area shall be allotted in the new building and distributed in the following manner:-

The Land Owners are jointly entitled to get the **entire 1st Floor and the entire 4th Floor of the proposed multistoried building AND 50% area of total Ground Floor which is hereby identified as 50% area from the front portion of the building i.e. on the North-West Corner adjacent to the Aswini Dutta Road upto Stair & Lift and the balance area from the back portion of the building i.e. South-West Corner, behind the Stair & Lift as owner's allocation** of the proposed multistoried building so to be constructed by the Developer firm.

Be it mentioned hereto that after receiving the possession of owner's allocation as mentioned herein above the Owners herein shall have no future claim or demand in respect of her allocation from the Developer.

**ARTICLE-VII****PROCEDURE**

1. The Land Owners shall execute a Power of Attorney for Development as may be required for the purpose of obtaining sanction of the Plan all necessary permission and sanction from different authorities in connection with the

  
Alakendu Bandyopadhyay  
Advocate

Contd...17

construction of the Building, for pursuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale to receive consideration money for the Developer's allocated area only. During continuation of this agreement the Owners shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to fulfillment of the Developer's obligation as per the instant agreement. The Developer in no circumstances is entitled to mortgage the schedule mentioned property with any bank or financial institution.

2. The Land Owners shall help to obtain mutation of the property in the name of the developer and/or its nominee or nominees and/or favour of the future flat owners after the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

3. The Land Owners shall handover physical possession of the land after demolishing the existing structure to the developer within 1(One) Month after execution of this Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

4. The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the Owners free of cost.



Mokendu Bandyopadhyay

Advocate

Contd...18

5. The Owners shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owner's allocated flats as may be determined by the association or society to be formed after taking physical possession of her flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer till the separation or apportionment of the flats, in question among all consumers or purchasers.

#### **ARTICLE - VIII**

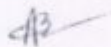
##### **CONSTRUCTION**

The Land Owners or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to fulfillment of all obligations by the Developer as per this agreement.

#### **ARTICLE-IX**

##### **POSSESSION**

Immediately on execution of these presents the Owners shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the same hereunder without interference



Alokendu Bandyopadhyay

A. Bandyopadhyay

Contd... 19

or disturbance of the Owners or any person or persons claiming under them. The delivery of possession must be in writing and should be signed both the Owners and the Developer.

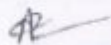
### **ARTICLE-X**

#### **BUILDING**

(a) The Developer will at its own cost and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within **30months** from the date of sanction Plan or revised sanction plan if any by the Municipal authority or handover the peaceful vacant possession whichever is later.

(b) The Developer will install and erect in the said Building at their own costs, pumps, water storage over head reservoirs, electrification, permanent electric connection from the WBSedCL / CESC and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by WBSedCL / CESC in the said Building.

(c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the Owners construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developers during the period of construction subject to the sanction of the appropriate authorities after obtaining approval of the land Owners.



Hokendu Bandyopadhyay

Advocate

Contd...20

(20)

(d) All costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies shall be paid discharged and borne by the Developer and the Land Owners shall have no liability whatsoever in this context.

#### **ARTICLE-XI**

##### **RATES AND TAXES**

(i) The Developer hereby undertakes and agrees to pay the municipal tax, water and all other taxes as being paid by the Land Owners under this agreement till the Development of the property from the date of taking over the possession.

(ii) On completion of the Building and subsequent delivery of possession thereof the parties hereto and/or their respective transferees shall be responsible for the payment of all rates, taxes and other outgoings.

#### **ARTICLE-XII**

##### **SERVICE AND CHARGES**

(a) On completion of the Building and after possession of their respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

(b) The Service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipment for common use maintenance and general management of the building.



Alokendu Bandyopadhyay

Author

Contd...21

(21)

(c) The Developer in consultation with the Land Owners and other prospective transferees shall frame such scheme for the management, amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration maintenance and other schemes and as well Association of Land Owners of the respective flats as and when formed.

#### **ARTICLE-XIII**

##### **COMMON RESTRICTIONS**

(a) The transferees and occupiers shall, in any event, not use the allotted area as godown and shall not store inflammable or combustible articles/materials, such as bike skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.

(b) None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in their allocated portion or any part thereof.

(c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time the Owners shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.

#### **ARTICLE-XIV**

##### **LEGAL COMPLIANCE**

(i) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with all other legal formalities and execute all documents as shall be required under the law for this purpose.



Hokenchi Bandyopadhyay

Advocate

Contd...22

(ii) The Owners shall be bound to sign and execute such agreement, deeds, documents, papers, writings and forms as may be required by the Developer to be executed in favour of all intending and/or actual transferees in respect of Developer's share and claim of the said building in full as aforesaid togetherwith proportionate undivided share or right in the land and to register the same whenever necessary.

#### **ARTICLE-XV**

##### **OWNER'S INDEMNITY**

The Owners hereby undertake to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/ omission of any act or deed on the part of the Land Owners.

#### **ARTICLE-XVI**

##### **TITLE DEEDS**

The Land Owners shall hand over all original documents and the title deed/deeds alongwith other related paper to the landed property such as Municipal Tax Receipts, Parcha, Khajna, Dakhila etc. to the Developer Firm in exchange of proper acknowledgment receipts and such documents will be kept with the Developer until completion of the proposed multi storied building. After completion of the coveted building the Developer Firm hereby undertake to hand over the said original documents to the Owners with proper receipts.



Alokendu Bandyopadhyay

Advocate

**ARTICLE-XVII**

**MISCELLANEOUS**

(a) The Land Owners and the Developers and the Confirming Party herein entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the developer and the Owners but as joint venture between the parties hereto.

(b) Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on the Land Owners if delivery by hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land Owners shall be deemed without prejudice to the Owners mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.

(c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owners and the Confirming hereto doth hereby unanimously and severally declare that they and each one of her have not entered into any agreement with anybody else for development of the **said premises** except the Developer herein.

(d) Each terms of this agreement shall be the consideration for the other terms.

*AP*

*Hokendu Bandyopadhyay*

Contd...24

### **ARTICLE-XVIII**

#### **FORCE MAJEURE**

1. Force Majeure is herein defined as:
  - (a) Any cause which is beyond the control of the Developer.
  - (b) Natural phenomenon including but not limited to whether condition of floods, droughts, earthquake etc.
  - (c) Accidents and disruption including but not limited to fires, explosive, breakdown of essential machinery or equipment and power shortage.
  - (d) Transportation delay due to force majeure or accidents.
2. The Developer and/or Land Owners shall not be liable for any delay in performing its obligations resulting from force majeure. If the Developer and/or Owners mutually agree to extend time limit of the instant agreement same can be done subject to the condition that the said mutual agreement must be written and signed by the Developer and the Land Owners.

### **ARTICLE-XIX**

#### **JURISDICTION**

Courts of North 24 Parganas along shall have the Jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.

### **ARTICLE-XX**

#### **ARBITRATION**

All disputes and differences arising between the parties to this agreement shall on the First place be referred to arbitrators nominated by each of the parties and whenever

  
Alokendu Bandyopadhyay

Contd.... 25

necessary and arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Arbitration and Conciliation Act, 1996 to process, the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

### **ARTICLE-XXI**

#### **GENERAL CONDITIONS**

- (a) All appendices in this agreement are integral parts of this agreement.
- (b) All amendments and/or addition to this agreement are valid only if made in writing and sign by both the parties.

#### **FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece and parcel of land measuring an area of **3Cottahs 4Chittaks 24Sq.ft.** of land, bearing sub-plot no. B, togetherwith **714 sq.ft.** one storied pucca residential house standing thereon with **Cemented Flooring**, classified as "**BASTU**", lying and situate at **Mouza-Panihati, J.L. No. 10, Re. Su. no. 32, Touzi No. 155**, comprised and contained in **R.S. & L.R. Dag No. 3523**, under R.S. Khatian no. 1776, 1761 & 1746, Corresponding to **L.R. Khatian No. 4045**, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, within the local limits of Panihati Municipality being **Holding No. 25**, Aswini Dutta Road, under Ward No. 10, Kolkata-700114,

*Handwritten signature*

Hokendu Bandyopadhyay

Advocate

Contd...26

(26)

TOGETHERWITH all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Development Agreement.

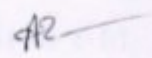
**BUTTED AND BOUNDED BY**

On the North : 23ft. Wide Aswini Dutta Road,  
On the South : House of Nanda Rani Debi,  
On the East : House of Smt. Rani Roy (Plot No. C),  
On the West : H/O. Smt. Maya Sengupta (Plot No. A),

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

In consideration of the Owners having granted the Developer and exclusive consent to develop the said property the Owners shall be entitled to get as Owner's Allocation into the new proposed building by using their land in commercial purpose and such area shall be allotted in the new building and distributed in the following manner:-

The Land Owners are jointly entitled to get the **entire 1st Floor and the entire 4th Floor of the proposed multistoried building AND 50% area of total Ground Floor which is hereby identified as 50% area from the front portion of the building i.e. on the North-West Corner adjacent to the Aswini Dutta Road upto Stair & Lift and the balance area from the back portion of the building i.e. South-West Corner, behind the Stair & Lift as owner's allocation** of the proposed multistoried building so to be constructed by the Developer firm.

  
Alokendu Bandyopadhyay

Contd...27

(27)

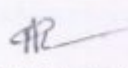
Be it mentioned hereto that after receiving the possession of owner's allocation as mentioned herein above the Owners herein shall have no future claim or demand in respect of her allocation from the Developer.

**THIRD SCHEDULE ABOVE REFERRED TO**  
**(Developer's Allocation)**

**DEVELOPER'S ALLOCATION**: Shall mean all the remaining portion of the entire building (excluding Owner's allocation) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the developer togetherwith the absolute right of the part of the Developer to enter into agreement for sale with intending purchaser/purchasers by and mode of Transfer of property Act. and/or lease, let out, or in any manner may with the same as the absolute Owner thereof.

**FOURTH SCHEDULE ABOVE REFERRED TO**  
**(Specification of work)**

1. **Construction** : As per sanctioned building plan.
2. **Foundation** : R.C.C. foundation and framed structure.
3. **Brick Work** : Brick work 8", 5" and 3" with specified plaster.
4. **Flooring** : Flooring will be finished with Floor tiles.
5. **Doors** : Flush Door.
6. **Windows** : All windows will be Aluminium sliding window with glass fitted.
7. **Grill** : M. S. Grill at window with 1 coat primer.

  
Mokendu Bandyopadhyay  
Advocate

Contd...28

8. **Toilet :** Glazed tiles upto 6'-0" ht. pan or a commode in white with cistern, porcelain shower point, one Bib Cock, one wash basin (standard make).
9. **Kitchen :** Black Stone cooking platform with a steel sink and glazed tiles upto 2' above cooking platform, taps etc. complete with exhaust fan hole.
10. **Electrical Works :** All wiring will be concealed upto Twenty five points with power plug.
11. **Wall Painting :** Decoration Cement paint on outside wall. Inside wall finish with plaster of paris.
12. **Water Supply :** Deep tube well with sub-mercible pump to overhead reservoir with individual distribution.
13. **Internal Finish :** All the interior walls will be finished with a coat of plaster of paris, synthetic enamel paint on door, window and grill.

Mother Meter and Common Lift : the land Owners shall bear the Cost of individual meter and proportionate cost of infrastructure i.e mother line and proportionate lift cost i.e. Rs. 1,50,000/- for 1st Floor Flats and Rs. 1,50,000/- for 4th Floor Flats and Rs. 20,000/- for each Shop Room on the Ground Floor.

Extra works : Any extra works other than the standard schedule shall be charged extra and such amount shall be deposited by the Owners or purchasers before the execution of such works.

AZ

Alokendu Bandyopadhyay

Agencies only

Contd...29

(29)

**IN WITNESSES WHEREOF**, the Parties have hereunto put their respective signature on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

**IN THE PRESENCE OF**

**WITNESSES:**

1. *Azim Bose Roy*  
*Agarpara*  
*Kol-700109*

2. *Chaman Bandyopadhyay*  
*Adv*

*Barrackpore Court*  
*Enl no - F/4429/2013*

1. *Ashok Samanta*

2. *Anup Samanta*

3. *Tapu Samanta*

4. *Bela Chatterjee*

5. *Anirban Samanta*

6. *Pratim Samanta*

**SIGNATURE OF THE LAND OWNER**

*M/s. RELIABLE CONSTRUCTION*  
*Satyabrata Samanta*  
*Ultam Goswami* *Shambhurnath*

**SIGNATURE OF THE DEVELOPER**

**Drafted by:**

*Alokendu Bandyopadhyay*  
*Adv.*

**ALOKENDU BANDYOPADHYAY**  
Advocate  
Calcutta High Court, District Judge's Court Barasat,  
Barrackpore Court  
Enl. No.-WB-570/2004

**M/s. RELIABLE CONSTRUCTION**

*Satyabrata Samanta*

*Partner*

**Laser Setter:**

*Preetam Das*  
**Preetam Das**

*Alokendu Bandyopadhyay*

*Advocate*

# UNDER RULE 44A OF THE I.R. ACT



(1) Name : **SRI ASHOK SAMANTA**

*Ashok Samanta*

## LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
|        |      |        |      |       |

## RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
|       |      |        |      |        |

*Ashok Samanta*

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI ANUP SAMANTA**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

*Anup Samanta*

## LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
|        |      |        |      |       |

## RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
|       |      |        |      |        |

*Anup Samanta*

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

# UNDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI TAPAS SAMANTA**

*Topm*

## LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB



## RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE



*Topm Samanta*

SIGNATURE OF THE PRESENTANT



(2) Name : **SMT. BELA CHATTERJEE**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

*Bela Chatterjee*

## LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB



## RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE



*Bela Chatterjee*

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

# ORDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI AMITAVA SAMANTA**

## LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
|        |      |        |      |       |

## RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
|       |      |        |      |        |

*Amitava Samanta*  
SIGNATURE OF THE PRESENTANT



(2) Name : **SMT. POULAMI SAMANTA**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

*Poulami Samanta*

## LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
|        |      |        |      |       |

## RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
|       |      |        |      |        |

*Poulami Samanta*  
SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

# UNDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI SUJAY DAS**

## LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
|        |      |        |      |       |

## RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
|       |      |        |      |        |

All the above fingerprints are of the abovenamed person, and attested by the said person.

-----  
**SIGNATURE OF THE PRESENTANT**



(2) Name : **SRI SHAMBHU NATH DAS**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

## LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
|        |      |        |      |       |

## RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
|       |      |        |      |        |

-----  
**SIGNATURE OF THE PRESENTANT**

All the above fingerprints are of the abovenamed person and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

# ORDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI SATYABRATA SINHA**

## LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
|        |      |        |      |       |

## RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
|       |      |        |      |        |

All the above fingerprints are of the abovenamed person, and attested by the said person.

*Satya Brata Sinha*  
-----  
**SIGNATURE OF THE PRESENTANT**



(2) Name : **SRI UTTAM GOSWAMI**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

## LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
|        |      |        |      |       |

## RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
|       |      |        |      |        |

*Uttam Goswami*  
-----  
**SIGNATURE OF THE PRESENTANT**

All the above fingerprints are of the abovenamed person and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



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

GRN Details

|                 |                     |                  |                     |
|-----------------|---------------------|------------------|---------------------|
| GRN:            | 192022230036006221  | Payment Mode:    | Online Payment      |
| GRN Date:       | 26/05/2022 21:53:40 | Bank/Gateway:    | AXIS Bank           |
| BRN :           | 323511332           | BRN Date:        | 26/05/2022 21:57:13 |
| Payment Status: | Successful          | Payment Ref. No: | 2001551467/1/2022   |

[Query No \* Query Year]

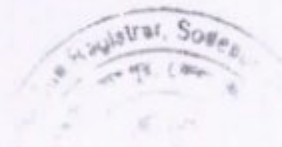
Depositor Details

|                    |                                                       |
|--------------------|-------------------------------------------------------|
| Depositor's Name:  | Alokendu Bandyopadhyay                                |
| Address:           | 76, Central Road, Anandaloke Sodepur, Kolkata-700110  |
| Mobile:            | 9674975574                                            |
| Depositor Status:  | Advocate                                              |
| Query No:          | 2001551467                                            |
| Applicant's Name:  | Mr Alokendu Bandyopadhyay                             |
| Identification No: | 2001551467/1/2022                                     |
| Remarks:           | Sale, Development Agreement or Construction agreement |

Payment Details

| Sl. No. | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2001551467/1/2022 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 6920       |
| 2       | 2001551467/1/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21         |
|         |                   |                                          | Total              | 6941       |

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.



### Major Information of the Deed

|                                                              |                                                                                                                                                                         |                                               |            |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------|
| Deed No :                                                    | I-1524-04684/2022                                                                                                                                                       | Date of Registration                          | 27/05/2022 |
| Query No / Year                                              | 1524-2001551467/2022                                                                                                                                                    | Office where deed is registered               |            |
| Query Date                                                   | 25/05/2022 1:03:56 PM                                                                                                                                                   | A.D.S.R. SODEPUR, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details                      | Alokendu Bandyopadhyay<br>Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL<br>PIN - 700120, Mobile No. : 9830075574, 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. 30,00,000/-                                              | Rs. 53,57,700/-                                                                                                                                                         |                                               |            |
| Stamp duty Paid(SD)                                          | Registration Fee Paid                                                                                                                                                   |                                               |            |
| Rs. 7,020/- (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:- Khardaha, Municipality: PANIHATI, Road: Ashwini Datta Road (Panihati Municipality)  
Mouza: Panihati, , Ward No: 10, Holding No:25 JI No: 10, Touzi No: 155 Pin Code : 700114

| Sch No        | Plot Number     | Khatian Number | Land Proposed | Use ROR | Area of Land              | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                           |
|---------------|-----------------|----------------|---------------|---------|---------------------------|-------------------------|-----------------------|---------------------------------------------------------|
| L1            | LR-3523 (RS :-) | LR-4045        | Bastu         | Bastu   | 3 Katha 4 Chatak 24 Sq Ft | 28,00,000/-             | 48,75,750/-           | Width of Approach Road: 23 Ft., Adjacent to Metal Road, |
| Grand Total : |                 |                |               |         | 5.4175Dec                 | 28,00,000 /-            | 48,75,750 /-          |                                                         |

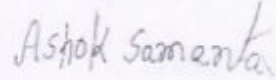
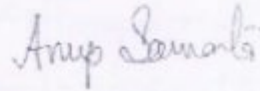
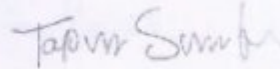
### Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1     | On Land L1        | 714 Sq Ft.        | 2,00,000/-              | 4,81,950/-            | Structure Type: Structure |

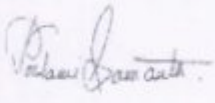
Gr. Floor, Area of floor : 714 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

|         |           |             |             |  |
|---------|-----------|-------------|-------------|--|
| Total : | 714 sq ft | 2,00,000 /- | 4,81,950 /- |  |
|---------|-----------|-------------|-------------|--|

**Lord Details :**

| No                                                                                                                                                                                                                                                                                                                                                                                                              | Name,Address,Photo,Finger print and Signature                                                                                                                                                                        |                                                                                                                   |                                                                                                                                  |                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Name</b><br><b>Mr Ashok Samanta</b><br><b>(Presentant )</b><br>Son of Late Asim Samanta<br>Executed by: Self, Date of Execution: 27/05/2022<br>, Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office | <b>Photo</b><br><br>27/05/2022   | <b>Finger Print</b><br><br>LTI<br>27/05/2022   | <b>Signature</b><br><br>27/05/2022   |
| B.B. Bagan, Aswini Dutta Road, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BOxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office |                                                                                                                                                                                                                      |                                                                                                                   |                                                                                                                                  |                                                                                                                         |
| 2                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Name</b><br><b>Mr Anup Samanta</b><br>Son of Late Asim Samanta<br>Executed by: Self, Date of Execution: 27/05/2022<br>, Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office                          | <b>Photo</b><br><br>27/05/2022  | <b>Finger Print</b><br><br>LTI<br>27/05/2022  | <b>Signature</b><br><br>27/05/2022  |
| B.B. Bagan, Aswini Dutta Road, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CTxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office  |                                                                                                                                                                                                                      |                                                                                                                   |                                                                                                                                  |                                                                                                                         |
| 3                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Name</b><br><b>Mr TAPAS Samanta</b><br>Son of Late Asim Samanta<br>Executed by: Self, Date of Execution: 27/05/2022<br>, Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office                         | <b>Photo</b><br><br>27/05/2022 | <b>Finger Print</b><br><br>LTI<br>27/05/2022 | <b>Signature</b><br><br>27/05/2022 |
| B.B. Bagan, Aswini Dutta Road, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ilxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office |                                                                                                                                                                                                                      |                                                                                                                   |                                                                                                                                  |                                                                                                                         |

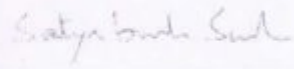
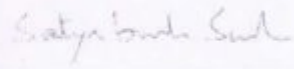
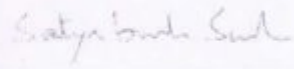
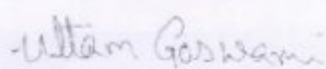
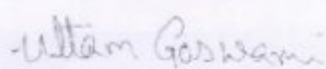
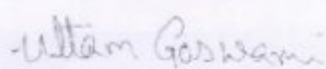
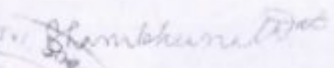
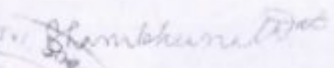
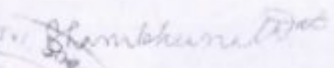
Sub Registrar, South Court, 2022

| Name                                                                                                                                                                                                                                                                                                                                                                                                                           | Photo                                                                                             | Finger Print                                                                                              | Signature                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <b>Smt BELA CHATTERJEE</b><br>Wife of Mr Shovon Kumar Chatterjee<br>Executed by: Self, Date of Execution: 27/05/2022<br>, Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office                                                                                                                                                                                                                                     | <br>27/05/2022   | <br>LTI<br>27/05/2022    | Bela Chatterjee<br><br>27/05/2022                                                                   |
| Madhya Panshila, R.N. Avenue Bye Lane, City:- Panihati, P.O:- Pansila, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700112 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AVxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022<br>, Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office |                                                                                                   |                                                                                                           |                                                                                                     |
| <b>Mr AMITAVA SAMANTA</b><br>Son of Late Dilip Kumar Samanta<br>Executed by: Self, Date of Execution: 27/05/2022<br>, Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office                                                                                                                                                                                                                                         | <br>27/05/2022  | <br>LTI<br>27/05/2022   | <br>27/05/2022  |
| 1/2, Purbachal North, Nibedita Road, City:- , P.O:- Patuli, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BCxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022<br>, Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office                    |                                                                                                   |                                                                                                           |                                                                                                     |
| <b>Smt Poulami Samanta</b><br>Daughter of Late Dilip Kumar Samanta<br>Executed by: Self, Date of Execution: 27/05/2022<br>, Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office                                                                                                                                                                                                                                   | <br>27/05/2022 | <br>LTI<br>27/05/2022 | <br>27/05/2022 |
| 208, Ananda Pally, Jadavpur, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DIxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022<br>, Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office                   |                                                                                                   |                                                                                                           |                                                                                                     |

#### Developer Details :

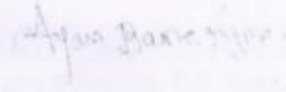
| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>RELIABLE CONSTRUCTION</b><br>7, B.T. Road, Swadeshamore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700112 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AAxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022<br>, Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office |

Representative Details :

| 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 SATYABRATA SINHA</b><br/> Son of Late Shyam Mohan Sinha<br/> Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office </td> <td> <br/> May 27 2022 12:38PM </td> <td> <br/> LTI<br/> 27/05/2022 </td> <td> <br/> 27/05/2022 </td> </tr> </tbody> </table> <p>Building "DINANTA", 7, B.T. Road, Swadeshi More, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)</p> | Name                                                                                                      | Photo                                                                                               | Finger Print | Signature | <b>Mr SATYABRATA SINHA</b><br>Son of Late Shyam Mohan Sinha<br>Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office   | <br>May 27 2022 12:38PM   | <br>LTI<br>27/05/2022   | <br>27/05/2022   |
| Name                                                                                                                                                                                         | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Finger Print                                                                                              | Signature                                                                                           |              |           |                                                                                                                                                                                              |                                                                                                            |                                                                                                           |                                                                                                     |
| <b>Mr SATYABRATA SINHA</b><br>Son of Late Shyam Mohan Sinha<br>Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office   | <br>May 27 2022 12:38PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <br>LTI<br>27/05/2022   | <br>27/05/2022   |              |           |                                                                                                                                                                                              |                                                                                                            |                                                                                                           |                                                                                                     |
| 2                                                                                                                                                                                            | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr UTTAM GOSWAMI</b><br/> Son of Late Gouranga Goswami<br/> Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office </td> <td> <br/> May 27 2022 12:38PM </td> <td> <br/> LTI<br/> 27/05/2022 </td> <td> <br/> 27/05/2022 </td> </tr> </tbody> </table> <p>Gouranga Nagar, City:- Panihati, P.O:- Natagarh, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)</p>                                      | Name                                                                                                      | Photo                                                                                               | Finger Print | Signature | <b>Mr UTTAM GOSWAMI</b><br>Son of Late Gouranga Goswami<br>Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office       | <br>May 27 2022 12:38PM  | <br>LTI<br>27/05/2022  | <br>27/05/2022  |
| Name                                                                                                                                                                                         | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Finger Print                                                                                              | Signature                                                                                           |              |           |                                                                                                                                                                                              |                                                                                                            |                                                                                                           |                                                                                                     |
| <b>Mr UTTAM GOSWAMI</b><br>Son of Late Gouranga Goswami<br>Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office       | <br>May 27 2022 12:38PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <br>LTI<br>27/05/2022  | <br>27/05/2022  |              |           |                                                                                                                                                                                              |                                                                                                            |                                                                                                           |                                                                                                     |
| 3                                                                                                                                                                                            | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SUJAY DAS</b><br/> Son of Late Shib Chandra Das<br/> Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office </td> <td> <br/> May 27 2022 12:39PM </td> <td> <br/> LTI<br/> 27/05/2022 </td> <td> <br/> 27/05/2022 </td> </tr> </tbody> </table> <p>4 No. Deshbandhu Nagar, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)</p>                             | Name                                                                                                      | Photo                                                                                               | Finger Print | Signature | <b>Mr SUJAY DAS</b><br>Son of Late Shib Chandra Das<br>Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office           | <br>May 27 2022 12:39PM | <br>LTI<br>27/05/2022 | <br>27/05/2022 |
| Name                                                                                                                                                                                         | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Finger Print                                                                                              | Signature                                                                                           |              |           |                                                                                                                                                                                              |                                                                                                            |                                                                                                           |                                                                                                     |
| <b>Mr SUJAY DAS</b><br>Son of Late Shib Chandra Das<br>Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office           | <br>May 27 2022 12:39PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <br>LTI<br>27/05/2022 | <br>27/05/2022 |              |           |                                                                                                                                                                                              |                                                                                                            |                                                                                                           |                                                                                                     |
| 4                                                                                                                                                                                            | <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 SHAMBHU NATH DAS</b><br/> Son of Late Narayan Chandra Das<br/> Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office </td> <td> <br/> May 27 2022 12:39PM </td> <td> <br/> LTI<br/> 27/05/2022 </td> <td> <br/> 27/05/2022 </td> </tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                                      | Name                                                                                                      | Photo                                                                                               | Finger Print | Signature | <b>Mr SHAMBHU NATH DAS</b><br>Son of Late Narayan Chandra Das<br>Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office | <br>May 27 2022 12:39PM | <br>LTI<br>27/05/2022 | <br>27/05/2022 |
| Name                                                                                                                                                                                         | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Finger Print                                                                                              | Signature                                                                                           |              |           |                                                                                                                                                                                              |                                                                                                            |                                                                                                           |                                                                                                     |
| <b>Mr SHAMBHU NATH DAS</b><br>Son of Late Narayan Chandra Das<br>Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office | <br>May 27 2022 12:39PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <br>LTI<br>27/05/2022 | <br>27/05/2022 |              |           |                                                                                                                                                                                              |                                                                                                            |                                                                                                           |                                                                                                     |

Asadhar Tarafdar Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)

#### Identifier Details :

| Name                                                                                                                                                                                                       | Photo                                                                             | Finger Print                                                                       | Signature                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Mr Ayan Banerjee</b><br>Son of Mr Swapan Banerjee<br>Barrackpore Court, City:- Barrackpore,<br>P.O:- Barrackpore, P.S:-Barrackpore,<br>District:-North 24-Parganas, West Bengal,<br>India, PIN:- 700120 |  |  |  |
|                                                                                                                                                                                                            | 27/05/2022                                                                        | 27/05/2022                                                                         | 27/05/2022                                                                          |

Identifier Of Mr Ashok Samanta, Mr Anup Samanta, Mr TAPAS Samanta, Smt BELA CHATTERJEE, Mr AMITAVA SAMANTA, Smt Poulami Samanta, Mr SATYABRATA SINHA, Mr UTTAM GOSWAMI, Mr SUJAY DAS, Mr SHAMBH NATH DAS

#### Transfer of property for L1

| Sl.No | From                | To. with area (Name-Area)          |
|-------|---------------------|------------------------------------|
| 1     | Mr Ashok Samanta    | RELIABLE CONSTRUCTION-0.902917 Dec |
| 2     | Mr Anup Samanta     | RELIABLE CONSTRUCTION-0.902917 Dec |
| 3     | Mr TAPAS Samanta    | RELIABLE CONSTRUCTION-0.902917 Dec |
| 4     | Smt BELA CHATTERJEE | RELIABLE CONSTRUCTION-0.902917 Dec |
| 5     | Mr AMITAVA SAMANTA  | RELIABLE CONSTRUCTION-0.902917 Dec |
| 6     | Smt Poulami Samanta | RELIABLE CONSTRUCTION-0.902917 Dec |

#### Transfer of property for S1

| Sl.No | From                | To. with area (Name-Area)                |
|-------|---------------------|------------------------------------------|
| 1     | Mr Ashok Samanta    | RELIABLE CONSTRUCTION-119.00000000 Sq Ft |
| 2     | Mr Anup Samanta     | RELIABLE CONSTRUCTION-119.00000000 Sq Ft |
| 3     | Mr TAPAS Samanta    | RELIABLE CONSTRUCTION-119.00000000 Sq Ft |
| 4     | Smt BELA CHATTERJEE | RELIABLE CONSTRUCTION-119.00000000 Sq Ft |
| 5     | Mr AMITAVA SAMANTA  | RELIABLE CONSTRUCTION-119.00000000 Sq Ft |
| 6     | Smt Poulami Samanta | RELIABLE CONSTRUCTION-119.00000000 Sq Ft |

#### Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Ashwini Datta Road (Panihati Municipality), Mouza: Panihati, Ward No: 10, Holding No:25 JI No: 10, Touzi No: 155 Pin Code : 700114

| Sch No | Plot & Khatian Number                   | Details Of Land                                                                    | Owner name in English as Selected by Applicant    |
|--------|-----------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------|
| 1      | LR Plot No:- 3523, LR Khatian No:- 4045 | Owner: সানী সামন্ত, Gurdian: অমীত<br>Classification: ...<br>Area: 0.00000000 Acra. | Seller is not the recorded Owner as per Applicant |

**Endorsement For Deed Number : I - 152404684 / 2022**

**On 27-05-2022**

**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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:26 hrs on 27-05-2022, at the Office of the A.D.S.R. SODEPUR by Mr Ashok Samanta, 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 53.57,700/-

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

Execution is admitted on 27/05/2022 by 1. Mr Ashok Samanta, Son of Late Asim Samanta, B.B. Bagan, Aswini Dutta Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Business, 2. Mr Anup Samanta, Son of Late Asim Samanta, B.B. Bagan, Aswini Dutta Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Service, 3. Mr TAPAS Samanta, Son of Late Asim Samanta, B.B. Bagan, Aswini Dutta Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Business, 4. Smt BELA CHATTERJEE, Wife of Mr Shovon Kumar Chatterjee, Madhya Panshila, R.N. Avenue Bye Lane, P.O: Pansila, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession House wife, 5. AMITAVA SAMANTA, Son of Late Dilip Kumar Samanta, 1/2, Purbachal North, Nibedita Road, P.O: Patuli, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service, 6. Smt Poulami Samanta, Daughter of Late Dilip Kumar Samanta, 208, Ananda Pally, Jadavpur, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife  
Indetified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-05-2022 by Mr SUJAY DAS, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Indetified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 27-05-2022 by Mr SHAMBHU NATH DAS, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Indetified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 27-05-2022 by Mr SATYABRATA SINHA, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Indetified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 27-05-2022 by Mr UTTAM GOSWAMI, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Indetified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 26/05/2022 9:57PM with Govt. Ref. No: 192022230036006221 on 26-05-2022, Amount Rs: 21/-, Bank: AXIS Bank ( UTIB00000005), Ref. No. 323511332 on 26-05-2022, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,920/-

#### Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 16540, Amount: Rs.100/-, Date of Purchase: 21/05/2022, Vendor name: RANA SUR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 26/05/2022 9:57PM with Govt. Ref. No: 192022230036006221 on 26-05-2022, Amount Rs: 6,920/-, Bank: AXIS Bank ( UTIB00000005), Ref. No. 323511332 on 26-05-2022, Head of Account 0030-02-103-003-02



Sumanta Chakraborty

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

North 24-Parganas, West Bengal

Sumanta Chakraborty 2022/05/30 12:13:00 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

North 24-Parganas

icate of Registration under section 60 and Rule 69.  
gistered in Book - I  
Volume number 1524-2022, Page from 174864 to 174909  
being No 152404684 for the year 2022.



Digitally signed by SUMANTA  
CHAKRABORTY  
Date: 2022.05.30 12:13:05 +05:30  
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/05/30 12:13:05 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.

M/s. RELIABLE CONSTRUCTION  
*Satya bmt Sm*  
Partner