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Additional Registrar of
Assurances-IV, Kolkata

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

Additional Registrar of
Assurances-IV, Kolkata

REGISTERED AGREEMENT FOR DEVELOPMENT

27 JAN 2025

1. Date : 27/01/2025
2. Place : Kolkata
3. Parties :
 - 3.1 1) SRI BIKAS KUMAR MAJUMDAR (PAN- AKSPM3199G, AADHAAR No.2230 9567 7326), son of Late Benoy Sekhar Majumder, by occupation- Pensioner, residing at 894, Lake Town, 5th Floor, Block-A, P.O. Lake Town, P.S. Laketown, Dist: (N) 24-Parganas, Kolkata-700 089, 2) SRI ASHOK KUMAR CHAKRABARTY (PAN- AICPC8125E, AADHAAR No.2286 7140 7408), son of Late Amarendra Nath Chakrabarty, by occupation- Business, residing

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Sl. No.....Date.....
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Add.....
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27 JAN 2025

24 JAN 2025

Midhi Saha.
7, D.C. Banerjee St
Kolkata

[Signature]

SOUNITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



[Signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
27 JAN 2025

at Palpara-West, P.O. Chakdah, P.S. Chakdah, Dist: Nadia, West Bengal, Pin-741 222, all are by Faith- Hindu, by nationality- Indian, hereinafter referred to and called as the "**LANDOWNERS**" (which term or expression shall unless, otherwise excluded by or repugnant to the context or subject be deemed to mean and include all their legal heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

- 3.2 **SMT. NIDHI SAHA** (PAN No. **FGDPS2772F**, AADHAAR No. **3367 2889 7782**), wife of Sri Sayak Saha, residing at **7, Durga Charan Banerjee Street, P.O. Hatkhola P.S. Shyampukur, Kolkata- 700005**, having her Registered Office at **7, Durga Charan Banerjee Street, P.O. Hatkhola P.S. Shyampukur, Kolkata- 700005**, by occupation- Business, by Faith- Hindu, by nationality- Indian, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators and legal representatives) of the **OTHER PART**.

Landowner and the Developer are collectively as Parties and individually as Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-

4. Subject Matter of Development :
- 4.1 Development Project & Appurtenances :-
- 4.1.1 **Project Property** : ALL THAT piece and parcel of bastu land by admeasuring an area of **(4) Four Cottahs (3) Three Chittacks (29) Twenty Nine Sq.ft.** be the same more or less lying and situated at **P-105/2, Bangur Avenue, Block-D, P.S. Laketown, Kolkata- 700 055**, Ward No. 29, within limits of South Dum Dum Municipality, Present Holding No.709, Previous Holding No.415, more fully described in the First Schedule Property hereinafter written.
5. **Background, Representations, Warranties and Covenants :**
- 5.1 **Representations and Warranties Regarding Title** : The Landowner has made the following representation and given the following warranty to the Developer regarding title.
- A. **WHEREAS** through a Deed of Indenture dated **8th day of July, 1985**, registered in the office of Addl. District Sub Registrar Bidhannagar (Salt Lake City), under The District Registrar of Barasat, North 24 Parganas, in Book No. I, Volume No. 96F, pages 83 to 98, Being No. 5098, for the year 1985, one Bibhas Kumar Majumder, son of Late Benoy Sekhar Majumder, of P-254, Bangur Avenue, Block-B, P.S. Laketown, Kolkata- 700 055, purchased on consideration the piece or parcel of land containing by measurement **(4) Four Cottahs (3) Three Chittacks (29)**

Twenty Nine Sq.ft. more or less, alongwith dilapidated pucca godown with asbestos shed, being Premises No. **P-105/2, Bangur Avenue, Block-D, P.S. Laketown, Kolkata- 700 055**, within South Dum Dum Municipality, Ward no. 29, Present Holding No.709, Previous Holding No.415, A.D.S.R. office at Bidhannagar, Saltlake City, in the Dist. North 24 Parganas, Comprised in Present Mouza Shyamnagar, Previous Mouza Krishnapur, J.L. 32/20, R.S. No. 180, Touzi No 228 & 229, being Plot of C.S. Dag No. 1327, C.S. Khatian No 88, R.S. Khatian No. 326(1), R.S. Dag No. 467, of 24 Parganas Collectorate at Alipore, together all yards, areas, ways, passages, drains, sewers, water, water- courses, right, light, liberties, priviledges, easements and appendages whatsoever to the said land hereditaments and premises and all the estate, right, title, interest, claim and demand whatsoever from the Vendor **AMALGAMATED DEVELOPMENT LIMITED**, company within the meaning of the Companies Act, 1956, having its registered office at 5, Deshpran Sashmal Road, P.S. Tollygunge, Calcutta- 700 033.

- B. **AND WHEREAS** the said Bibhas Kumar Majumder for his better use built and erect a two storied brick built building on the said land and muted his name vide Assessee No. 1202901518719, ward no. 29, Holding No. 709, within the limits of South Dum Dum Municipality.
- C. **AND WHEREAS** the said Bibhas Kumar Majumder died intestate on 27/05/2011 as Bachelor and accordingly his entire share in the aforesaid property devolved upon his mother namely Protiva Majumder according to law of inheritance.
- D. **AND WHEREAS** said Protiva Majumder died intestate on 04/10/2011 leaving behind her only leaving son Sri Bikas Kumar Majumder and daughter Smt. Bithi Chakraborty as her Legal heirs and representatives according to law of inheritance and her husband Benoy Sekhar Majumder was predeceased her, i.e. before the death of said Protiva Majumder.
- E. **AND WHEREAS** after death of said Protiva Majumder, 1) Sri Bikas Kumar Majumder and 2) Smt. Bithi Chakraborty who jointly became the undivided owners (i.e. 50% each) of the aforesaid premises being Municipal Premises No. **P-105/2, Bangur Avenue, Block-D, P.S. Laketown, Kolkata- 700 055**, which is morefully and particularly described in the First Schedule below without any encumbrances whatsoever.
- F. **AND WHEREAS** said Bithi Chakraborty died intestate on 06/05/2021 leaving behind her only living son Sri Ashok Kumar Chakraborty as her Legal heir and representatives according to law of inheritance of aforesaid property which is morefully and particularly described in the First Schedule below.
- G. **AND WHWREAS** by way of inheritance said 1) Sri Bikas Kumar Majumder and 2) Sri Ashok Kumar Chakraborty the aforesaid landowner herein became the absolute owner (i.e. 50% each) and absolutely hold, possessed of the said property and is fully entitled to deal with the same in any manner whatsoever being

the Premises No. **P-105/2, Bangur Avenue, Block-D, P.S. Laketown, Kolkata- 700 055**, which is totally free from all encumbrance and morefully described in the First Schedule hereinunder written.

- J. **AND WHEREAS** said 1) Sri Bikas Kumar Majumder and 2) Sri Ashok Chakroborty have duly mutated their name being Assessee No. 1202901518719, and paying taxes for the said premises being No. **P-105/2, Bangur Avenue, Block-D, P.S. Laketown, Kolkata- 700 055**, ward no.- 29, within the limits of South Dum Dum Municipality.
6. **Desire of Development of the land & Acceptance** : The 1) Sri Bikas Kumar Majumder and 2) Sri Ashok Kumar Chakroborty landowner herein express their desire to develop the aforesaid plot of land/ property by constructing Multi storied building thereon and the Developer accepted the said proposal and the land owners have decided to enter into the this Registered Agreement for Development by the Developer herein for the land mentioned above and explicitly mentioned in the First Schedule hereunder written being the premises No.**P-105/2, Bangur Avenue, Block-D, P.S. Laketown, Kolkata- 700 055**.
7. **Registered General Power of Attorney** : For the smooth running of the said project the said land owner agreed to execute a Registered Development Power of Attorney by which the landowners herein has appointed and nominated **SMT. NIDHI SAHA** (PAN No. **FGDPS2772F**, AADHAAR No. **3367 2889 7782**), wife of Sri Sayak Saha, residing at **7, Durga Charan Banerjee Street, P.O. Hatkhola P.S. Shyampukur, Kolkata- 700005**, having her Registered Office at **7, Durga Charan Banerjee Street, P.O. Hatkhola P.S. Shyampukur, Kolkata- 700005**, the Developer herein as their Constituted Attorney, to act on behalf of the landowners.
8. **DEFINITION** :
- 8.1 Building : Shall mean multistoried building so to be constructed on the Project Property.
- 8.2 Common Facilities & Amenities : Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, roof, lift and lift areas and other facilities, which are required for enjoyment, maintenance or management of the said building by all occupiers of the building to enjoy as common user thereof.
- 8.3 Saleable Space : Shall mean the space within the building, which is to be available as an unit/flat, car parking Space, commercial space for independent use and occupation in respect of Owners' Allocation and Developer's Allocation as mentioned in this Agreement.

- 8.4 Landowner's Allocation : Shall mean the allocation against the project by the owner, more fully described in Second Schedule hereunder written.
- 8.5 Developer's Allocation : Shall mean all the remaining area of the proposed multi storied building excluding Landowner's Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is more fully described in Third Schedule written herein below.
- 8.6 Architect/Engineer : Shall mean such person or persons being appointed by the Developer.
- 8.7 Transfer : With its grammatical variation shall include transfer by title and/or by possession and by any other means adopted for effecting as a transfer of space in the said building to intending purchaser/s thereof.
- 8.8 Building Plan : Shall mean such plan or revised/regularized sanctioned plan for the construction of the multi storied building, which will be sanctioned by South Dum Dum Municipality in the name of the Landowners for construction of the building, including its modification and amenities and alterations.
- 8.9 Carpet Area : shall mean actual area for use of an apartment/ tenements/ flat at any floor level, excluding the area of external walls, balcony or verandah and structural members.
- 8.10 Covered Area : shall mean the horizontal area of an apartment/ tenements/ flat at any floor level, i.e. the actual area of Covered area is the carpet area plus the thickness of the external wall and thereof including area of balcony or verandah and columns therein PROVIDED THAT if any wall or column be common between two units then one half of the area under such wall or column shall be included in the area of each such unit/flat and the balcony area.
- 8.11 Built-Up Area : shall mean the Covered area of the concerned unit plus proportionate area of Stair, Lift, and Lobby from ground floor to roof etc.

9. **LANDOWNER'S RIGHT & REPRESENTATION :**

- 9.1 Indemnification regarding possession & Delivery : The Landowners are now seized and possessed of and/or otherwise well and sufficiently entitled to the project property as it is condition and to deliver physical as well as identical possession to the Developer to develop the first schedule property.
- 9.2 Free From Encumbrance : The owner also indemnify that the project property is free from all encumbrances and the Landowner has marketable title in respect of the said premises.

10. **DEVELOPER/PROMOTER'S RIGHTS :**

- 10.1 Authority of Developer : The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons

or enter into any contract or agreement or borrow money or take any advance against developer's allocation or acquired right under these agreement.

- 10.2 Right of Construction : The Landowner hereby grant permission an exclusive rights to the Developer to build new building upon the project property.
- 10.3 Construction Cost : The Developer shall bear the total construction work of the proposed multistoried building at its own costs and expenses. No liability on account of construction cost will be charged from Owner's Allocation.
- 10.4 Sale proceeds of Developer's Allocation : The Developer will take the sale proceeds of Developer's Allocation exclusively.
- 10.5 Booking and Agreement for Sale : Booking from intending purchaser/s for Developer's Allocation will be taken by the Developer and the Agreement with the intending purchasers will be signed by the Developer and for and on behalf of the landowner as a Registered Power of Attorney Holder. All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and with right to issue money receipts in its own name but without creating any liability on the owner.
- 10.6 Selling Rates : The selling rate of the Developer's Allocation will be fixed by the Developer only without any permission or consultation with the Landowner.
- 10.7 Profit & Loss : The Profit & Loss which will be earned from the project be entirely received or borne by the Developer and no amount will be adjusted from the Owners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.
- 10.8 Possession to the Owner : On completion of the project, the Developer will handover peaceful vacant possession of the Owners' Allocation TOGETHER WITH all rights of the common facilities and amenities to the Owner with Possession Letter prior to handing over possession regarding developers allocation in the building.
- 10.9 Possession to the intending Purchaser : On completion of the project, the Developer will handover possession from her own allocation to the intending purchaser/s, possession letters will be signed by the Developer and also as the representatives and Power of Attorney holder of the Landowner.
- 10.10 Deed of Conveyance : The Deed of Conveyance from Developers allocation will be signed by the Developer and on behalf of and as representative and registered Power of Attorney Holder of the Landowner.

11. CONSIDERATION

- 11.1 Permission against Consideration : The Landowner grant permission to construct the proposed building in consideration of Owner's Allocation to the Developer and

the consideration for construction of the owner's allocation, shall be the price of the proportionate share of the land of the developer's allocation.

12. **DEALING OF SPACE IN THE BUILDING :**

- 12.1 Exclusive Power of Dealings of Landowner : The Landowner shall be entitled to transfer or otherwise deal with Owner's Allocation in the building and the Developer shall not in anyway interfere with or disturb the quiet and peaceful possession of the Owner's' Allocation.
- 12.2 Exclusive Power of Dealings of Developer : The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowner and the Landowner shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

13. **DEVELOPER'S POWER AND PROCEDURE**

- 13.1 To Sign, appear and represent before the authorities of South Dum Dum Municipality, W.B.S.E.B. under the Town and Country Planning Act, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of a new building and do all needful as per the terms and conditions mentioned in this present Agreement for Development and for Registration of Flats, Shops, Garage spaces of Developer's Allocation.
- 13.2 To Sign and apply obtain, electricity, Fire Services, Gas, Water, Sewerage orders and permission from the necessary authorities as to expedient for sanction, modification and/or alteration of the Development, plans and also to submit and take delivery titles deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architect and other agents and Sub-Contractor for the aforesaid purpose as the said attorney may think fit and proper.
- 13.3 To defend possession, manage and maintain the said premises including the building to be constructed thereon.
- 13.4 To sign, verify and file application, forms, building plans and revised building plans for sanction of the Multi storied building, documents and papers in respect of the said premises before South Dum Dum Municipality on or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of a building over and above the said premises and also to execute Deed of Amalgamation with other neighbour plot of land.

- 13.5 To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said premises and building on behalf of the owners and in the name of the Owner as and when the same will become due and payable.
- 13.6 To enter into any Agreement for Sale, Memorandum of understanding, Deed of Conveyance and/or any other instrument and document in respect of flat/s, unit/s and/or car parking spaces within Developer's Allocation in the said new building in favour of the intending purchaser/s except the area to be retained by the owners in terms of the Agreement for Development. To take finance/loan in the name of the Attorney and/or any nominated purchaser of the attorney from any financial concern by depositing and mortgaging Flat/Flats/Shops from Developer's Allocation and to sign in the papers and documents for the said purpose.
- 13.7 To receive the consideration money in cash or by cheque/draft or any other mode in the name of the and in favour of the Developer from the intending purchaser or purchasers for sale or booking of flat/s or units or car parking spaces, commercial spaces and shall grant, receipts thereof and to give full discharge to the purchaser/s for Developer's Allocation.
- 13.8 To sign and execute necessary Deeds of Conveyance in favour of the intending purchasers for flats, shops car parking spaces, commercial spaces, within the Developer's Allocation also by putting signature on behalf of the owner and also to receive full and final consideration of the Flats, shops, Garages and car Parking spaces, commercial spaces within the Developer's Allocation and giving discharge to the intending purchasers by issuing money receipts in the name of the attorney.
- 13.9 To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, documents and other such papers as per the terms and conditions agreed upon by both the parties in the this present agreement and also required by law as may be necessary for the purpose for sale of the Flats/units, car parking spaces, commercial spaces in the said building over and above the said premises for Developer's Allocation.
- 13.10 To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof, with a right to appoint Advocate or Advocates as and when necessary.
- 13.11 To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vokatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in any way connected therewith.
- 13.12 That Developer and Attorney shall have right to do all act and necessary steps before the proper Registering Officer according to the condition mentioned in this present Agreement for Development.

- 13.13 For all or any of the purposes hereinbefore stated and to sign and appear and represent the owner before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the present Agreement for Development.

The attorney will do the all act, deed and things for the purpose of and regarding development of the land mentioned in the Schedule of the present Agreement for Development.

14. **NEW BUILDING**

- 14.1 Completion of Project : The Developer shall at its own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.
- 14.2 Installation of Common Amenities : The Developer shall install and erect in the building at Developer's own cost and expenses installation of Lift, pump, water connection, storage tank, overhead reservoir, electrification, permanent electric connection from the W.B.S.E.B. and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of Flats therein on ownership basis and as mutually agreed upon.
- 14.3 Architect Fees etc. : All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowner shall bear no responsibility in this context.
- 14.4 Municipal Taxes & Other Taxes of the Property : The Landowner shall pay and clear up all the arrears on account of Municipality Taxes and outgoing of the said property upto the date of handover the vacant possession of the first schedule property. And after that the Developer will pay the same till the date of completion of the construction and or date of delivery of owner's allocation and from date thereof the proportionate share of the municipal taxes and other taxes and outgoing payable for the owner's allocation as well as maintenance charges shall be borne in proportionate of area of Developer and area of Landowner, by the Developer and/or its nominees and the Landowner and/or their nominee/nominees respectively.
- 14.5 Upkeep Repair and Maintenance : Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

15. **PROCEDURE OF DELIVERY OF POSSESSION TO OWNERS :**

- 15.1 Delivery of Possession : As soon as the building will be completed, the Developer shall give written notice to the Landowners at the address herein mentioned requiring the Landowners to take possession of the Owners' Allocation in the new building and certificate of the Architect/ L.B.S. or the South Dum Dum Municipality being provided to that effect which are required to be obtained statutorily with Completion Certificate from the Municipality. It is made clear herein that parties herein should intimate if there be any change of address later or, in writing.
- 15.2 Payment of Municipal Taxes : From the receive possession of Owner's Allocation and at all times there after the Landowner shall be exclusively responsible for payment of the proportionate share all South Dum Dum Municipality and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Owner's Allocation only.
- 15.3 Share of Common Expenses & Amenities : As and from the date of delivery of possession to be received, the Landowner shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the service charges for the common facilities in the new building payable in respect of the Owners' Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanctioned and maintenance occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

16. **COMMON RESTRICTION :**

- 16.1 Restriction of Owner and Developer in common : The Owners' Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :
- a) Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
 - b) Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.

- c) Neither party shall transfer or permit to transfer of their respective allocation or any portion unless such party shall have observed and performed all the condition on their respective part to be observed and / or performed the proposed transfer shall have given written undertaking to the terms and conditions hereof and of these presents and further that such transfer shall pay all and whatsoever shall be payable in relation to the area in their possession.
- d) Both the parties shall abide by all laws, bye-laws rules and regulations of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviations, violations and/or breach of any of the said laws by laws and regulations.
- e) The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.
- f) No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- g) Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.
- h) The landowner shall permit the Developer and its/their servants and agents with or without workman and other at all responsible times to enter into and upon their Owner's Allocation and every part thereof for the purpose of maintenance of repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

17. **OWNER'S OBLIGATION :**

17.1 No Interference :

- a) The Landowner hereby agrees and covenant with the Developer;
- b) Not to cause any interference or hindrance in the construction of the building by the Developer subject to complying of regulation is laid down by the South Dum Dum Municipality.
- c) Not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building.

- d) Not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer till the completion of the construction work and handing over of the possession of the owners allocation.

18. **DEVELOPERS' OBLIGATIONS :**

- 18.1 Time Schedule of Handing Over Owners' Allocation: The Developer hereby agree and covenant with the Landowner to handover Owner's Allocation in habitable condition within 24 (Twenty Four) months from the date of Sanction Plan. The Developer also empower by the Landowners a grace period of 6 (Six) months more to deliver to Owner's Allocation.
- 18.2 No Violation : The Developer hereby agree and covenant with the Landowner not to violate or contravenes any of the provisions of rules applicable to construction of the said building and also Not to do any act, deed or thing, whereby the Landowners are prevented from enjoying, selling, assigning and/or disposing of any Owner's Allocation in the building at the said premises vice versa.

19. **OWNERS' INDEMNITY**

- 19.1. The owner hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbance provided the developer perform and fulfill the terms and conditions herein contained and/or its part to be observed and performed.
- 19.2. The owner hereby undertakes that after signing of this agreement, they shall handover the Xerox copy of the title deed and any other documents regarding the status and identity of the owner and shall positively show/produce the original deeds and documents as and when required by the developer and also give Declaration, if any, to that effect.
- 19.3. At the time of receiving the land owners' allocation, the land owner shall hand over the all original deeds and documents to the developer.

20. **DEVELOPERS' INDEMNITY**

- 20.1 The Developer hereby undertake to keep the owner indemnified against all third party claim and action arising out of the any sorts of act or occupation commission of the developer in relation to the construction of the said building and even from the claims of third party, including banks and financial institution, if any.
- 20.2 Against all actions, suits, costs, proceedings and claims that may arise out of the Developer's Actions with regard to the development of the said premises and/or for any defect therein.

21. **MISCELLANEOUS :**

- 21.1 It is understood that from time to time to facilitate the construction of the said building by the developer various act, deeds, matters and things not hereby

- specified may be required to be done by the developer for which the developer may need the authority of the owner for various applications and other documents may be required to be signed or made by the owner related to which specific provisions may not have been mentioned herein. The owner hereby undertakes to do all such acts, deeds, matters and things and when required and the owner shall execute any such additional power of attorney or authorization as may be required by the developer for any such purposes and the owner also undertakes to sign and execute all such additional application and other documents as the case may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the owner's and / or against the spirit of these presents.
- 21.2 The owner shall not be liable for any income tax, wealth tax or any other taxes in respect of the developer's allocation and the developer shall be liable to make payment of the same and keep the owners indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.
- 21.3 Process of Issuing Notice: Any notice required to be given by the developer to the owner shall without prejudice to any other mode of service available be deemed to have been served on the owner if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the developer by the owner if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the developer.
- 21.4 Formation of Association : After the completion of the said building and receiving peaceful possession of the allocation, the Landowner hereby agrees to abide by all the rules and regulations to be framed by any society/ Association/ holding organization and/or any other organization, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.
- 21.5 Name of the Building : The name of the building shall be given by the Developer in due course.
- 21.6 Right to borrow fund : The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability to the Landowner or effecting her estate and interest in the said premises it being expressly agreed and understood that in no event the Landowner nor any of their estate shall be responsible and/or be made liable for payment of any dues to such bank or banks and the Developer shall keep the Landowner indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
- 21.7 Documentation : The Landowner delivered all the Xerox title Deeds relating to the said premises to the Developer at the time of signing of this Agreement.
- 21.8 Supplementary Agreement : That if in this Agreement for Development it is found, any omission and commission, any word or clause, any terms & condition, in that case land owner shall make a further additional supplementary agreement by strength of this agreement for development by the mutual consent of both the parties.

22. **FORCE MAJEURE :**

- 22.1. The parties shall not be considered to be liable for any obligations hereunder to the extend that performance of relating obligations prevented by the existence of the force majeure and shall be suspended for the obligation during the duration of the force majeure.
- 22.2. FORCE MAJEURE shall mean flood, earthquake, riot, war, storm, tempest, civil common strike and / or any other act of commission beyond the control of the parties hereto.

23. **JURISDICTION :**

The Court at Kolkata alone shall have the jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Bastu land measuring a total area of **(4) Four Cottahs (3) Three Chittacks (29) Twenty Nine Sq.ft.** (more or less) alongwith two storied old brick built Building, with Cemented Flooring, thereon measuring covered area 3600 Sq.ft. (Three Thousand Six Hundred) Sq.ft. (more or less) be the same little more or less being Premises No. **P-105/2, Bangur Avenue, Block-D, P.S. Laketown, P.O. Bangur Avenue, Kolkata-700 055**, A.D.S.R. office at Bidhannagar, Saltlake City, in the Dist. North 24 Parganas, Present Holding No.709, Previous Holding No.415, Comprised in Present Mouza Shyamnagar, Previous Mouza Krishnapur, J.L. 32/20, R.S. No. 180, Touzi No 228 & 229, being Plot of C.S. Dag No. 1327, C.S. Khatian No 88, R.S. Khatian 326(1), R.S./L.R Dag No. 467, of 24 Parganas Collectorate at Alipore, in the Dist. North 24 Parganas, being Assessee No. 1202901518719, ward No.- 29 within limits of South Dum Dum Municipality, which is butted and bounded by :-

BY NORTH : By Partly Premises P-65, Bangur Avenue and Partly Premises P-66, Bangur Avenue.

BY SOUTH : By 25' wide Bangur Avenue (Municipal Road).

BY EAST : By Premises No. P-105/1, Bangur Avenue.

BY WEST : By Premises No. P-105/3, Bangur Avenue.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Land Owner's Allocation)

LANDOWNER'S ALLOCATION : The landowner hereto in consideration of allowing the developer to develop the said premises as stated in the first schedule herein above by raising the construction of Multi storied building over and above the same will be entitled to have the allocation in the manner as follows:

THE OWNER'S ALLOCATION WILL BE ALOTTED AS FOLLOWS :

1. It is stated here that the developer will construct a multi storied building in the first Schedule land and the land owner will get the 3480 Sq.ft. built up area from the total constructed area in the proposed multistoried building as per Annexure- 'A' specification of work.

- (a) First Floor flat No. 1A and 1B from the Front Side of the said floor.
- (b) Second Floor flat No. 2A and 2B from the Front Side of the said floor

2. Cash Consideration :

Landowner will get Rs.1,00,000/- (Rupees One Lakh) only at the time of signing of This Agreement for Development, as forfeited amount.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

DEVELOPERS' ALLOCATION : Save and except the Land Owner' allocation so stated hereinabove, the remaining constructed area of the proposed multi storied building shall belong to the Developer hereof exclusively on account of Developer's Allocation together with undivided, impartible and proportionate share of land relating thereto in terms of the provisions of the present Agreement.

ANNEXTURE-'A'

DETAILS OF SPECIFICATION OF CONSTRUCTION OF BUILDINGS/FLAT/UNIT

- | | |
|-----------------------|--|
| 1. Foundation: | R.C.C Foundation with isolated footing as per approved structural as per Municipality sanction plan design and drawing with ACC/Ultratech/Ambuja cement cons (1:14:3). |
| 2. Structure: | R.C.C framed structure as per Municipality sanction plan cement cons. (1:14:4), M-20 with full course sand as per ratio. |
| 3. Roof casting: | All roof casting will be of 4 inch, thickness. |
| 4. Roof Treatment: | Roof in proper slope with water proofing compound. |
| 5. Wall: | Outside wall 8 inches and 5 inches thick and inside wall 3 inches as per drawing with no. 1 brick using (1:5),cement sand ratio (1:6) and (1:4). |
| 6. Plastering Works: | 12 mm thick plaster in 1:5 inside and outside wall and 6 mm thick plaster in ceiling by medium course sand. |
| 7. Doors and windows: | (A) Doors frames will be made of Sal wood.
(B) All inside door and main door will be single leaf flush type door of ply wood brand of any I.S.I marked.
(C) All windows will be aluminium sliding with I.S.I marked glass and duly secured by Iron grill works consistent with elevation provided. |

- (D) The balcony will also be provided with safety as per elevation upto the height of 2¹/₂ feet (two feet and half inches height).
8. Flooring: Flooring will be completed with vitrified tiles brand of any good quality I.S.I. mark.
9. Glazed Tiles: White or any colour glazed tiles with good quality I.S.I marked will be fixed in all toilet wall upto 6 ft. from finished floor and in kitchen upto 3 ft. from the cooking slab.
10. Kitchen Fittings: Cooking slab will be fitted with good quality black stone and steel sink.
11. Sanitary and plumbing: All plumbing works will be done with brand of Supreme, Tata or any good quality I.S.I. mark and Sanitary works will be done with brand of Essco or any good quality I.S.I. marked fittings.
12. Electrical Works: All lines will be concealed using modular switches brand of Finolex, Anchor, Oreva or any I.S.I marked fittings.
- a) Bed Rooms : 2 light points, 1 fan point, 1 five amp. plug point, A.C. point.
(Master)
- b) Bed Rooms : 2 light points, 1 fan point, 1 five amp. plug point.
(Others)
- c) Drawing-cum-Dining: 1 fan point , 2 light point, 1 five amp. plug point.
- d) Bath Room: 1 light point, 1 Geyser point (15Amp.) 1 five Amp. plug point.
- e) Kitchen: 1 light point, 1 Exhaust point, 1 Fifteen Amp. plug point
- 13) Finishing:
1. Inside plaster of parish finished with staircase and common areas.
 2. Outside wall finished with weather coat primer and colour.

MEMO OF CONSIDERATION

1) Received from NIDHI SAHA a sum of Rs. 1,00,000/- (Rs. One Lakh) only by Cheque No. 561747, From AXIS BANK, Hatibagan Branch, Dated 27/01/2025.

SIGNED, SEALED AND DELIVERED
By the PARTIES at Kolkata in the
Presence of:

1. Dalrum Bata
60/13C Gauri Bari Lane
Cal - 700004

2. Kaushik Alomen
S. Sarin Ganga
Temple Street
Kolkata - 700005

1. Bikas Kumar Majumdar

2. Ashok Kumar Chakrabarti
Ashok Kumar Chakrabarti

Signature of the Land Owner

Bikas Kumar Majumdar

IN WITNESS WHEREOF both the parties hereunto put their respective hands on this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the PARTIES at Kolkata in the
Presence of :

1. Dharan Bose
60/13 C Gouri Buri Lane
Kul. 700004

2. Kaushik team
D. Sonar Goumga
Temple Street
Kolkata - 700005

1. Bikas Kumar Majumdar

2. ASOK Kumar Chakraborty
ASOK Kumar Chakraborty

Signature of the Land Owners

NIDHI SAHA

Nidhi Saha
Proprietor

Signature of the Developer

DRAFTED AND PREPARED BY :

F. Saha
High cont cutalt
Enrol!:- F/2058/2010



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



270120252037513566

GRIPS Payment Detail

GRIPS Payment ID:	270120252037513566	Payment Init. Date:	27/01/2025 11:07:32
Total Amount:	81041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2227986882317	BRN Date:	27/01/2025 11:07:45
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mrs N Saha
Mobile: 9674174110

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250375135678	Directorate of Registration & Stamp Revenue	81041
Total			81041

IN WORDS: EIGHTY ONE THOUSAND FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192024250375135678

GRN Details

GRN: 192024250375135678 Payment Mode: SBI Epay
GRN Date: 27/01/2025 11:07:32 Bank/Gateway: SBIPay Payment Gateway
BRN : 2227986882317 BRN Date: 27/01/2025 11:07:45
Gateway Ref ID: IGASJNTYN6 Method: State Bank of India NB
GRIPS Payment ID: 270120252037513566 Payment Init. Date: 27/01/2025 11:07:32
Payment Status: Successful Payment Ref. No: 2000217910/5/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mrs N Saha
Address: Shyampurkur
Mobile: 9674174110
Period From (dd/mm/yyyy): 27/01/2025
Period To (dd/mm/yyyy): 27/01/2025
Payment Ref ID: 2000217910/5/2025
Dept Ref ID/DRN: 2000217910/5/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000217910/5/2025	Property Registration- Stamp duty	0030-02-103-003-02	8020
2	2000217910/5/2025	Property Registration- Registration Fees	0030-03-104-001-16	1021
			Total	81041

IN WORDS: EIGHTY ONE THOUSAND FORTY ONE ONLY.

PAID

SPECIMEN FORM FOR TEN FINGERPRINTS



Bikas Kumar Dasgupta

Little	Ring	Middle	Fore	Thumb	
	(Left Hand)				
Thumb	Fore	Middle	Ring	Little	
	(Right Hand)				



Anon Kumar Chakraborty



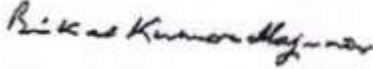


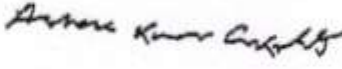
Little	Ring	Middle	Fore	Thumb	
	(Left Hand)				
Thumb	Fore	Middle	Ring	Little	
	(Right Hand)				



Nidhi Saha

Little	Ring	Middle	Fore	Thumb	
	(Left Hand)				
Thumb	Fore	Middle	Ring	Little	
	(Right Hand)				

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Bikas Kumar Majumdar Son of Late Benoy Sekhar Majumder Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office	 27/01/2025	 Captured LTI 27/01/2025	 27/01/2025
894, Lake Town, Block -A, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AKxxxxxx9g, Aadhaar No: 22xxxxxxxx7326, Status :Individual, Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri Ashok Kumar Chakrabarty Son of Late Amarendra Nath Chakrabarty Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office	 27/01/2025	 Captured LTI 27/01/2025	 27/01/2025
Palpara West, City:- Not Specified, P.O:- Chakdah, P.S:-Chakdah, District:-Nadia, West Bengal, India, PIN:- 741222 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: AIxxxxxx5E, Aadhaar No: 22xxxxxxxx7408, Status :Individual, Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Nidhi Saha (Presentant) Wife of Shri Sayak Saha Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office	 27/01/2025	 Captured LTI 27/01/2025	 27/01/2025

Major Information of the Deed

Deed No :	I-1904-01193/2025	Date of Registration	27/01/2025
Query No / Year	1904-2000217910/2025	Office where deed is registered	
Query Date	22/01/2025 1:22:43 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Biswajit Paul P-16, CIT Road, Thana : Phool Bagan, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9874673130, Status :Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4306] Other than Immovable Property, Sale [Rs : 1,00,000/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,95,43,608/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 80,020/- (Article:48(g))	Rs. 1,021/- (Article:E, A(1).)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-D, Mouza: ShyamNagar, Premises No: P-105/2, Ward No: 29 JI No: 32, Pin Code : 700055

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-467 (RS :-)	LR-326	Bastu	Bastu	4 Katha 3 Chatak 29 Sq Ft		1,69,11,108/-	Width of Approach Road: 25 Ft.
Grand Total :					6.9758Dec	0/-	169,11,108 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3600 Sq Ft.	0/-	26,32,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3600 sq ft	0/-	26,32,500 /-	

Wife of Shri Sayak Saha 7, Durga Charan Banerjee Street, City:- Kolkata, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX1 , PAN No.:: FGxxxxxx2F, Aadhaar No: 33xxxxxxxx7782, Status :Individual, Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kaushik Hossen Son of Late Sanwar Ustagar 5, Sonar Gouranga Temple Street, City:- Kolkata, P.O:- Hatkhola, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700005		 Captured	
	27/01/2025	27/01/2025	27/01/2025

Identifier Of Shri Bikas Kumar Majumdar, Shri Ashok Kumar Chakrabarty, Smt Nidhi Saha

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Bikas Kumar Majumdar	Smt Nidhi Saha-3.48792 Dec
2	Shri Ashok Kumar Chakrabarty	Smt Nidhi Saha-3.48792 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Bikas Kumar Majumdar	Smt Nidhi Saha-1800.00000000 Sq Ft
-2	Shri Ashok Kumar Chakrabarty	Smt Nidhi Saha-1800.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-D, Mouza: ShyamNagar, Premises No: P-105/2, , Ward No: 29 JI No: 32, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 467, LR Khatian No:- 326		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190401193 / 2025

On 27-01-2025

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

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

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

Presented for registration at 12:05 hrs on 27-01-2025, at the Office of the A.R.A. - IV KOLKATA by Smt Nidhi Saha, Claimant.

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 1,95,43,608/-

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

Execution is admitted on 27/01/2025 by 1. Shri Bikas Kumar Majumdar, Son of Late Benoy Sekhar Majumdar, 894, Lake Town, Block -A, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Private Service, 2. Shri Ashok Kumar Chakrabarty, Son of Late Amarendra Nath Chakrabarty, Palpara West, P.O: Chakdah, Thana: Chakdah, , Nadia, WEST BENGAL, India, PIN - 741222, by caste Hindu, by Profession Business, 3. Smt Nidhi Saha, Wife of Shri Sayak Saha, 7, Durga Charan Banerjee Street, P.O: Hatkhola, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Business

Identified by Mr Kaushik Hossen, . . Son of Late Sanwar Ustagar, 5, Sonar Gouranga Temple Street, P.O: Hatkhola, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Muslim, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021.00/- (A(1) = Rs 1,000.00/- , E = Rs 21.00/- , J = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/01/2025 11:07AM with Govt. Ref. No: 192024250375135678 on 27-01-2025, Amount Rs: 1,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 2227986882317 on 27-01-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 80,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 80,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 36611, Amount: Rs.100.00/-, Date of Purchase: 24/01/2025, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/01/2025 11:07AM with Govt. Ref. No: 192024250375135678 on 27-01-2025, Amount Rs: 80,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 2227986882317 on 27-01-2025, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2025, Page from 66913 to 66941

being No 190401193 for the year 2025.



Mohul

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.01.31 19:27:23 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 31/01/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.