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certified that the document is admitted for registration. See Signature sheet and the endorsement sheet, attached with this document.

Asst. District Sub-Registrar  
Sonampur, South 24 Parganas

18 MAR 2024

THIS DEED OF DEVELOPMENT AGREEMENT is made on this the 18th day of March, 2024.

BETWEEN

S.L. No. 82169 Date 28/06/2028  
Name Somnath Hader  
Address Barendra pore Aghora Sarani  
Value 100/- PS-Sonarpur

K 21-149

Govt. Stamp Vender  
SUBHOJIT DEB  
Sonarpur A.D.S.F.O.



Adm. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

18 MAR 2024

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NITA CHATTERJEE

W/O SUBHASIS CHATTERJEE

PASHAN PUNE

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- 1) **SOMENATH HALDER** (Pan No. **ABHPH2071A** & Aadhaar No. **9355 7560 6197**), son of late Debi Prasad Halder, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at Barendra Para, Aghore Sarani, P.O. Rajpur, P.S. Sonarpur, Kolkata 700149, District South 24 Parganas; hereinafter jointly and/or collectively called and referred to as the **OWNER/FIRST PARTY** (Which terms or expressions shall unless otherwise excluded by or repugnant to the context shall mean and include his/her/their respective legal heirs, successors, representative(s) and assigns) of the **ONE PART**.

**AND**

**AISHANI INFRA PRIVATE LIMITED**, a company within the meaning of the Companies Act, 1956 (No. 1 of 1956), having its Corporate Identity No. **U70102WB2013PTC189779** of 2012/2013 (PAN No. **AALCA4237D**), having its registered office at 14/1A, Monahar Pukur Road, P.O. Kalighat, Police Station Tollygunge, Kolkata 700026, and represented by one of its Director **SRI SUBHOJIT AUDDY** (Pan No. **AIJPA4605L**), son of Sri Tapan Auddy, by religion Hindu, by occupation Business, residing at 58/7, Prince Golam Hossain Shah Road, P.O. Jadavpur University, Police Station Jadavpur, Kolkata 700032, hereinafter called and referred to as the **DEVELOPER/SECOND PARTY** (Which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successors in office and assigns) of the **OTHER PART**.

**WHEREAS** during peaceful possession and enjoyment the father of the present Owners namely Debiprasad Halder gifted the landed property of **ALL THAT** piece and parcel of Bastu land measuring more or less 07 Cottahs 04 Chhittaks in Mouza Rajpur; J.L. No. 55; Pargana Medanmlla, within the limitation of Rajpur Sonarpur Municipality, District South 24 Parganas to the present Owner by executing One Bengali Deed of Gift (Daan Patra) dated 04.07.2006 and which was duly registered in the office of the A.D.S.R. Sonarpur and recorded in Book No. I; C.D. Volume No. 43; Pages from 899 to 908; Being No. 11508 for the year 2008.

**AND WHEREAS** in the manner as stated above the said father of the present Owner namely Debiprasad Halder gifted the landed property of **ALL THAT** piece and parcel of Bastu land measuring more or less 07 Cottahs 04 Chhittaks in Mouza Rajpur; J.L. No. 55; Pargana Medanmlla, within the limitation of Rajpur Sonarpur Municipality, District South 24 Parganas to the present Owner by executing One Bengali Deed of Gift (Daan Patra) dated 04.07.2006 and which was duly registered in the office of the A.D.S.R. Sonarpur and recorded in Book No. I; C.D. Volume No. 8; Pages from 741 to 750; Being No. 03614 for the year 2011.

**AND WHEREAS** the present Owner herein recorded his name in the records of the Rajpur Sonarpur Municipality and obtained mutation in respect of his aforesaid two properties having Holding Numbers as **Holding No. 906, Aghore Sarani** (having area more or less 07 Cottahs 04 Chhittaks) and another being **Holding No. 1353, Aghore Sarani** (having area more or less 07 Cottahs 04 Chhittaks) respectively under the Rajpur Sonarpur Municipality Ward No. 16, P.S. Sonarpur, Kolkata - 700149.



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**ANDWHEREAS** thereafter the present Owner for his urgent requirement, sold, conveyed and transferred **ALL THAT** piece and parcel of Bastu land measuring more or less 04 Cottah 04 Chhittaks out of the aforesaid **Holding No. 906, AghoreSarani** (having area more or less 07 Cottahs 04 Chhittaks), under the RajpurSoanrpur Municipality Ward No. 16, P.S. Sonarpur, Kolkata - 700149 to one Dr. Swapan Kumar Mondal and Smt. Uma Mondal (Halder) by a Bengali Sale Deed (SaafBikroyKobala) dated 14.03.2011 which was duly registered in the office of the A.D.S.R. Sonarpur and recorded in Book No. I; C.D. Volume No. 06; Pages from 6036 to 6048; Being No. 03280 for the year 2011 and thereby retained the balance portion of the said Bastu land measuring more or less 03 Cottah 00 Chhittaks.

**ANDWHEREAS** in the manner as stated above the present Owner herein becomes absolute Owner in respect of Bastu land being **Holding No. 906, AghoreSarani** (having area more or less 03 Cottahs 00 Chhittaks) and another being **Holding No. 1353, AghoreSarani** (having area more or less 07 Cottahs 04 Chhittaks) respectively under the RajpurSoanrpur Municipality Ward No. 16, P.S. Sonarpur, Kolkata - 700149 in total land measuring more or less **10 Cottah 04 Chhittaks** under the RajpurSoanrpur Municipality Ward No. 16, P.S. Sonarpur, Kolkata - 700149.

**ANDWHEREAS** the Owner herein duly recorded his name in the office of the B.L. & L.R.O. Sonarpur in respect of his aforesaid (Bastu) properties lying and situated in MouzaRajpur; J.L. No. 55; under R.S. & L.R. Dag No. 2092; in L.R. Khatian No. 509; District South 24 Parganas.

**ANDWHEREAS** one BibhutiBhusanHalder, son of late Kishori Mohan Halder was the absolute Owners of landed properties under the then Khatian No. 418; Dag No. 2092, J.L. No. 55; Touji No. 109; ParganaMedanmalla; MouzaRajpur within the limitation of RajpurSoanrpur Municipality out of his natural love and affection gifted portion of his said landed property measuring more or less 03 Cottah 08 Chhittaks and 38 Sq.ft. to his son namely Provash Kumar Halder (since deceased) by a Bengali Deed of Gift (DaanPatra) dated 18.10.1966 which was duly registered in the office of the Sub-Registrar Baruipur and recorded in Book No. I; Volume No. 154; Pages from 103 to 105; Being No. 12478 for the year 1966.

**AND WHEREAS** thereafter the said Provash Kumar Halder, son of late BibhutiBhusanHalder recorded his name in Rajpur Sonarpur Municipality and got mutation in respect of the said property being Municipality **Holding No. 178, AghoreSarani** under the Ward No. 16 of the Rajpur Sonarpur Municipality under the P.S. Sonarpur, Kolkata 700149, made two storied pucca structure measuring more or less 660 Sq.ft. and started residing therein with his family.

**AND WHEREAS** in the manner as stated above during peaceful possession and enjoyment of the aforesaid landed property, the said Provash Kumar Halder died intestate on 18.01.2022 leaving behind him surviving his wife TriptiHalder and two daughters namely Rita Chakraborty and Nita Chatterjee as his only heirs,



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successors and legal representatives in respect of the property left by him.

**AND WHEREAS** in the manner as above and in accordance with the provisions of the Hindu Succession Act, 1956, the above named Tripti Halder, Rita Chakraborty and Nita Chatterjee, become the absolute Joint-Owners in respect of the aforesaid property left by Provash Kumar Halder.

**AND WHEREAS** out of natural love and affection the said wife of the Provash Kumar Halder (Tripti Halder) made Gift in favour of her two daughters namely Rita Chakraborty and Nita Chatterjee in respect of her undivided, un-demarcated 1/3<sup>rd</sup> share, right, title and interest in respect of the property being Municipality Holding No. 178, Aghore Sarani under the Ward No. 16 of the Rajpur Sonarpur Municipality under the P.S. Sonarpur, Kolkata 700149.

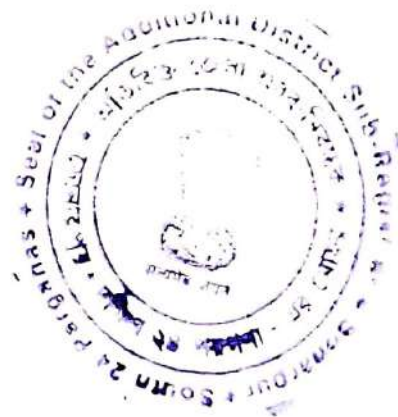
**AND WHEREAS** thus and in the manner as stated above the said Rita Chakraborty and Nita Chatterjee become the absolute Joint-Owners in respect of the property being Municipality Holding No. 178, Aghore Sarani under the Ward No. 16 of the Rajpur Sonarpur Municipality under the P.S. Sonarpur, Kolkata 700149.

**AND WHEREAS** the said Rita Chakraborty and Nita Chatterjee duly recorded their names in the office of the B.L. & L.R.O. Sonarpur in respect of their aforesaid (Bastu) property lying and situated in Mouza Rajpur; J.L. No. 55; under R.S. & L.R. Dag No. 2092; in L.R. Khatian No. 4220 & 4265; District South 24 Parganas.

**AND WHEREAS** the Owner herein and said Rita Chakraborty and Nita Chatterjee for better occupation and enjoyment of their aforesaid properties made Inter Se (2) Two Gift Deeds dated 21.07.2023 which were duly registered in the office of the A.D.S.R. Sonarpur and recorded in Book No. I; Volume No. 1608-2023; Pages from 124490 to 124507; Being No. 160806017 for the year 2023 and also in in Book No. I; Volume No. 1608-2023; Pages from 124473 to 124489; Being No. 160806016 for the year 2023 and thereafter applied before the Municipal Authority for amalgamation of their said properties and the aforesaid properties (Holding No. 906, 1353 & 178, Aghore Sarani) become amalgamated, renumbered and recorded in Municipal assessment register as Holding No. 178, Aghore Sarani, under the Ward No. 16 of Rajpur Sonarpur Municipality, P.S. Sonarpur, Kolkata 700149.

**AND WHEREAS** thereafter the present Owner and Rita Chakraborty and Nita Chatterjee applied for and obtained Building Plan as has been duly sanctioned by the Rajpur Sonarpur Municipality Being Building Permit No. SWS-OBPAS/2207/2024/0049 dated 07.02.2024 in respect of the aforesaid property as more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereinafter.

**AND WHEREAS** in the manner as stated above, the present Owner becomes sufficiently entitled to deal with the said Property as more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereinafter and is in fee



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simple possession of the aforesaid property free from all encumbrances, attachments, charges, liens, lispendences, and mortgage or charge has been created and there is no legal impediments or bar, acquisition or requisition and/or any Civil, Criminal and/or any other Proceeding(s) is/are pending before any court of law under its jurisdiction.

**AND WHEREAS** the Owner herein, for better occupancy and/or inhabitation decided/intended to develop his said property and due to paucity of fund and insufficient knowledge offered/proposed the present Developer to complete the Development of his said Property as more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and the Developer herein accepted the said offer/proposal of the present Owner.

**AND WHEREAS** at or before the execution of this agreement the said Owner herein represented and assured the Developer as follows: -

- a) That the said premises/property is/are free from all encumbrances charges, liens, lispendens, mortgage/charge, attachments, trusts, whatsoever or howsoever;
- b) That excepting the said Owner ~~herein~~ nobody has any right, title, interest claim or demand whatsoever or howsoever upon the said premises/property;
- c) That there is no notice of acquisition or requisition pending in respect of the said premises.

**AND WHEREAS** relying on the aforesaid representation and believing the same to be true and acting on good faith thereof and on the Owner agreeing to sell, assign and transfer undivided share or interest in the said land and property being the Developer's share as more fully hereinafter mentioned and/or get the said land and property developed through the Developer herein, the Developer has become agreed to do and complete the development the said land and property as mentioned in the First Schedule for the consideration and on the terms and conditions as hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby mutually agreed by and between the parties hereto as follows; -

#### **ARTICLE -I : DEFINITION**

- 1) **OWNER/FIRST PARTY** shall mean **SOMENATH HALDER** (Pan No. ABHPH2071A & Aadhaar No. 9355 7560 6197), son of late Debi Prasad Halder, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at Barendra Para, Aghore Sarani, P.O. Rajpur, P.S. Sonarpur, Kolkata 700149, District South 24 Parganas; and his respective heirs, executors, administrators, legal representatives and assigns.
- 2) **DEVELOPER/SECOND PARTY** shall mean the said **AISHANI**



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**INFRA PRIVATE LIMITED**, a company within the meaning of the Companies Act, 1956 (No. 1 of 1956), having its Corporate Identity No. **U70102WB2013PTC189779** of 2012/2013 (**PAN No. AALCA4237D**), having its registered office at 14/1A, MonaharPukur Road, Police Station Tollygunge, Kolkata 700026, and represented by one of its Director **SRI SUBHOJIT AUDDY** (Pan No. **AIJPA4605L**), son of Sri Tapan Auddy, by religion Hindu, by occupation Business, residing at 58/7, Prince Golam Hossain Shah Road, Police Station Jadavpur, Kolkata 700032, and its successor(s)-in-interest, nominee(s) and assign(s).

- 3) **THE SAID LAND & PROPERTY** shall mean and include **ALL THAT** piece or parcel of Land together with Structures presently standing there upon, as more fully and particularly described in **FIRST SCHEDULE** hereunder written.
- 4) **NEW BUILDING** shall mean the building or buildings to be constructed and completed at the Said Land and Property in accordance with the aforesaid Plan(s) to be sanctioned by the Rajpur Sonarpur Municipality and/or other appropriate authority or authorities.
- 5) **COMMON FACILITIES AND AMENITIES** shall mean roof, corridors, stairways, passageways, driveways, lift and lift room, common lavatories, underground and overhead water tank, water pump and motor and other facilities which may be provided in the New Building as may be mutually agreed upon between the parties and as may be required for the establishment, enjoyment, maintenance and/or management of the New Building.
- 6) **ALLOCABLE SPACE** shall mean the space in the New Building available for independent use and occupation after making due provisions for common facilities and space required therefore.
- 7) **OWNERS ALLOCATION** shall mean on completion of the building the Owners will get; -

That after completion of the said new building the Owners namely Somenath Halder being the Owner herein will get Flat No. **4A, 4G, 3B, 1C, 1D, 2D, 2F** and Car Parking being **P6, P14, P15P16** and also Shop No. **S7 & S8** (as marked and delineated with the Map/Plan attached herewith) of the said new building to be constructed on Municipal Holding No. **178, Aghore Sarani**, Sonarpur, within the limit of the Ward No. 16 of the Rajpur Sonarpur Municipality, P.S. Sonarpur, Kolkata 700149, District South 24 Parganas **AND** at the proposal of the Owners No.1 herein, the Developer is agreed to pay a sum of Rs. 20,00,000/- (Rupees Twenty Lac) only to be paid at the time of execution of Development Agreement and the aforesaid sum of Rs. 20,00,000/- (Rupees Twenty Lac) only which is refundable by the Owners No. 1 to the Developer before delivery of Owners Allocation of the Owners No. 1 herein **AND** the Developer further agreed to pay Rs. 37,500/- only per





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month for Temporary Accommodation during the period of construction to the Owners No. 1 herein which is refundable before delivery of Owners Allocation of the Owners No. 1 as per his request;

- a) That the Owner herein shall not be entitled to any additional consideration or any other amount save and except as specifically mentioned and written heretofore;
- b) That the Owner herein also agreed, assured to extend his full co-operations to the Developer herein and shall also take each and every steps as may be expedient/necessary for the purpose of the said Development at their own cost.

That it is pertinent to mention herein that the Owners Allocation as written heretofore to be allotted to the Owners as consideration for permitting the Developer herein to develop the said property and commercially exploit the same.

- 8) **DEVELOPER'S ALLOCATION** shall mean Flat No. 1A, 2A, 3A, 1B, 2B, 2C, 3C, 3D, 4D, 1E, 2E, 3E, 4E, 1F, 3F, 4F, 1G, 2G, 3G and Car Parking being P1, P2, P3, P4, P5, P7, P8, P9, P10 & P11 and also Shop No. S1, S2, S3, S4, S5 & S6(as marked and delineated with the Map/Plan attached herewith)of the said new building to be constructed on Municipal Holding No. 178, AghoreSarani, Sonarpur, within the limit of the Ward No. 16 of the Rajpur Sonarpur Municipality, P.S. Sonarpur, Kolkata 700149, District South 24 Parganasto be deemed as the **DEVELOPERS ALLOCATION** under this Agreement together with proportionate right over the common areas, facilities and amenities as may be provided, save and except the aforesaid Flats, Car Parking's and Shops which will be deemed as other Owners Allocation. The Developer shall have the right to own, use, occupy, sale, transfer and/or alienate in any manner and/or enter into any agreement or agreements as it may deem fit and proper in its absolute discretion in respect of the Developer's Allocation but without disturbing the Owners Allocation.
- 9) **SANCTION PLAN** shall mean the building plan as has been duly sanctioned by theRajpur Sonarpur Municipality being Building Permit No. **SWS-OBPAS/2207/2024/0049** dated **07.02.2024**including the elevation, design, drawings and specification of the building as prepared by the Architect with variation, addition and alteration therein as may be necessary for the better economic advantage and beautification and/or to confirm with the building Rules as may be in vogue from time to time by the Rajpur Sonarpur Municipality, if any made with the approval of the Architect and the Rajpur Sonarpur Municipality and shall include renewal thereof.
- 10) **UNIT** shall mean and include the individual unit or units and/or area in the New Building available for independent use and occupation for residential and/or commercial purpose by the prospective buyer or buyers including the Owners/Developer and their respective nominee or



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nominees together with the proportionate share in the common facilities and amenities.

- 11) **TRANSFeree** shall mean a person(s), firm, limited company, association or person(s) to whom any Unit/Area in the New Building will be transferred by separate deed of agreement, transfer/conveyance.
- 12) Words importing singular shall include plural and vice versa.
- 13) Words importing Masculine Gender shall include Feminine and Neutral Genders, likewise words importing Feminine Gender shall include Masculine and Neutral Genders.

#### **ARTICLE -II : COMMENCEMENT**

This Agreement shall be deemed to have commenced on and with effect from the date of its execution.

#### **ARTICLE -III : SCOPE OF THE AGREEMENT**

The Developer shall develop erect and construct the New Building in accordance with the Sanctioned Plan upon the land of the said land & property and allocate to the Owners, the Owners Allocation, firstly mentioned herein, and in lieu thereof the Owners have agreed to sell, assign and/or transfer, the undivided (proportionate) share in the land attributable to the Developer as per its share by executing and registering the Deed(s) of transfer in favour of the Developer and/or its nominee or nominees. The cost, charges and expenses for all such transfers in favour of the Developer and/or its nominee or nominees shall be borne by the Developer and/or its nominee or nominees.

#### **ARTICLE -IV : CONSIDERATION**

- 1) In consideration of the Developer having agreed to develop, erect, construct and complete the New Building and to commercially exploit the said Land & Property in accordance with the plan to be sanctioned by the Rajpur Sonarpur Municipality and/or other competent authority or authorities and to allocate the Owners Allocation free of cost as mentioned herein above, the Owners have agreed to sell, assign and/or transfer the undivided (proportionate) share or interest in the said Land & Property attributable to the Developer's Allocation, to the Developer and/or its nominee or nominees in such part or portions as may be desired by the Developer.
- 2) The Developer shall be at the sole liberty to engage various professionals like Legal Advisors, Architects, R.C.C. Consultants and/or Constructors, Contractors or any other professionals of its/their own choice as may be required from time to time and they shall take steps on behalf of the Developer in respect of the constructional work of the said New Building at the Said Land & Property.



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- 3) The Owner shall be entitled to realize, on behalf of the Developer, the cost of construction from the prospective buyer or buyers in respect of the Owners Allocation. Similarly, the Developer shall be entitled to realize, on behalf of the Owner, the cost of land from the prospective buyer or buyers in respect of the Developer's Allocation and the amounts so realized by the Owners towards cost of construction in respect of the Owners' Allocation shall be adjusted against the amounts realized by the Developer towards the cost of the land in respect of the Developer's Allocation and in the manner aforesaid the accounts between the parties regarding the cost of construction and cost of land are hereby settled for ever.

#### **ARTICLE -V : DEVELOPER'S/OWNERS' OBLIGATIONS**

- 1) The Owner shall co-operate with the Developer for smooth running of the construction work of the New Building at the Said Land & Property and agree to sign all papers and documents as may be required from time to time for the said purpose.
- 2) In consideration of terms and conditions of this agreement, the Owner shall grant to the Developer and/or its nominee or nominees one General Power of Attorney which is required inter alia for the purpose of obtaining sanctions and in connection with the construction of the New Building and for entering into Agreement(s) for transfer and/or other powers and authorities, dealing with and/or alienate/transfer/disposing of the Developer's Allocation as mentioned herein above. The said Power of Attorney shall not and cannot be revoked till the completion of the entire project and transfer and registration of the Developer's Allocation and all costs, charges, expenses and stamp duty for the same shall be borne, paid and discharged by the Developer.
- 3) That the Owners herein is agreed to pay to the Developer the cost and charges for Transformer; Generator (if any); Maintenance Charges for One Year proportionately & other Government Taxes and levies in respect of the Owners Allocation at or before the time of delivery of Owners Allocations.
- 4) Goods & Service Tax as applicable on the Owners Allocation shall be paid/discharged by the Owners.
- 5) Goods & Service Tax as applicable on the Developer's Allocation shall be paid/discharged by the Developer.

#### **ARTICLE -VI : DEVELOPERS RIGHTS AND OBLIGATIONS**

- 1) The Owner hereby grant, subject to what has been provided herein, an exclusive right to the Developer to do all such acts, deeds and things as may be necessary for the Development of the Said Land & Property including construction of the New Building and also to commercially exploit the same by entering into agreement for sale, transfer and/or conveyance in respect of the Developer's Allocation as mentioned in these presents and to construct and provide the necessary common facilities and amenities in terms of the sanctioned building plan, lay outs





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and specifications, with or without modifications as may be made or caused to be made and duly approved by the competent sanctioning authority.

- 2) All further applications, plans and other papers and documents as may be required by the Developer from time to time for the purpose of obtaining additional/revised/ modified building Sanction Plan from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners at its own costs and expenses and the Developer shall pay and bear all further fees including Architect's fees, charges and expenses required to be paid or deposited for the said purpose **PROVIDED HOWEVER** that the Developer shall be exclusively entitled to refunds of all payments and/or deposits made by the Developer.
- 3) The Developer shall be entitled to demolish the existing structures through its own contractor at its own costs and expenses. The salvage materials arising there from shall belong to the Developer who shall be free to deal with the same in the manner it may deem fit and proper.
- 4) That the Developer shall, subject to unavoidable circumstances, handover the possession of the Owners Allocation within a period of Forty-Eight (48) months from the date of obtaining sanctioned Building Plan from the competent authority(ies) or from the date of getting possession of the Said Land & property.
- 5) The Developer, upon completion of the New Building and/or on receiving the Occupancy Certificate shall give notice to the Owners to take possession of the Owners Allocation within a period of 15 days and thereafter the Developer shall be deemed to have delivered the possession of the Owners Allocation to the Owners and thereafter the Developer shall be entitled to deliver physical possession to the purchaser(s) of the Developer's Allocation and from such date onwards the Owners shall be solely liable and responsible for payments of all proportionate maintenance charges, taxes, khaznas, and all other outgoings in respect of the Owners Allocation.
- 6) The Developer shall be entitled to sell, assign and transfer, convey and part with possession of its Allocation and to enter into such agreement or agreements and for such consideration, premium, or rent as it may in its absolute discretion deem fit and proper and realize and appropriate the consideration money, premium, rent and earnest money as it may deem fit and proper.
- 7) The Developer shall be entitled to obtain the Deed of Conveyance or Transfer in respect of undivided proportionate impartible share of land in respect of the Said Land & Property allocable and/or attributable to the Developer's Allocation in favour of the Developer and/or its nominee or nominees in such parts or portions as may be required by the Developer.
- 8) That the Owners herein are agreed with that the Developer shall be entitled to make necessary changes in respect of the building plan, obtain necessary permission from the concerned authorities and make constructions accordingly.
- 9) The Developer shall be entitled to and the Owners doth hereby agreed to



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grant to the Developer and/or its nominee or nominees, irrevocable General Power of Attorney which is required for the purpose of obtaining necessary permissions and sanctions from the Rajpur Sonarpur Municipality and/or other competent authority, or authorities in connection with the construction of the New Building at the Said Land & Property and for giving effect to this Agreement including execution and registration of the Agreement for Sale, Deed of Conveyance/Transfer in respect of the Developer's Allocation in favour of the intending purchaser or purchasers of the Developer's Allocation.

#### **ARTICLE - VII :OWNERS' RESTRICTIONS**

- 1) The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the transferring and/or parting with possession of the Developer's Allocation and in construction of the said New Building at the Said Land & Property by the Developer.
- 2) The Owners have not entered into and shall not enter into any agreement for sale, transfer, let out or lease out or development agreement or any other agreement whatsoever with any other person or persons in respect of the Said Land & Property and the Owners hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from constructing, selling, assigning and/or disposing of the Developer's Allocation in the New Building or at the Said Land & Property.
- 3) The Owners hereby agree and covenant with the Developer not to let out, grant lease, mortgage and/or charge any portion of the said land & property other than out of the Owners Allocation as detailed herein above, **PROVIDED ALWAYS** that for creation of mortgage and/or charge on any part of the Owners Allocation during the pendency of this agreement, the Owners shall obtain prior written consent of the Developer with a view to assure that no obstruction is created in the performance of the Developer's obligation under these presents for such acts of the Owners.

#### **ARTICLE - VIII : BUILDING**

- 1) The New Building at the said land & property will be constructed in accordance with the Sanctioned Plan and as per the Specifications as mentioned in the **SECOND SCHEDULE** hereunder written with the best quality of materials.
- 2) The Developer shall also construct, erect and complete at its own costs, all amenities and common facilities in the New Building.
- 3) The Developer shall, at its own cost, install and erect in the New Building, lift, pump, water storage tank, overhead reservoir, drainage, sewerage, sanitary facilities, permanent electric connection from CESC/WBSEDCL, as per specifications and drawings provided by the Architect and sanctioned by the appropriate authorities. It is further agreed that until permanent electric connection from CESC/WBSEDCL is obtained, temporary electric connection shall be provided as are



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required to be provided in a building having self-contained units and constructed for prospective occupants of the flats/offices/shops thereon on Ownership basis on mutually agreed terms. The Developer shall be entitled to realize and appropriate the proportionate expenses for electric connection and meters and for other facilities and amenities as may be provided in the New Building and also deposits for various expenses, in respect of the Owners' Allocation from the Owners and/or his/her/their nominee(s) and may also realize the same from the prospective buyers of the Developer's Allocation.

#### **ARTICLE - IX ; TITLE DEEDS**

The Owners shall, at the time of execution of this agreement, deliver the Original Title Deeds and other relevant documents of the said land & property to the Developer for which the Developer shall give the Owners an accountable receipt. The said Title Deeds and documents shall be retained by the Developer for the purpose of fulfillment of this Agreement.

#### **ARTICLE - X : MISCELLANEOUS**

- 1) The Developer hereby agrees and covenants with the Owners not to do any act deed or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of any part of the Owners Allocation in the New Building.
- 2) The Developer shall be liable to pay and bear all costs of property taxes, dues and outgoings in respect of the Said Land & Property, from the date of receiving possession until the construction of the New Building in terms of this Agreement is completed and/or possession of the unit(s) in respect of the Owners Allocation are handed over to the Owners. On and from the date of handing over possession of the Owners Allocation to the Owners and/or the prospective purchaser or purchasers all taxes dues and outgoing corresponding individual unit(s) will be paid and borne by the Owners and/or respective purchaser or purchasers.
- 3) The Developer doth hereby agrees and covenants with the Owners not to let out, grant lease, transfer, mortgage and/or charge any portion of the newly constructed building and/or corresponding common facilities other than out of the Developer's Allocation as mentioned herein above.
- 4) After the completion of the construction of the New Building, the Developer shall frame the Scheme for the maintenance and management of the said New Building and the said land & property. The Owners and the Developer and/or their respective nominees or assignees shall be bound to abide by the rules and regulations as may be framed for the maintenance of the New Building and the Said Land & Property by the Association/Society to be formed.
- 5) That the parties herein are agreed with that they can transfer and/or alienate their Car parking's from their allocations to the intending Purchaser(s) other than owner of any unit/flat.
- 6) The Owners Allocation in the New Building shall be subject to the same restrictions and use so far as applicable to the Developer's Allocation in







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the New Building intended for common benefits for all occupiers of the New Building.

- 7) Neither party shall use, nor permit the use of the area of their respective Allocation in the New Building, nor any portion thereof, for any purpose which may cause any hazard to the other occupiers of the New Building.

#### **ARTICLE - XI : INDEMNITY**

- 1) The Developer undertakes to indemnify the Owners against all damages costs and other financial consequences in the event of any claim being made by any statutory authority or by any third party on account of any breach of rules, law or regulations or on account of any damage caused to third party in the course of construction.
- 2) The Developer also agrees to indemnify the Owners against all claims that may be made by its employees working at the said land & property, engaged for construction work and at no point of time such employees of the Developer shall be treated or become employees of the Owners.
- 3) Similarly, the Owners doth hereby agree and undertake to indemnify the Developer or its nominee for any loss and damages that may be suffered by the Developer for any act or omission of the Owners.

#### **ARTICLE - XII : FORCE MAJEURE**

- 1) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the force majeure and shall be suspended from the obligation during the force majeure.
- 2) Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock-out, suits, legal disputes, clearance from authority concerned, delay in obtaining completion certificate and/or any other act or commission beyond the control of the parties hereto.

#### **ARTICLE - XIII : DEEDS AND DOCUMENTS**

- 1) With regard to the deeds and documents to be executed between the Owners and/or the Developer and the intending purchaser(s) for sale, transfer and assignment of their respective Allocation, the Owners and the Developer shall join/enter in the Deed of Agreement/Conveyance of the said transfer.
- 2) All deeds and documents including agreements for sale shall be done on standard format as shall be prepared by the Advocate appointed by the Developer on behalf of both the parties.

#### **ARTICLE - XIV : ARBITRATION**

That in case of any disputes or differences between the parties, arising out of or in connection with this Agreement, the same shall be referred as per the provisions of Arbitration & Conciliation Act 1996, to a panel of Three Arbitrators, one to be appointed by each party and the said Two Arbitrators



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shall jointly appoint a third Arbitrator which shall construe the Arbitral Tribunal and the decision of the said Arbitrators shall be final conclusive and binding upon the parties and the venue of the said Arbitration shall be at Kolkata.

#### ARTICLE - XV: JURISDICTION

The High Court at Calcutta and The District Judge Court shall have the jurisdiction to try and entertain all disputes relating to this Agreement and in connection with the construction work and related matters.

#### THE FIRST SCHEDULE ABOVE REFERRED TO

##### (The Said Land & Property)

**ALL THAT** piece and parcel of undivided Bastu land measuring an area more or less 10 Cottahs 4 Chittaks out of 13 Cottahs 12 Chhittaks and 38 Sq.ft. lying and situated at and comprised in R.S. Khatian Nos. 1582, 1576, 1579, 1098 AND L.R. Khatian no. 509, 4220 & 4265; R.S. Dag Nos. 2092 (L.R. Dag No. 2092); Touji No. 109; J.L. No. 55; in Mouza Rajpur, P.O. Rajpur, P.S. Sonarpur, Pargana Medanmalla, District South 24 Parganas, now known, numbered and distinguished as Holding No. 178, Aghore Sarani, Kolkata 700149, under Rajpur Sonarpur Municipality under Ward No. 16, being butted and bounded as follows:

**ON THE NORTH:** land of Dr. Swapan Mondal and Common Passage;  
**ON THE SOUTH:** H.L. no. 179, Aghoresarani;  
**ON THE EAST:** 40 feet wide Aghore Sarani;  
**ON THE WEST:** undivided land of Amar Nath Halder & Others.

#### THE SECOND SCHEDULE ABOVE REFERRED TO (Specifications)

<b>Structure:</b>	R.C.C. Frame Structure.
<b>Super Structure:</b>	200 mm. external Brick walls & 75 mm. internal Brick walls.
<b>Elevation:</b>	Unique blend of oriental and modern architecture with weather proof Paint.
<b>Flooring:</b>	Vitrified Tiles.
<b>Kitchen:</b>	Green marble stone kitchen table top with stainless steel sink & ceramic glazed tiles up to 2' height above kitchen table top and anti-skid ceramic tiles flooring.
<b>Toilets:</b>	Ceramic tiles up to door height on walls, anti-skid ceramic tiles flooring, White European style WC & Wash Basin, CP fittings.
<b>Windows:</b>	Anodized Aluminum sliding windows with clear glass panes.



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Doors:	Good quality flush doors. Main entrance door fitted with magic eye and night latch.
Electrical:	Concealed copper wiring with semi modular switches.
Elevator:	Lift.
Pavement:	Driveway & Pavement of R.C.C. crazy flooring /checkered tiles with well illuminated surroundings.
Internal Finish:	Plaster of Paris finish on internal walls.
Roof:	Water proofing treatment at roof with Roof Tiles/crazy flooring.

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

**SIGNED, SEALED & DELIVERED**

By the Parties at Kolkata  
in presence of the Witnesses

1. NITA CHATTERJEE  
W/O SUBHASIS CHATTERJEE  
PASHAN PUNE

*Sominath Halder*

SIGNATURES OF THE OWNERS

2. Rita Chakraborty

Aishani Infra Pvt. Ltd.

W/O Late Asis Chakraborty

*S. S. S. A. A.*  
Director

Bose Pukur  
Sonarpur

SIGNATURE OF THE DEVELOPER

Drafted by

*Prabir Kumar Roy*

Advocate. W.B. 828/81

Alipore Criminal Court.  
K01-27.





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Addl. Dist. Sub. Registrar  
South 24 Parganas

18 MAR 2024

### MEMO OF CONSIDERATION

**RECEIVED** from the within named Developer, the within mentioned sum of Rs. 20,00,000/- (Rupees Twenty Lac) only in the following manner as follows; -

Date	Bank	Instrument	Instrument no.	Amount
01.07.2022	Punjab & Sind Bank	Draft	810240	Rs.8,00,000/-
01.07.2022	State Bank of India Bank	Cheque	095102	Rs.6,00,000/-
03.07.2022	State Bank of India Bank	Cheque	095103	Rs.6,00,000/-
			<b>Total</b>	<b>Rs.20,00,000/-</b>

**IN TOTAL RUPEES TWENTYLAC ONLY**

**SIGNED, SEALED & DELIVERED**

By the **OWNER** at Kolkata  
in presence of the Witnesses

1. *NITA CHATTERJEE*

*Somenath Halder*

SIGNATURE OF THE OWNERS

2. *Rita Chatterborty*



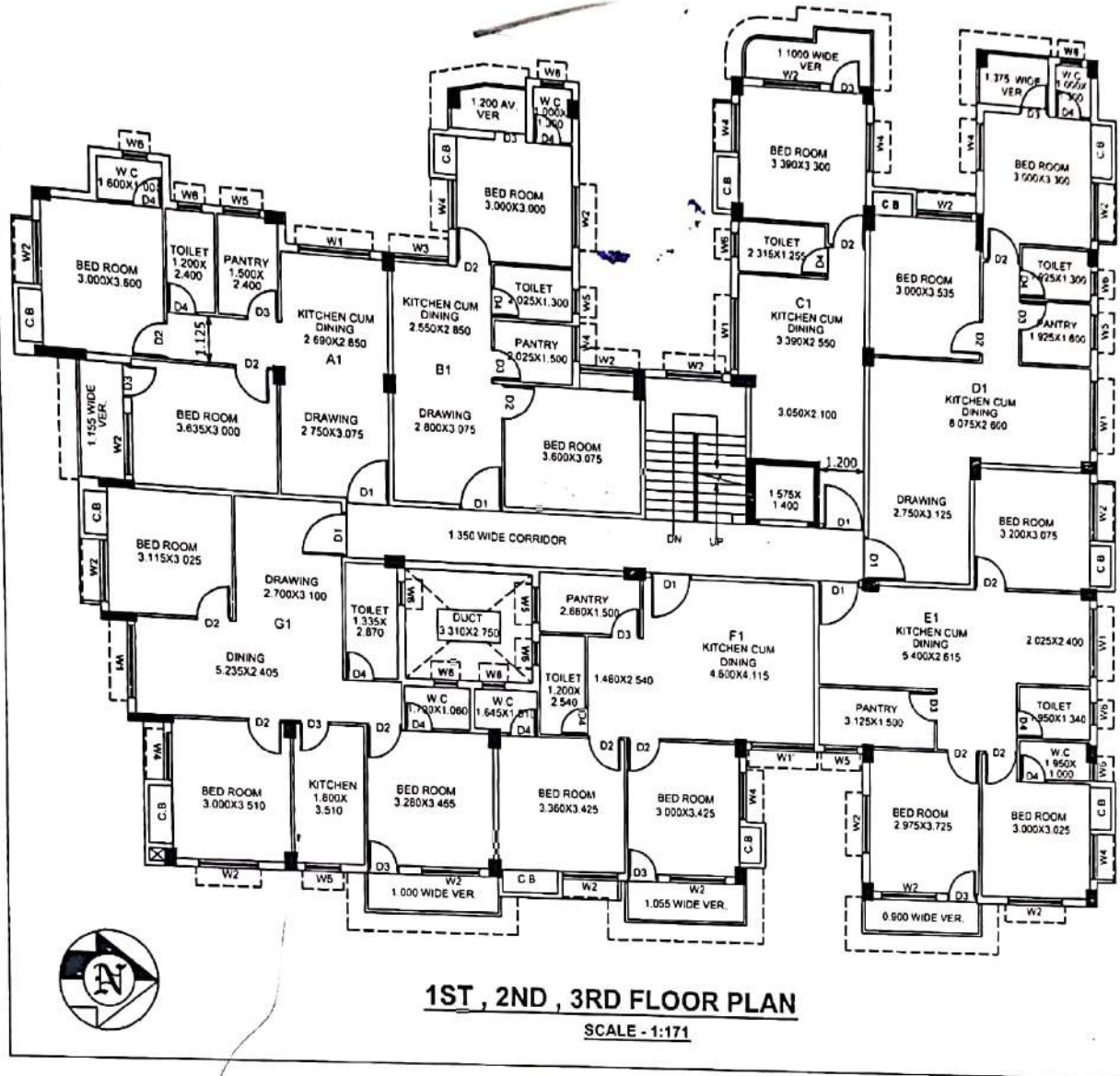
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Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

18 MAR 2024



PROPOSED G+IV STORIED RESIDENTIAL CUM COMMERCIAL BUILDING PLAN AT MOUZA - RAJPUR, J.L. NO- 55,  
L.R. KHATIAN NOS.- 4220, 4265 & 509, L.R. DAG NO - 2092, WARD - 16, ROAD - AGHORE SARANI, HOLDING NO. -178 ,  
P.S. - SONARPUR, DIST-24 PGS. (S) UNDER RAJPUR SONARPUR MUNICIPALITY.



S.S. Sit A22

Somnath Halder



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Addl. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

18 MAR 2024

The floor plan illustrates a complex residential layout with multiple units. Key features include:

- Units and Rooms:**
  - Unit A4:** Kitchen cum Dining (2.690x2.850), Drawing (2.750x3.075), Bed Room (3.635x3.000), Toilet (1.200x2.400), Pantry (1.500x2.400), and a 1.155 wide veranda.
  - Unit B4:** Kitchen cum Dining (2.800x3.925), Bed Room (3.600x3.975), and a 1.200x1.400 living area.
  - Unit C4:** Kitchen cum Dining (4.995x2.480), Drawing (5.095x3.025), and a 1.155 wide veranda.
  - Unit D4:** Kitchen cum Dining (6.075x2.450), Drawing (2.750x3.275), and a 1.200x1.400 living area.
  - Unit E4:** Kitchen cum Dining (5.400x2.615), Drawing (2.025x2.400), and a 1.950x1.340 toilet.
  - Unit F4:** Kitchen cum Dining (4.600x4.115), Pantry (2.680x1.500), and a 1.480x2.540 toilet.
- Common Areas:**
  - Corridor:** A central 1.350 wide corridor connects the units.
  - Stairs:** A central staircase with 'DN' (down) and 'UP' directions.
  - Verandas:** Various verandas are shown, including a 1.000 wide veranda at the bottom and a 0.900 wide veranda at the bottom right.
- Dimensions and Labels:**
  - Room dimensions are provided in meters (e.g., 3.000x3.600, 2.800x3.925).
  - Room numbers (A4, B4, C4, D4, E4, F4) are used to identify specific units.
  - Labels like 'W.C.', 'TOILET', 'KITCHEN CUM DINING', 'DRAWING', 'BED ROOM', 'PANTRY', and 'VER.' are used to identify room types.



SSSIT AS2

Somenath Halder

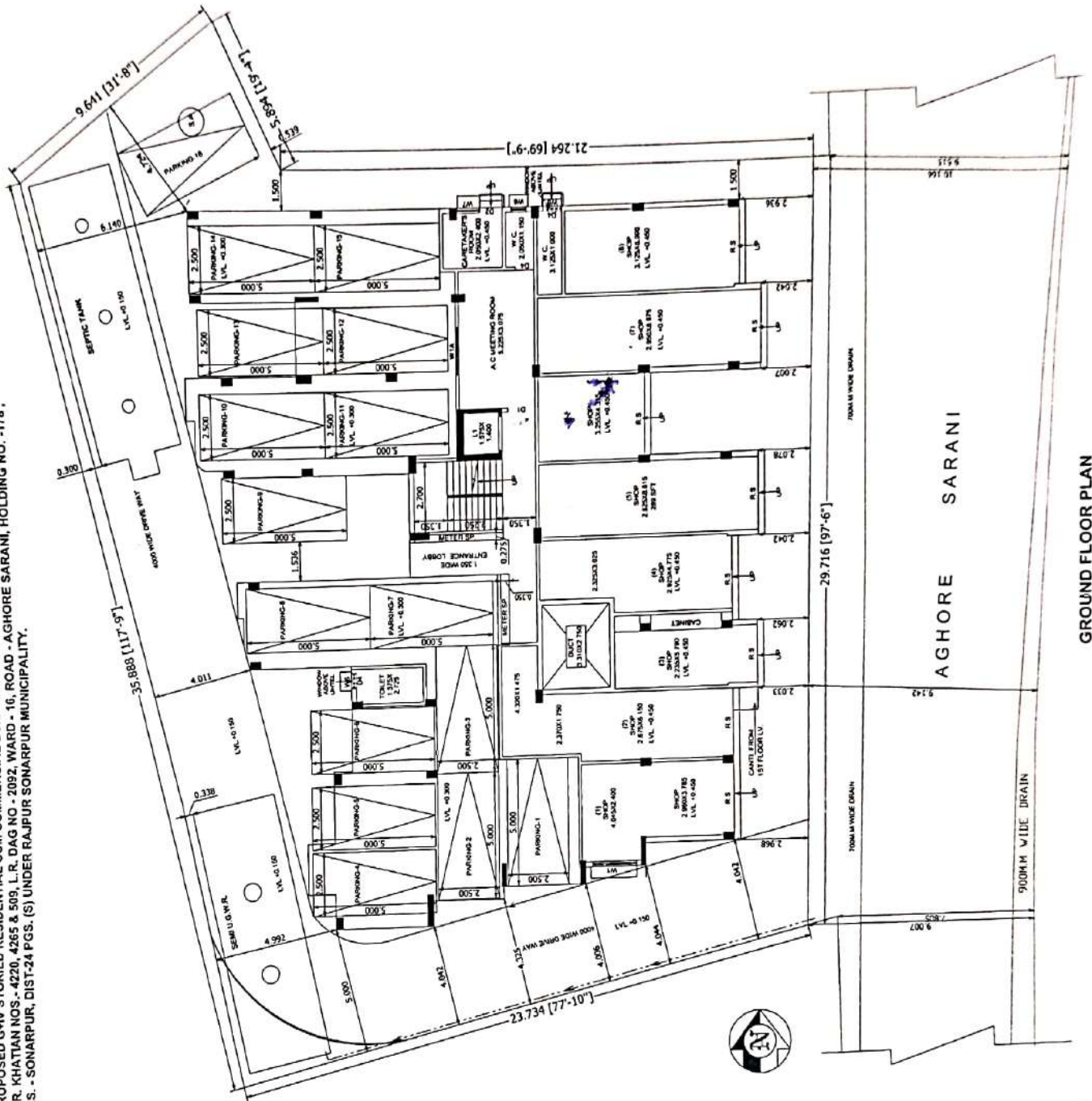




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Addl. Dist. Sub Registrar  
Sonapatna  
Son 18 MAR 2024

PROPOSED G+4V STORED RESIDENTIAL CUM COMMERCIAL BUILDING PLAN AT MOUZA - RAJPUR, J.L. NO- 55,  
 L.R. KHATAN NOS - 4220, 4265 & 509, L.R. DAG NO - 2092, WARD - 16, ROAD - AGHORE SARANI, HOLDING NO. - 178,  
 P.S. - SONARPUR, DIST-24 PGS. (S) UNDER RAJPUR SONARPUR MUNICIPALITY.



S.S. Sil AUL

Somunath Halder



Addl. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

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PRESENTANT/EXECUTANT/  
CLAIMANT

	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

NAME

SIGNATURE

PRESENTANT/EXECUTANT/  
CLAIMANT



	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

NAME SOMENATH HALDER

SIGNATURE Somenath Halder

PRESENTANT/EXECUTANT/  
CLAIMANT



	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

NAME SUBHOJIT AUDDY

SIGNATURE Subhojit Auddy



*[Handwritten signature]*

Adm. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

18 MAR 2024



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



192023240426490578

GRN Details

GRN:	192023240426490578	Payment Mode:	SBI Epay
GRN Date:	15/03/2024 19:20:21	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	9491523208519	BRN Date:	15/03/2024 19:20:37
Gateway Ref ID:	CHP3681537	Method:	State Bank of India NB
GRIPS Payment ID:	150320242042649056	Payment Init. Date:	15/03/2024 19:20:21
Payment Status:	Successful	Payment Ref. No:	2000723510/3/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SUBHOJIT AUDDY  
Address: 14/1A MONOHAR PUKUR ROAD  
Mobile: 7980135894  
EMail: AISHANIINFRA@GMAIL.COM  
Period From (dd/mm/yyyy): 15/03/2024  
Period To (dd/mm/yyyy): 15/03/2024  
Payment Ref ID: 2000723510/3/2024  
Dept Ref ID/DRN: 2000723510/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000723510/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2000723510/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	20021
Total				39942

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.

PAID



### Major Information of the Deed




Deed No :	I-1608-02475/2024	Date of Registration	18/03/2024
Query No / Year	1608-2000723510/2024	Office where deed is registered	
Query Date	15/03/2024 12:04:57 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	S R CHOWDHURY HASANPUR, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 743330, Mobile No. : 9674872250, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,38,37,502/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 20,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Aghore Sarani, Mouza: Rajpur, JI No: 55, Pin Code : 700149

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2092	RS-1582	Bastu	Bastu	10 Katha 4 Chatak	1/-	1,38,37,502/-	Width of Approach Road: 40 Ft.,
Grand Total :					16.9125Dec	1 /-	138,37,502 /-	

### Land Lord Details :



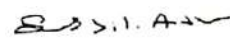
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Somenath Halder</b> Son of Late Debi Prasad Halder Executed by: Self, Date of Execution: 18/03/2024 , Admitted by: Self, Date of Admission: 18/03/2024 ,Place : Office	 18/03/2024	 LTI 18/03/2024	 18/03/2024

Barendra Para Aghore Sarani, City:- Not Specified, P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ABxxxxxx1A, Aadhaar No: 93xxxxxxxx6197, Status :Individual, Executed by: Self, Date of Execution: 18/03/2024 , Admitted by: Self, Date of Admission: 18/03/2024 ,Place : Office




#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>AISHANI INFRA PRIVATE LIMITED</b> 14/1A Monahar Pukur Road, City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Representative of				
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr Subhojit Auddy</b> <b>(Presentant )</b> Son of Mr Tapan Auddy Date of Execution - 18/03/2024, , Admitted by: Self, Date of Admission: 18/03/2024, Place of Admission of Execution: Office	 Mar 18 2024 12:03PM	 Captured LTI 18/03/2024	 18/03/2024
58/7 Prince Golam Hossain Shah Road, City:- Not Specified, P.O:- Jadavpur Univercity, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx5L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AISHANI INFRA PRIVATE LIMITED (as director)				

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mrs Nita Chatterjee</b> Wife of Subhasis Chatterjee Pashan Pune City, City:- Not Specified, P.O:- Pune City, P.S:-CHATUSHRUNGI, District:-Pune, Maharashtra, India, PIN:- 411021	 18/03/2024	 Captured 18/03/2024	 18/03/2024

Identifier Of Mr Somenath Halder, Mr Subhojit Auddy

#### Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Somenath Halder	AISHANI INFRA PRIVATE LIMITED-16.9125 Dec



**Endorsement For Deed Number : I - 160802475 / 2024**

**On 18-03-2024**

**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 11:31 hrs on 18-03-2024, at the Office of the A.D.S.R. SONARPUR by Mr Subhojit Auddy ,.

**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 1,38,37,502/-

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

Execution is admitted on 18/03/2024 by Mr Somenath Halder, Son of Late Debi Prasad Halder, Barendra Para Aghore Sarani, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business

Indetified by Mrs Nita Chatterjee, , Wife of Subhasis Chatterjee, Pashan Pune City, P.O: Pune City, Thana: CHATUSHRUNGI, , Pune, MAHARASHTRA, India, PIN - 411021, by caste Hindu, by profession House wife

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

Execution is admitted on 18-03-2024 by Mr Subhojit Auddy, director, AISHANI INFRA PRIVATE LIMITED, 14/1A Monahar Pukur Road, City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mrs Nita Chatterjee, , Wife of Subhasis Chatterjee, Pashan Pune City, P.O: Pune City, Thana: CHATUSHRUNGI, , Pune, MAHARASHTRA, India, PIN - 411021, by caste Hindu, by profession House wife

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,021.00/- ( B = Rs 20,000.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 20,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 15/03/2024 7:20PM with Govt. Ref. No: 192023240426490578 on 15-03-2024, Amount Rs: 20,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 9491523208519 on 15-03-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4163, Amount: Rs.100.00/-, Date of Purchase: 14/03/2024, Vendor name: Subhojit Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 15/03/2024 7:20PM with Govt. Ref. No: 192023240426490578 on 15-03-2024, Amount Rs: 19,921/-, Bank: SBI EPay ( SBlePay), Ref. No. 9491523208519 on 15-03-2024, Head of Account 0030-02-103-003-02



**Santanu Basak**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2024, Page from 52781 to 52806  
being No 160802475 for the year 2024.



AZ

Digitally signed by ARINDAM CHAKRABORTY  
Date: 2024.04.12 16:54:49 +05:30  
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 12/04/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
West Bengal.