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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 863140

Certified that the document is admitted for Registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-II
Alipore, South 24-Parganas

21 NOV 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 21st... day of November, Two Thousand and Twenty Two (2022) A. D.

BETWEEN

SMT. GITASREE DHAR (PAN : AIUPD6031G, AADHAAR No.5111 2157 2191), wife of Sri Sisir Kumar Dhar, by religion - Hindu, Indian Citizen, by occupation - House wife, residing at 9, Avenue 2nd Road, P.O.- Santoshpur, P.S.- Survey Park, District-South 24- Parganas, Kolkata-700 075 hereinafter be called and referred to as the "**VENDOR/LAND OWNER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

A N D

RAJ CONSTRUCTION, a proprietorship firm, having its principal place of business at 159, Rajdanga Gold Park, Post Office- E.K.T.P., Police Station - Kasba, District - South 24-Parganas, Kolkata - 700 107, in the state of West Bengal, represented by its proprietor **SRI DIPAK GHOSH**(PAN : ADOPG8722C, AADHAR No. 6257 4653 7244), Son of Late Gobinda Charan Ghosh, by Nationality - Indian, by religion Hindu, by occupation - Business, residing at 159, Rajdanga Gold Park, P.O. : E.K.T., P.S. : Kasba, District - South 24-Parganas, Kolkata - 700 107, in the state of West Bengal, hereinafter be called and referred to as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the subject or context to be deemed to mean and include successor or successors-in-office for the time being) of the **SECOND PART.**

WHEREAS one Sri Arjun Porel, son of late Phani Porel of Village-Atghara, P.S. - Sonarpur, District- South 24 Parganas was the sole and absolute Owner seized and possessed and/or well and sufficiently entitled to in respect of **ALL THAT** piece or parcel of homestead land measuring about 5 Cottahs be the same a little more or less[Gross Land Area including Road Area], lying and situated at Pargana Khaspur, P.S. previously Sadar Tollygunge at present Kasba, Mouza-Nayabad, District Collectorate Touzi No.56, R.S. No.3, J.L. No.25, R.S. Khatian 89, R.S. Dag No.153.

AND WHEREAS while the said Sri Arjun Porel was enjoying the abovementioned plot of land, due to his financial constraints, by a registered deed of conveyance executed on 20/03/1985 and registered in the office of the S.R. Alipore, South 24 Parganas and recorded in Book No. I, Volume No.66, Pages 206 to 213, Being No.3865 for the year 1985, sold conveyed and transferred in favour of Smt. Gitasree Dhar, the Vendor/First Part herein, in respect of **ALL THAT** piece or parcel of homestead land measuring about 5 Cottahs[Gross Land Area/ including Road Area] equivalent to 04 Cottahs 01 Chittacks 08 SQ. FT. [Net Land Area/excluding Road Area] be the same a little more or less, lying and situated at Pargana Khaspur, P.S. previously Sadar Tollygunge then Kasba now Purba Jadavpur, Mouza-Nayabad, District Collectorate Touzi No.56, R.S. No.3, J.L. No.25, R.S. Khatian No. 89, R.S. Dag No.153 at and for a valuable consideration mentioned therein more fully and particularly described in Schedule 'A' hereunder written.

AND WHEREAS after the said purchase the said Gitasree Dhar applied before the K.M.C. for inclusion of his name in the records of K.M.C. by complying all the formalities thereof and the same is known, numbered and recorded as **K.M.C. Premises No. 3841, Nayabad(Mailing Add. Nabodit Lane-3, Nayabad, Kolkata - 700 099), Ward - 109, Borough - XII, P.O. Mukundapur, P.S. Purba Jadavpur now Panchasayar, within the limits of the Kolkata Municipal Corporation, under Dist. South 24 Parganas, vide Assessee No. 31-109-08-9695-0** and thereafter also applied and duly got the permission of conversion/change of character or use of his said land from Shali to Bastu being conversion Case No.142/2020, dated 03/08/2021 of B.L. & L.R.O. in respect of his aforementioned Schedule 'A' mentioned land and premises.

AND WHEREAS accordingly, **SMT. GITASREE DHAR** became sole Owner of the aforesaid land **04 Cottahs01 Chittaks03 SQ. Ft. more or less[Net Land Area/excluding Road Area]**more or less, free from all encumbrances being **K.M.C. Premises No. 3841, Nayabad(Mailing Add. Nabodit Lane-3, Nayabad, Kolkata - 700 099), Ward - 109, Borough - XII, P.O. Mukundapur, P.S. Purba Jadavpur now Panchasayar, within the limits of the Kolkata Municipal Corporation, under Dist. South 24 Parganas, vide Assessee No. 31-109-08-9695-0.**

AND WHEREAS in the mean-time, the Owner, being the First Part herein, while in peaceful possession of the aforesaid property has now decided to construct a new G+III Storied Building consisting of several

residential flats on the different floors and a number of Covered Car Parking Space/s/Parking spaces in the Ground Floor of the proposed new G+III storeyed Building of the said Premises for his own residence as well as to sell the surplus of flats or residential units/Car Parking Spaces to the interested Buyers/Purchasers at a reasonable consideration after obtaining a sanctioned Building Plan of the proposed G+III storied Building from the Kolkata Municipal Corporation.

AND WHEREAS the Owner herein, has also decided that, due to her lack of technical knowledge, experience and expertise in the field of construction, she will appoint a most reliable, experienced and sound Developer(both technically and financially) for the purpose of development and construction of the new G+III Storied Building at **K.M.C. Premises No. 3841, Nayabad(Mailing Add. Nabodit Lane-3, Nayabad, Kolkata - 700 099), Ward - 109, Borough - XII, P.O. Mukundapur, P.S. Purba Jadavpur now Panchasayar, within the limits of the Kolkata Municipal Corporation, under Dist. South 24 Parganas, vide Assessee No. 31-109-08-9695-0** and declared for the same(more fully and particularly described in schedule 'A' hereunder written and hereinafter be referred to as the '**SAID LAND/PREMISES**').

AND WHEREAS the Developer herein, on coming to know the facts of such desire of the Owner herein, has made a proposal in relation to the aforesaid development of the said property before the Owner. The Owner, after necessary investigation and thorough understanding with

the Developer herein, has agreed to develop the said premises by the Developer herein. Both the parties hereto have mutually analyzed, discussed and agreed to execute this Development Agreement under certain terms and conditions to satisfy the interest of both the parties thereto. The Owner herein, for his own advantages and benefits, has agreed to appoint, **RAJ CONSTRUCTION**, represented by its' Sole Proprietor **SRI DIPAK GHOSH**, the Second Part herein, as the Developer of his said property for constructing the proposed G+III Storied Building as per the sanctioned building Plan. The Developer herein, has also agreed to develop the said property by constructing the proposed G+III Storeyed Building as per the sanctioned Building Plan of K.M.C. at its' own risk, cost and expenses under certain terms and conditions which has been decided mutually by and between the parties herein, without involving the owner in the matter of the hazards of construction.

AND WHEREAS it is mutually settled by and between the Owner and the Developer herein, that, the Owner will be entitled 50% of the total sanctioned F.A.R. (Tenement Area) plus non-refundable consideration, in the following manners (**OWNER'S ALLOCATION**) :-

(a) Entire 1st Floor, in the form of Flats and 50% of the 3rd Floor, in the form of Flat (North-East side) along with 50% of the sanctioned Car Parking Spaces, in the Ground Floor, North-East side, in the proposed G+III storied building as per the sanctioned Building Plan of the Kolkata Municipal Corporation and also be entitled to a (b) Forfeited amount of Rs.5,00,000/- (Rupees Five Lac) only payable at the time of execution of this presents alongwith

Rs.10,00,000/- (Rupees Ten Lac) only as Adjustable/refundable amount, payable at the time of receiving the original title deeds and others documents, which will be refunded by the Owner herein to the Developer herein at the time of handover the Owner's Allocation simultaneously without interest complying with the terms and conditions of this Development Agreement.

AND WHEREAS the balance area of the sanctioned F.A.R./Tenement area comprised of **Entire 2nd Floor, in the form of Flat/s and rest of 50% of the 3rd Floor, in the form of Flat along with rest of the Car Parking Spaces/other spaces in the Ground Floor** of the proposed G+III storied building as per the sanctioned building plan will be treated as Developer's Allocation and vested upon the Developer herein without any objection and/ or Claim of the Owner herein in the proposed new G+III storeyed building in the aforesaid Premises, save and except the aforesaid Owner's Allocation.

AND WHEREAS both the Owner and the Developer herein, have amicably discussed, negotiated, agreed and finally settled that, the proposed G+III Storied Building shall be completed within the stipulated time period of **30 (Thirty) months** from the date of sanction building plan of K.M.C. and after completion of the aforesaid building, the Owner herein, shall be delivered the Owner's Allocation. It is noted that the time period will be the essence of this Contract. However, in the meantime, the Developer shall have every lawful right to enter into Agreement for Sale with allintending Buyers/Purchasers for the purpose of transfer of the self-contained

Flats on the different floors and Car Parking Spaces/Parking spaces in the ground Floor in the said premises under the Developer's Allocation at its' Own absolute discretion and at any settled price without any objection from the Owner herein. The Developer herein, shall also be entitled to receive the part or full consideration against sale of Developer's Allocation in the said premises.

NOW THIS AGREEMENT WITNESSETH THAT BOTH THE PARTIES HERETO HAVE AGREED TO CERTAIN TERMS AND CONDITIONS WHICH ARE AS FOLLOWS:-

In the Premises and in consideration of mutual advantages and benefits to be received and derived by both the parties herein, do hereby enter this Development Agreement for the development of the said property.

I. **DEFINITION** : Unless there is anything repugnant to the subject or context the term:

(a) **OWNER** : shall mean the parties of the First Part herein namely SMT. GITASREE (PAN : AIUPD 6031G/AADHAAR No.5111 2157 2191), wife of Sri Sisir Kumar Dhar, by religion - Hindu, Indian Citizen, by occupation - House wife, residing at 9, Avenue 2nd Road, P.O. : Santoshpur, P.S. : Survey Park, District South 24- Parganas, Kolkata.-700 075 and her legal/ heir/heirs, executor/executors, administrator/administrators and legal representatives.

(b) **DEVELOPER** : shall mean RAJ CONSTRUCTION, a proprietorship firm, having its principal place of business

at 159, Rajdanga Gold Park, Post Office-E.K.T.P., Police Station - Kasba, District - South 24-Parganas, Kolkata - 700 107, in the state of West Bengal, represented by its proprietor **SRI DIPAK GHOSH(PAN : ADOPG8722C, AADHAR No. 6257 4653 7244)**, Son of Late Gobinda Charan Ghosh, by Nationality - Indian, by religion Hindu, by occupation - Business, residing at 159, Rajdanga Gold Park, P.O. : E.K.T., P.S. : Kasba, District - South 24-Parganas, Kolkata - 700 107, Party of the Second Part herein for the time being and its' respective successors or successors-in-interest, successor-in-office, legal heirs, representatives administrators and assigns.

- (c) **TITLE DEED** : Shall mean the documents referred to hereinabove in the recital portion.
- (d) **PREMISES** : shall mean the Property measuring land area of **04 Cottahs 01 Chittaks 03 SQ. Ft. more or less [Net Land Area/excluding Road Area]**, more or less, free from all encumbrances being **K.M.C. Premises No. 3841, Nayabad(Mailing Add. Nabodit Lane-3, Nayabad, Kolkata - 700 099), Ward - 109, Borough - XII, P.O. Mukundapur, P.S. Purba Jadavpur now Panchasayar, within the limits of the Kolkata Municipal Corporation, under Dist. South 24 Parganas, vide Assessee No. 31-109-08-9695-0**, as specifically mentioned and described in the SCHEDULE 'A' hereunder written.
- (e) **BUILDING** : shall mean the proposed G+III storied building to be constructed on the said premises as per sanctioned

residential G+III Storied building plan with lift facility to be sanctioned by The Kolkata Municipal Corporation, Borough Office - XII, at the cost of the DEVELOPER.

- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, landings, stair ways, Lift and necessary installations, passages ways, driveways including top roof of the proposed G+III storied building, meter space water and water lines and all plumbing lines, underground water reservoir, over-head water tank, water pump and motor and other facilities as mentioned in the SCHEDULE "C" hereunder written which may be mutually agreed upon BETWEEN the Parties herein and required for establishment, location, enjoyment provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the flat owners who shall purchase the same from the DEVELOPER.
- (g) **OWNER'S ALLOCATION**: entire OWNER'S ALLOCATION has been morefully described and mentioned in the SCHEDULE -"B" hereunder written. The OWNER shall also enjoy the proportionate share of land together with the right of enjoyment of all the common amenities/facilities of the building (morefully and particularly described in SCHEDULE 'B' hereunder written).
- (h) **DEVELOPER'S ALLOCATION** : entire DEVELOPER'S ALLOCATION has been morefully described and mentioned in the SCHEDULE "D" hereunder written.

- (i) **THE ARCHITECT** : shall mean such persons who will be appointed by the DEVELOPER for both designing and planning the building on the said premises.
 - (j) **BUILDING PLAN** : would mean such plan to be prepared by the Planner/ Architect for the construction of the new ground plus three storied building with lift facility to be sanctioned by The Kolkata Municipal Corporation, Borough Office XII, at the cost of the DEVELOPER.
 - (k) **TRANSFER** : with its grammatical variation shall include possession given/transferred under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1982.
 - (l) **TRANSFeree** : shall mean any person, firm, limited company association of person or body or individuals to whom any space in the building has been transferred.
 - (m) **PROJECT ADVOCATE** : Mr. Raju Mondal, City Civil Court Kolkata, Advocate having its office at 'Delta House' 4, Government Place, 6th. Floor, Room No. 611, Kolkata - 700 011, shall act as the legal advisor of this project and shall do all the Agreement for Sale, Sale Deed etc. to be executed and registered in favour of the intending Purchaser(s) either on one part or both part as decided.
2. **THIS AGREEMENT** : shall take effect from the date of execution of this agreement.
 3. **THE OWNER DECLARES** as follows:

- (a) That she is the absolute Owner and seized and possessed of and/or well and sufficiently entitled to the said property known **K.M.C. Premises No.3841, Nayabad, (Mailing Add. Nabodit Lane-3, Nayabad, Kolkata - 700 099), Ward - 109, Borough - XII, P.O. Mukundapur, P.S. Purba Jadavpur now Panchasayar, within the limits of the Kolkata Municipal Corporation, under Dist. South 24 Parganas, vide Assessee No. 31-109-08-9695-0,** as described in the SCHEDULE 'A' herein below.
- (b) That the said property is free from all encumbrances and the OWNER has a good marketable title in respect of the said property as described in the SCHEDULE 'A' below.
- (c) That the said property known as **K.M.C. Premises No. 3841, Nayabad (Mailing Add. Nabodit Lane-3, Nayabad, Kolkata - 700 099), Ward - 109, Borough - XII, P.O. Mukundapur, P.S. Purba Jadavpur now Panchasayar, within the limits of the Kolkata Municipal Corporation, under Dist. South 24 Parganas, vide Assessee No. 31-109-08-9695-0** is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
4. **THE OWNER AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
- (a) That the **OWNER** has hereby granted exclusive right to the **DEVELOPER** to undertake the new construction on the said premises to be constructed by the **DEVELOPER** in accordance with the plan or plans to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER**.

Before entering into this Agreement the **DEVELOPER** has gone through all the papers and Deeds related to this property and has been satisfied with the title of the property

- (b) (i) **OWNER'S ALLOCATION** : The **DEVELOPER** shall give the **OWNER** as the **OWNER'S ALLOCATION** as described in the **SCHEDULE 'B'** hereunder written.
- (ii) **DEVELOPER'S ALLOCATION** has been described in the **SCHEDULE-D** herein below.
- (c) That all applications, plans and other papers and documents as may be required by the **DEVELOPER** for the purpose of obtaining necessary approval and sanction of the building plan and its alternation/ modification/verification of the sanctioned building plan from the appropriate authorities to be prepared signed and submitted by the **DEVELOPER** in the name of the **OWNER** at the cost of the **DEVELOPER** and if any alteration/modification for making further plans and/ or completion plans or revised plan etc. as regards the proposed construction are required the **OWNER** shall give such written permission to the / **DEVELOPER** without any interruption and the **DEVELOPER** shall provide all the copies of the building plan to the **OWNER** herein before submission of the same.
- (d) For that purpose of sanction of Building plan, all applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the **DEVELOPER** shall sign and also appear, represent, before the concerned

authorities on behalf of the **OWNER** in his name and on his behalf in connection with any or all of the matters aforesaid and the **OWNER**, in such circumstances, shall give assistance/co-operation/ signature whenever necessary to the **DEVELOPER** for the interest of the proposed project and the **DEVELOPER** shall bear the cost of the same.

- (e) That the **DEVELOPER** company shall erect the building in the said premises as per the said sanction building plan to be sanctioned and for the same the **OWNER** shall put her signature as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the Developer's Allocation together with proportionate undivided share of land and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or full of the **DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER**. During construction the **OWNER** shall have full right to sell her allocation to the intending purchaser/s and the **DEVELOPER** shall then give written co-operation to the **LAND OWNER/VENDOR**.
- (f) The **DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a G+III storied building with lift facility thereon in accordance with the building plan to be

sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER**.

- (g) The **DEVELOPER** shall make, building construct, supervise and carry out all the acts through contractors and sub-contractors in such manner as may be deem fit and proper by the **DEVELOPER** company for such construction of the said proposed G+III storied building by first class building materials according to the building plan to be sanctioned by the concerned The Kolkata Municipal Corporation referred to in this Agreement on the said Property and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities alongwith installation of quality lift required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement. The **DEVELOPER** shall erect the building by first class building materials and make and complete the entire building with a full habitable condition strictly within the stipulated time period.
- (h) That the **DEVELOPER** shall be exclusively entitled to its respective share of the **DEVELOPER'S ALLOCATION** i.e., **Entire 2nd Floor, in the form of Flat/s and rest of 50% of the 3rd Floor, in the form of Flat along with rest of the Car Parking Spaces/other spaces in the Ground Floor** (excluding the Owner's Allocation) with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.

- (i) The **DEVELOPER** shall apply in the name of the **OWNER** and represent them before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the **OWNER** shall not raise any objections for it on the contrary the **OWNER** shall give full co-operations to the **DEVELOPER** for doing the proposed project.
- (j) That the **DEVELOPER** shall at its own costs construct and complete the proposed building at the said premises in accordance with the sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation as well as annexed specifications of this agreement and the **DEVELOPER** shall take all the responsibility and risk regarding the construction of the proposed building. That the **DEVELOPER** shall hand over the possession of the **OWNER'S ALLOCATION** on and within **30 (Thirty)** months from the date of sanctioned building plan and it is also noted that the **OWNER** herein has handed over the vacant possession of the property to the **DEVELOPER** herein at the time of execution of this Development Agreement and if the **DEVELOPER** fails to hand over the possession of the **Owner's Allocation** within the stipulated period as mentioned above, then the **DEVELOPER** shall have to pay the sum of **Rs.10,000/- (Rupees ten thousand only) per month** as compensation/penalty to the **OWNER** herein for such delay period till the date of handing over the possession of the **OWNER'S ALLOCATION**.

- (k) That the **DEVELOPER** shall install in the said building at its own costs pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir by installing the suitable pump and motor electric wiring and installations of quality lift and other electrical things and also other facilities as required to be provided in the new building to be constructed on Ownership basis and as mutually agreed upon.

5. **THE OWNER HEREBY AGREES AND CONVENANTS WITH DEVELOPER** as follows:-

- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the **DEVELOPER**.
- (ii) Not to do any act or things whereby the **DEVELOPER** may be prevented selling, assigning and/or disposing of any portion of the property or portion from of the **DEVELOPER'S ALLOCATION** in the building to be erected at the said premises as mentioned herein.
- (iv) The **DEVELOPER** shall sell the 50% of flats, and 50% garage etc. of the proposed building, as per sanctioned plan, as the **DEVELOPER'S ALLOCATION** has been described in the **SCHEDULE 'D'** hereunder written together with proportionate undivided share of land of the said premises and the common portions, roof of the building proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full i.e. entire consideration money from the intending purchasers of the respective flats of

Developer's Allocation and/or all other portions of the Car Parking Space of the new building from the **DEVELOPER'S ALLOCATION** as per the terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyance, Deeds or Agreement for sale in favour of the intending Purchasers only out of the **DEVELOPER'S ALLOCATION**. Be it noted that whenever the **OWNER** herein shall sell his allocated portion to the Third Party, before hand-over the Owner's Allocation, the **DEVELOPER** shall be the party in the said Deeds without raising any objection.

- (v) The **OWNER** shall empower and authorize the **DEVELOPER** to do this project in connection with the said property as described in the **SCHEDULE** hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds to the intending purchaser/s and to make agreement for sale, to advertise the project through any media to appoint different persons for the project, to get sanction of the building plan as well as the sewerage plan and drainage plan and to take water or electric connection and also drainage and sewerage connection therein and also to execute any document; declaration or affidavit the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the **DEVELOPER'S ALLOCATION**, to negotiate any

matter for the said property etc. by the Development Agreement along with Developer Power o/ Attorney.

6. **THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNER AS FOLLOWS :**

- (i) The Developer shall submit the Building Plan for its' sanction before the K.M.C. immediate after B.L. & L.R.O. Mutation and conversion of the land/property.
- (ii) To get maximum sanction area from The Kolkata Municipal Corporation, the **DEVELOPER** will take all the necessary steps and such sanction of modification or alteration is required shall be done at the Developer's cost.
- (iii) It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, Covid'19 pandemic of Lock down, cyclone or tempest (**FORCE MAJURE**) if the construction work is hampered, such delays shall not be counted and the **DEVELOPER** shall have **6 (Six) months** liberty to extend the time after mutual discussion by and between the parties herein.
- (iv) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- (v) Not to do any act, deed or thing from the part of the OWNER whereby the **DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** in the said building.

- (vi) That the **DEVELOPER** shall have to bear any kind of Govt. expenditure, cost of the soil test, the cost for the local dispute, political assistance, local club, syndicate dispute, along with entire expenditure for construction of the proposed building (including Flat and Car parking to be completed in all respects) including each and every expenditures and expenses shall be borne by the Developer only and the OWNER herein shall not be liable for the same and even the OWNER shall not face or pay any cost for labour problem or any kind of accident during construction or any types of natural calamity etc.
- (vii) It is specifically mentioned that the OWNER will liable to pay all the arrear rates and taxes in respect of the entire landed property more fully particularly described in the Schedule "A" hereunder written till the date of execution of these presents.
- (viii) That after handing over the entire Owner's Allocation by the DEVELOPER herein, the Owner herein shall have to pay his proportionate taxes for his allocation to the concerned authority.
- (ix) The annexed specification of the building shall be part of this agreement.

7. **MUTUAL COVENANT AND INDEMNITIES :-**

- (i) The **OWNER** hereby undertake that the **DEVELOPER** shall be entitled to the rest proposed 50% of the total construction excluding the Owner's Allocation and shall enjoy its Allocation without interference or disturbances from the Owner's end, provided the **DEVELOPER** shall perform all the construction

work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.

- (ii) The **OWNER** will execute and register a Development Power of Attorney in favour of the **DEVELOPER** herein within these presents to complete the project and the **DEVELOPER** shall have right to execute and register the Deed of Conveyance in favour of the intending Purchasers only on the **DEVELOPER'S ALLOCATION**. Besides the **DEVELOPER** shall be empowered by the Owner to take sanction of the building Plan or any other revised or completion Plan from K.M.C. after prior approval of the **OWNER** and to take drainage sewerage connection in the Premises and also sell the Developer's Allocation to the Third Party.
- (iii) The **OWNER** shall handover the original Title Deed, link deeds, B.L. & L.R.O. Mutation Certificate, K.M.C. Mutation Certificate, paid up K.M.C. Tax bills and other original papers in respect of the property to the **DEVELOPER** after receiving the payment of forfeited amount and Adjustable amount and the **DEVELOPER** shall grant receipt for the same in favour of the **OWNER** and after completion of the entire building as well as after sale of the entire Developer's Allocation the **DEVELOPER** herein shall hand over all the aforesaid original Deeds, mutation certificates etc. of the property to the **OWNER** herein. That after completion of the entire building the **DEVELOPER** herein shall apply for the completion certificate from the KMC and collect the same and deliver the same to the **OWNER** herein at the time of hand-over the Owner's allocation simultaneously.

- (iv) The **DEVELOPER** shall have to face all the financial liabilities and project liabilities during construction of the building on the land of the **OWNER** and any accident occurs during the construction, the **DEVELOPER** shall bear all the cost and take all the financial liabilities thereof.
- (v) The **OWNER** herein shall have right to inspect/check regarding the quality of the building materials during construction of the building.
- (vi) That during pendency of this Agreement if the **OWNER** leave his material world, their legal heirs/successors shall have to abide by the terms and conditions of this Agreement without raising any objection and give full co-operation to the **DEVELOPER**. The **OWNER'S ALLOCATION** shall then remain unchanged as per its Development Agreement. Simultaneously if the present signatory authority of the Developer Company leaves the material world, the firm vis-à-vis legal heirs of the Proprietor shall then take all the liabilities of this project and shall also abide by all the terms and conditions of this agreement and also have hand over the **OWNER'S ALLOCATION** within the stipulated period.
- (vii) The **DEVELOPER** shall be liable to complete the building as per sanction building plan without any deviation, if it is done so the **DEVELOPER** shall have to regularize the same and take necessary completion certificate as regards the proposed building.

- (viii) The **OWNER** and the **DEVELOPER** shall jointly decide the name of the proposed building to be completed by the **DEVELOPER**.

8. **JURISDICTION OF THE COURT:**

All courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta shall be utilized for adjudication of any dispute.

9. That the Purchasers and/or nominees of the Developer herein, shall be entitled to borrow HBL/funds and/or hypothecation from any Nationalized Bank, Private Bank and/or N.B.F.C., L.I.C.H.F.L. etc. to complete the purchase procedure in respect of the Flat/s and Car Parking Space/s under Developer's Allocation and in that case the Owner herein, shall extend necessary co-operation to the Purchasers/Developer herein and the Owner has no objection and/or any right/claim for any reasons in respect thereto.
10. That during construction if required, a Supplementary Agreement may be executed by and between the parties herein which will be treated as part and parcel of this Development Agreement.

SCHEDULE 'A' ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)

ALL THAT piece and parcel of the homestead plot of land measuring about **04 Cottahs 01 Chittacks 03 Sq.Ft.** be same a little more or less together with tiles shed structure measuring 100 Sq.Ft. more or less, lying and situated at Mouza-Nayabad, comprised in J. L.

No.25, District Collectorate Touzi No.56 ,R.S. No.3, R.S. Khatian No.89, R.S. Dag No.153, Pargana- Khaspur, being **K.M.C. Premises No.3841, Nayabad (Mailing Add. Nabodit Lane-3, Nayabad, Kolkata - 700 099), Ward - 109, Borough - XII, P.O. Mukundapur, P.S. Purba Jadavpur now Panchasayar, within the limits of the Kolkata Municipal Corporation, under Dist. South 24 Parganas, vide Assessee No. 31-109-08-9695-0** under the jurisdiction of the Additional District Sub Registrar at Sealdah, District Sub-Registration Offices at Alipore, together with all easement rights thereof, which is butted and bounded as follows :-

ON THE NORTH : Land of Dag No. 153
ON THE SOUTH : Land of Dag No.156
ON THE EAST : 12'ft wide Road.
ON THE WEST : Rest Part of Dag No.162

SCHEDULE 'B' ABOVE REFERRED TO

(OWNER'S ALLOCATION)

The Owner will be entitled 50% of the total sanctioned F.A.R (Tenement Area) plus non-refundable consideration, in the following manners :-

(a) Entire 1st. Floor, in the form of Flats and 50% of the 3rd. Floor, in the form of Flat (North-East side) along with 50% of the sanctioned Car Parking Spaces, in the Ground Floor, North-East side, in the proposed G+III storied building as per the sanctioned Building Plan of the Kolkata Municipal Corporation and also be entitled to a (b) Forfeited amount of **Rs.5,00,000/- (Rupees Five Lac)**

only payable at the time of execution of this presents along with **Rs.10,00,000/- (Rupees Ten Lac)** only as Adjustable/refundable amount, payable at the time of receiving the original title deeds and others documents, which will be refunded by the Owner herein to the Developer herein at the time of handover the Owner's Allocation simultaneously without interest complying with the terms and conditions of this Development Agreement.

SCHEDULE 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

Stair-case, landings, common passage, water lines and water and its' connection, electricity, main meter and line and its' wiring and connection from C.E.S.C., land and boundary wall, fixtures and fittings vacant spaces roof and mounted room, top roof, lift, lift lobby, lift well and lift room, main gate and entrance, Caretaker's room and toilet on ground floor and proportionate land, pump and motor, septic tank, water reservoir on ground floor and over-head water tank and all plumbing lines of the building.

SCHEDULE 'D' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT the balance area of the sanctioned F.A.R./Tenement area comprised of **Entire 2nd. Floor, in the form of Flat/s and rest of 50% of the 3rd. Floor, in the form of Flat along with rest of the Car Parking Spaces/other spaces in the Ground Floor** of the proposed G+III storied building as per the sanctioned building plan will be treated as Developer's Allocation and vested upon the

Developer herein without any objection and/ or Claim of the Owner herein in the proposed new G+III storeyed Building in the aforesaid Premises, save and except the aforesaid Owner's Allocation.

SPECIFICATION

SALIENT FEATURE OF THE BUILDING

1. The name of the building shall be decided by consent of the parties.
2. **STRUCTURE** : Building structure R.C.C. Column, Beam, Roof, Pillar, Tie-beam as per structure design approved by the competent authority, outside brick wall 8" thickness. Inside partition wall 5" and 3" as per Engineer's direction.
3. **LIFT** : One lift shall be installed for common users, Lift power will be taken from the common service meter.
4. **FLOORING** : Toilet floor shall be fully Anti-skid vitrified tiles (2' X 2') finish and other floors of all bed rooms, dining-cum-living, balconies and stairs shall have vitrified tiles finish and skirting 5" and kitchen and toilets shall be finished-by vitrified tiles.
5. **TOILET** : The toilet Door height with glaze colour tiles.
6. **KITCHEN** : On the gas-table installed the granite stone and sink and shelves and back wall upto 2'-6" ceiling height finished with glazed tiles over and above the cooking platform to protect the oil spot.

7. **TOILET** : In one toilet Western type commode with P.V.C. cistern another toilet Indian Type Pan P.V.C., cistern and one basin will be installed at dining space in toilets taps. shower etc. shall be of standard quality.
8. **WINDOW** : All Aluminum sliding window frame and palla with M.S. design grill and Panel of the palla fitted with one way glass.
9. **DOOR** : All door frame will be standard quality saal wood and all palla will be commercial Flush door with both side enamel paint and main door one side teak wood paste ..
10. **WATER SUPPLY** : Water supply round the clock is assured for which necessary K.M.C. water supply and pump shall be installed.
11. **PLUMBING** : Inside of the all Toilet pipe line will be concealed.
12. **ELECTRIC** : Full concealed copper wiring with light points, Fan points, Plug Points, Telephone point, Cable TV point, AC line in one bed room, Owner will obtain individual electric meter at his own cost.
13. **COMMON SERVICE AND UTILITIES AREA** : One common toilet, meter space, under-ground water tank and one pump space, common passage, and terrace etc.
14. **PAINTING** : Inside wall shall have only paris finish.
15. Roof and Car Parking Space shall be finished by net Cement respectively.
16. Any extra finishing apart from these specification shall be borne by the Owner.

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

SIGNED, SEALED & DELIVERED by
the Parties at Kolkata in the presence
of:

WITNESSES :

1.

Epilvasree Dhar.

SIGNATURE OF THE OWNER

2. *Arijan Adhikary*
A/15, Nayabad, Mukundapur
Kolkata - 700099

For RAJ CONSTRUCTION

Suraj Ghosh
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by me and prepared in my Office:

Raju Mondal

[RAJU MONDAL]

ADVOCATE[ENROL. NO. F-2290/2017]

City Civil Court, Kolkata

MEMO OF CONSIDERATION

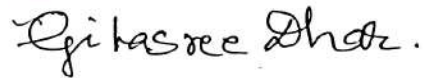
RECEIVED the within mentioned non-refundable amount of **Rs.5,00,000/- (Rupees Five Lac)** only from the within mentioned Developer in terms of these presents in the following manners :

DATE	BANK	BRANCH	CHAQUE	AMOUNT
21/11/22	SBI	Ruby Park	908005	5,00,000/-
			Total Rs.	5,00,000/-

(Rupees five lac) only.

WITNESSES :

1. 



2. 

SIGNATURE OF THE OWNER



	Thumb	Fore	Middle	Ring	Little
Left Hand					
Right Hand					

Name... Rajhasree Dhar.
 Signature... Rajhasree Dhar.



	Thumb	Fore	Middle	Ring	Little
Left Hand					
Right Hand					

Name... DIPAK GHOSH
 Signature... Dipak Ghosh

	Thumb	Fore	Middle	Ring	Little
Left Hand					
Right Hand					

Name.....
 Signature.....

	Thumb	Fore	Middle	Ring	Little
Left Hand					
Right Hand					

Name.....
 Signature.....

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



201120222018242911

GRIPS Payment Detail

GRIPS Payment ID:	201120222018242911	Payment Init. Date:	20/11/2022 21:28:38
Total Amount:	14942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6471928169625	BRN Date:	20/11/2022 21:28:52
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mrs Gitasree Dhar
Mobile:	9330161092

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230182429128	Directorate of Registration & Stamp Revenue	14942
Total			14942

IN WORDS:

FOURTEEN THOUSAND NINE HUNDRED FORTY TWO 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



192022230182429128

GRN Details

GRN:	192022230182429128	Payment Mode:	SBI Epay
GRN Date:	20/11/2022 21:28:38	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6471928169625	BRN Date:	20/11/2022 21:28:52
Gateway Ref ID:	CHL0242240	Method:	State Bank of India NB
GRIPS Payment ID:	201120222018242911	Payment Init. Date:	20/11/2022 21:28:38
Payment Status:	Successful	Payment Ref. No:	2003282506/1/2022
			[Query No./Query Year]

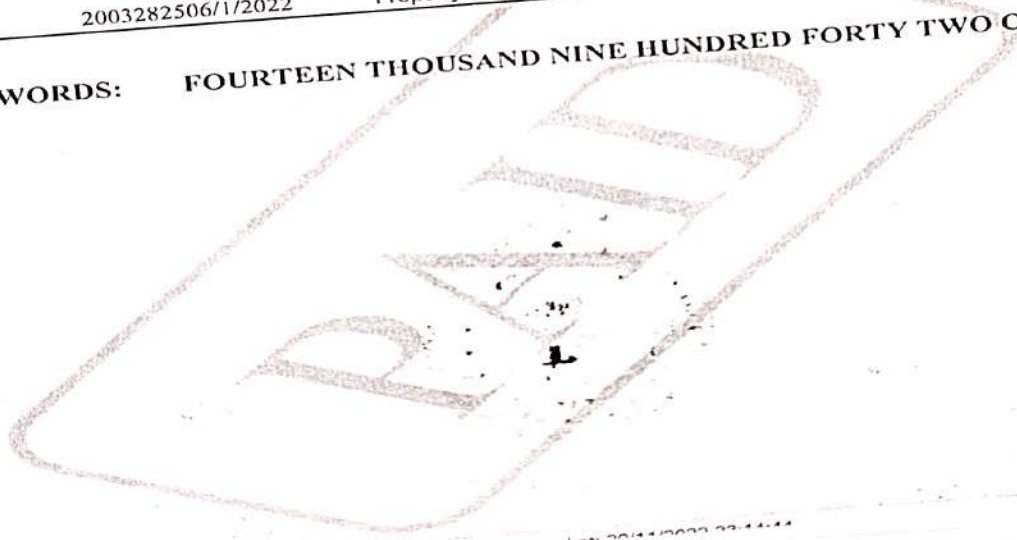
Depositor Details

Depositor's Name:	Mrs Gitasree Dhar
Address:	9, Avenue 2nd Road, P.S. Jadavpur, Pin-700075
Mobile:	9330161092
Period From (dd/mm/yyyy):	20/11/2022
Period To (dd/mm/yyyy):	20/11/2022
Payment Ref ID:	2003282506/1/2022
Dept Ref ID/DRN:	2003282506/1/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003282506/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2003282506/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	5021
Total				14942

IN WORDS: FOURTEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.



Major Information of the Deed

Deed No.:	I-1602-15121/2022	Date of Registration	21/11/2022
Query No./Year	1602-2003282506/2022	Office where deed is registered	
Query Date	19/11/2022 8:08:16 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Raju Mondal City Civil Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8910396590, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
	Rs. 69,80,999/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 5,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



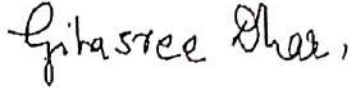
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3841, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 1 Chatak 3 Sq Ft		69,53,999/-	Width of Approach Road: 12 Ft.,
Grand Total :				6.71Dec	0 /-	69,53,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt GITASREE DHAR Wife of Mr SISIR KUMAR DHAR Executed by: Self, Date of Execution: 21/11/2022 , Admitted by: Self, Date of Admission: 21/11/2022 ,Place : Office	 21/11/2022	 LTI 21/11/2022	 21/11/2022
9, AVENUE 2ND ROAD, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AIxxxxxx1G, Aadhaar No: 51xxxxxxxx2191, Status :Individual, Executed by: Self, Date of Execution: 21/11/2022 , Admitted by: Self, Date of Admission: 21/11/2022 ,Place : Office				



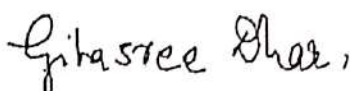


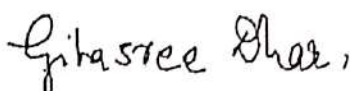


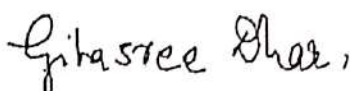
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	RAJ CONSTRUCTION 159, RAJDANGA GOLD PARK, City:- Not Specified, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.: ADxxxxxx2C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DIPAK GHOSH (Presentant) Son of Late GOBINDA CHARAN GHOSH Date of Execution - 21/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office	 Nov 21 2022 11:29AM	 LTI 21/11/2022	 21/11/2022
159, RAJDANGA GOLD PARK, City:- Not Specified, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx2C, Aadhaar No: 62xxxxxxxx7244 Status : Representative, Representative of : RAJ CONSTRUCTION (as PROPRIETOR)				










Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt GITASREE DHAR Wife of Mr SISIR KUMAR DHAR Executed by: Self, Date of Execution: 21/11/2022 , Admitted by: Self, Date of Admission: 21/11/2022 ,Place : Office </td> <td>  21/11/2022 </td> <td>  LTI 21/11/2022 </td> <td>  21/11/2022 </td> </tr> </tbody> </table> <p>9, AVENUE 2ND ROAD, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AIxxxxxx1G, Aadhaar No: 51xxxxxxxxx2191, Status :Individual, Executed by: Self, Date of Execution: 21/11/2022 , Admitted by: Self, Date of Admission: 21/11/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Smt GITASREE DHAR Wife of Mr SISIR KUMAR DHAR Executed by: Self, Date of Execution: 21/11/2022 , Admitted by: Self, Date of Admission: 21/11/2022 ,Place : Office	 21/11/2022	 LTI 21/11/2022	 21/11/2022
Name	Photo	Finger Print	Signature						
Smt GITASREE DHAR Wife of Mr SISIR KUMAR DHAR Executed by: Self, Date of Execution: 21/11/2022 , Admitted by: Self, Date of Admission: 21/11/2022 ,Place : Office	 21/11/2022	 LTI 21/11/2022	 21/11/2022						

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RAJ CONSTRUCTION 159, RAJDANGA GOLD PARK, City:- Not Specified, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: ADxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr DIPAK GHOSH (Presentant) Son of Late GOBINDA CHARAN GHOSH Date of Execution - 21/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office </td> <td>  Nov 21 2022 11:29AM </td> <td>  LTI 21/11/2022 </td> <td>  21/11/2022 </td> </tr> </tbody> </table> <p>159, RAJDANGA GOLD PARK, City:- Not Specified, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2C, Aadhaar No: 62xxxxxxxxx7244 Status : Representative, Representative of : RAJ CONSTRUCTION (as PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	Mr DIPAK GHOSH (Presentant) Son of Late GOBINDA CHARAN GHOSH Date of Execution - 21/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office	 Nov 21 2022 11:29AM	 LTI 21/11/2022	 21/11/2022
Name	Photo	Finger Print	Signature						
Mr DIPAK GHOSH (Presentant) Son of Late GOBINDA CHARAN GHOSH Date of Execution - 21/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office	 Nov 21 2022 11:29AM	 LTI 21/11/2022	 21/11/2022						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJU MONDAL Son of Mr CHANDAN MONDAL CITY CIVILE COURT, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	21/11/2022	21/11/2022	21/11/2022
Identifier Of Smt GITASREE DHAR, Mr DIPAK GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt GITASREE DHAR	RAJ CONSTRUCTION-6.71 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt GITASREE DHAR	RAJ CONSTRUCTION-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160215121 / 2022

On 21-11-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 10:53 hrs on 21-11-2022, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr DIPAK GHOSH .

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 69,80,999/-

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

Execution is admitted on 21/11/2022 by Smt GITASREE DHAR, Wife of Mr SISIR KUMAR DHAR, 9, AVENUE 2ND ROAD, P.O: SANTOSH PUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person

Indetified by Mr RAJU MONDAL, , Son of Mr CHANDAN MONDAL, CITY CIVILE COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-11-2022 by Mr DIPAK GHOSH, PROPRIETOR, RAJ CONSTRUCTION (Sole Proprietorship), 159, RAJDANGA GOLD PARK, City:- Not Specified, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr RAJU MONDAL, , Son of Mr CHANDAN MONDAL, CITY CIVILE COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053.00/- (B = Rs 5,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2022 9:28PM with Govt. Ref. No: 192022230182429128 on 20-11-2022, Amount Rs: 5,021/-, Bank: SBI EPay (SBlePay), Ref. No. 6471928169625 on 20-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 863140, Amount: Rs.100.00/-, Date of Purchase: 19/11/2022, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2022 9:28PM with Govt. Ref. No: 192022230182429128 on 20-11-2022, Amount Rs: 9,921/-, Bank: SBI EPay (SBlePay), Ref. No. 6471928169625 on 20-11-2022, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 556664 to 556703
being No 160215121 for the year 2022.



Suman

Digitally signed by SUMAN BASU
Date: 2022.11.29 15:50:41 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/11/29 03:50:41 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)