

12692/23

5-12-178/23

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 275339

11.08.2023
9-2-1057238/2023

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.



District Sub-Register-III
Alipore, South 24-pargana

1 AUG 2023

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this the 11th day of August 2023 (Two Thousand Twenty Three)

BETWEEN

122. 10/8/2023
Sl. No. Date Rs. 50/-

Name..... D. Saha.....

Address..... Advocate Alipore Judges Court, Kol-27.....

Stamp Vender Alipore Judge's Court, Kol-27

GOPAL DEY


[Signature]




DISTRICT SUB REGISTRAR...
SOUTH 24 PGS ALIPORE
11 AUG 2023

Jagantha Mondal
S/o of. Somal Ks. Mondal
Alipore Judges Court.
Kol-27.
Law Clerk.

(1) SRI AMLANENDU GUHA (PAN - AJGPG0074P, Aadhaar No. 2091 4051 7652), son of Late Kanakendu Guha, by faith - Hindu, by occupation - Business, by Nationality - Indian **(2) SMT. MOUSUMI GUHA** (PAN - BUSPG4111M, Aadhaar No. 7106 1878 9836), daughter of Late Binoyendu Guha, by faith - Hindu, by occupation - Housewife, by Nationality - Indian **(3) SMT. SONALI GUHA** (PAN - BQSPG2244M, Aadhaar No. 6872 7492 0207), wife of Late Subhendu Guha, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, **(4) MISS. SWARNALI GUHA** (Aadhaar No. 7736 6260 6222), daughter of Late Subhendu Guha, by faith - Hindu, by occupation - Student, by Nationality - Indian, represented by her natural and legal Guardian **SMT. SONALI GUHA**, wife of Late Subhendu Guha, vide Order dated 23.09.2022 passed by the Learned District Judge in Act XXXII, Case No. 16 of 2022, all 1 to 4 are residing at 70A, Ibrahimpur Road, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032 and **(5) M/S. GREEN VILLE**, having PAN - AAZFM8187F, a Partnership Firm having its




office at 55, Narkel Bagan, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, represented by its Partners **(i) SRI PALASH BHOWMICK**, having PAN AGOPB1633N, Aadhaar No. 3257 3383 4021), son of Late Dhiren Bhowmick, by faith - Hindu, by occupation - Business, residing at 52A, Vivekananda Park, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099, **(ii) SRI SUBIR CHOWDHURY**, having PAN ADZPCO634N, Aadhaar No. 4522 3825 8150), son of Late Anil Chowdhury, by faith - Hindu, by occupation - Business, residing at 2/165, Bijoygarh, Police Station - Jadavpur, Post Office - Jadavpur University, Kolkata - 700032, **(iii) SRI SUJIT TALUKDER**, having PAN - ACWPTO433E, Aadhaar No. 8295 4923 7625), son of Late Santi Ranjan Talukder, by faith - Hindu, by occupation - Business, residing at 35, Narkelbagan, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, hereinafter jointly




called and referred to as the **LANDOWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their respective heirs, executors, administrators, representatives and assigns) of the **ONE PART**

AND 

M/S. PARASH, having PAN - AAGFP9900L, a Partnership Firm having its office at 55, Narkel Bagan, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, represented by its Partners **(i) SRI PALASH BHOWMICK**, having PAN AGOPB1633N, Aadhaar No. 3257 3383 4021, Mobile No. 9874927740, son of Late Dhiren Bhowmick, by faith - Hindu, by occupation - Business, residing at 52A, Vivekananda Park, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099, **(ii) SRI SUBIR CHOWDHURY**, having PAN ADZPCO634N, Aadhaar No. 4522 3825 8150, Mobile No. 7980512346, son of Late Anil Chowdhury, by faith - 

Hindu, by occupation - Business, residing at 2/165, Bijoygarh, Police Station - Jadavpur, Post Office - Jadavpur University, Kolkata - 700032, (iii) **SRI SUJIT TALUKDER**, having PAN - ACWPTO433E, Aadhaar No. 8295 4923 7625, Mobile No. 9830628251, son of Late Santi Ranjan Talukder, by faith - Hindu, by occupation - Business, residing at 35, Narkelbagan, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office, legal representatives and/or assigns) of the **OTHER PART**.



WHEREAS one Suprova Guha was the sole and absolute owner of **ALL THAT** piece and parcel of revenue free land measuring more or less 4 Cottahs 6 Chittaks being Plot No. 70A, Ibrahimpur Road, Calcutta - 700032 under Dag No. 388, Khatian No. 10 of Mouza - Ibrahimpur, Police

Station - Jadavpur, Sub-Registration - Alipore, District :
24-Pargnnas together with a three storied pucca building
being in incomplete construction at Premises No. 70A,
Ibrahimpur Road, Calcutta - 700032, morefully and
particularly described in the Schedule - 'A' hereunder
written by a registered Deed of Sale in the office of the
Sub-Registrar Alipore being recorded in Book No. I, Volume
No. 45, Pages from 16 to 20, Being No. 2305, for the year
1945.

AND WHEREAS said Suprova Guha died intestate on
26.08.1983 leaving behind her legal heirs and
representatives husband namely Atul Chandra Guha and
four sons namely Kanakendu Guha, Ranendu Guha,
Binoyendu Guha, Purnendu Guha and one daughter
namely Mamata Guha .

AND WHEREAS after the demise of said Suprova Guha
the said Atul Chandra Guha, Kanakendu Guha, Ranendu

Guha, Binoyendu Guha, Purnendu Guha and Mamata Guha partitioned the aforesaid premises by a registered Deed of Partition duly executed and registered on 5th March, 1984 in the office of the Registrar of Assurances Calcutta and recorded in Book No. I, Volume No. 302, Pages from 271 to 292, Being No. 2662, for the year 1984.

AND WHEREAS in terms of the said Deed of Partition the respective parties of the First Part, Second Part, Third Part, Fourth Part, Fifth Part and Sixth Part had been enjoying their respective portion .

AND WHEREAS by virtue of the said Deed of Partition dated 05.03.1984 said Atul Chandra Guha was allotted one room measuring 12 feet x 15 feet in the old single storey building at the Western side of the said premises together with the right of common user of the toilet and the adjacent open land and terrace and common passage delineated and marked with Letter - 'A' and marked with

PINK Border on the Plan annexed with the said Deed of Partition .

AND WHEREAS by virtue of the said Deed of Partition said Kanakendu Guha got the entire portion of the existing one room measuring 15 feet x 12 feet at the Ground Floor of the said premises together with the right of common user of the toilet and the adjacent open land and terrace and common passage delineated and marked with Letter - 'K' and marked with YELLOW Border on the Plan annexed with the said Deed of Partition .

AND WHEREAS by virtue of the said Deed of Partition said Mamata Guha got the full portion of the existing one room measuring 16 feet x 14 feet at the Ground Floor of the said premises together with the right of common user of the toilet and the adjacent open land and terrace and common passage delineated and marked with Letter - 'M' and

marked with PURPLE Border on the Plan annexed with the said Deed of Partition .

AND WHEREAS in the said Deed of Partition it was very clearly expressed and agreed by and between the parties therein that the portion allotted to said Atul Chandra Guha and said Ms. Mamata Guha shall be devolved to said Kanakendu Guha after their death absolutely and forever and said Kanakendu Guha shall own and possess his allotted portion as well as the allotted portion of said Atul Chandra Guha and Ms. Mamata Guha in sixteen annas share.

AND WHEREAS while thus seized and possessed of the aforesaid property said Atul Chandra Guha died on 03.09.1984 and as per the terms of the said Deed of Partition Kanakendu Guha acquired the ownership of the allotted portion of said Atul Chandra Guha absolutely in sixteen annas share. Thereafter said Ms. Mamata Guha

also died on 24.05.2009 and as per the provision of the said Deed of Partition her allotted portion was devolved upon said Kanakendu Guha.

AND WHEREAS in terms of the said Deed of Partition said Kanakendu Guha became the absolute owner of his allotted portion as well as the allotted portion of said Atul Chandra Guha and Mamata Guha.

AND WHEREAS while thus seized and possessed the aforesaid property said Kanakendu Guha constructed a Kitchen and a Toilet at his own fund and had been enjoying the said property together with the right to use common parts, areas, portions, facilities, amenities and installations in the said premises together with all easements and quasi-easements right with his family members.

AND WHEREAS subsequently Ranendu Guha died intestate on 09.07.2008 leaving behind his wife Smt. Gita

Guha and one son namely Subhendu Guha as his legal heirs and successors to inherit his estate in the said property . Subsequently said Gita Guha also died intestate leaving behind her only son namely Subhendu Guha, who subsequently also died intestate leaving behind his wife Sonali Guha and one daughter Swarnali Guha, the Landowners No.3 & 4 herein as his legal heirs and successors to inherit his estate in the said property

AND WHEREAS said Binoyendu Guha died intestate on 01.11.2012 leaving behind his wife Smt. Bharati Guha and one daughter namely Mousumi Guha as his legal heirs and successors to inherit his estate in the said property. Subsequently said Bharati Guha also died intestate leaving behind her only daughter namely Mousumi Guha Landowner No.2 herein .

AND WHEREAS said Kankendu Guha died intestate on 19.02.2015 leaving behind his wife Smt. Anjali Guha and one son and one daughter namely Amrita Haimanti Guha

Paul and Amlanendu Guha as his legal heirs and successors to inherit his estate in the aforesaid property.

AND WHEREAS while thus seized and possessed of the aforesaid property said Smt. Anjali Guha and Amrita Haimanti Guha Paul out of love and affection towards their son and brother respectively transferred their share in respect of the aforesaid property in favour of Amlanendu Guha, the Landowner No.1 herein by a registered Deed of Gift duly executed and registered on 6th February, 2023 in the office of the District Sub-Registrar – I, Alipore South 24 Parganas and recorded in Book No. I, Volume No. 1601-2023, Page from 12396 to 12425, Being No. 160100261 for the year 2023 and being the Donee the Landowner No.1 accepted the said Deed of Gift by endorsing his signature .

AND WHEREAS thus being in possession of the aforesaid property said Purnendu Guha for urgent need of money

sold, transferred and conveyed his share in favour of the Landowner No.5 herein by a registered Deed of Conveyance duly executed and registered on 28.07.2023 in the office of the A.D.S.R., South 24 Parganas and recorded in Book No. I, Volume No. 1605-2023, Page from 40658 to 40686, Being No. 160501189 for the year 2023.

AND WHEREAS by way of inheritance, Deed of Gift and Deed of Conveyance the Landowners herein have become the absolute Owners of the aforesaid property morefully and particularly described in the **SCHEDULE - A** hereunder written.

AND WHEREAS though the said property was partitioned by a Deed of Partition but physically the said property remain joint being a single Premises No.70A, Ibrahimpur Road, Kolkata - 700032.

AND WHEREAS the existing building of the said premises has become very old and dilapidated and not habitable

for human being and as such the Landowners herein have amicably decided to demolish the said building and also to construct multi storied building over the said Premises No. 70A, Ibrahimpur Road, Kolkata - 700032 but having no such requisite fund and technical knowledge the Landowners have mutually decided to place the responsibility upon a reputed Developer .

AND WHEREAS as the Landowner No. 4 Swarnali Guha is a minor and as such she could not enter into any Agreement with any Developer therefore the mother of the minor namely Sonali Guha applied before the Learned District Judge seeking permission to enter into any Development Agreement on her behalf vide Case No. ACT XXXII Case No. 16 of 2022 and upon hearing of the said application the Learned District Judge on 23.09.2022 has been pleased to allow Smt. Sonali Guha to enter into any Agreement on behalf of her minor daughter Swarnali Guha.

AND WHEREAS in view of the above the Landowners herein contacted with the Developer herein to raise

construction of a G + 3 storied building consisting of several self contained flats, shop rooms and car parking spaces according to the sanctioned building plan after demolishing the old structure at present standing thereon at Premises No. 70A, Ibrahimpur Road, Kolkata - 700032.

AND WHEREAS the Developer herein after going through the proposal of the Landowners have agreed to take the responsibility to constructed G + 3 storied building according to sanctioned building plan after demolishing the old structure at its own cost on the following terms and conditions :-

AND BOTH PARTIES HAVING ACCEPTED THE PROPOSAL THIS AGREEMENT IS ENTERED IN BETWEEN THE PARTIES UNDER THE FOLLOWING TERMS AND CONDITIONS :

1. The Landowners declare that the Landowners are the absolute owners of **ALL THAT** piece and parcel of revenue free land measuring more or less 4 Cottahs 6

Chittaks being Plot No. 70A, Ibrahimpur Road, Calcutta - 700032 under Dag No. 388, Khatian No. 10 of Mouza - Ibrahimpur, Police Station - Jadavpur, Sub-Registration - Alipore, District : 24-Pargnnas together with a three storied pucca building being in incomplete construction at Premises No. 70A, Ibrahimpur Road, Calcutta - 700032. The Landowners further declare that the Landowners have now good right full power and absolute authority to enter into this Agreement for Development with the Developer herein and the said property is not the subject matter of any suits or proceedings, attachments, liens, lispensens, charge, mortgage and tenancy or in any manner whatsoever and the property is free from all encumbrances.

2. The Landowners upon going through the proposal of the Developer, placed the responsibility to raise construction of a G + 3 storied building consisting of several self contained flats and car parking space according to the sanctioned building plan and specification

as per specification and the Developer accepted the responsibility so trusted by the landowner in respect to raise construction of a three storied building at his own cost and responsibility under the terms hereinunder contained.

3. That the Landowners with the execution of this agreement grant irrevocable license to the Developer to enter upon the property of the Landowners as aforesaid and also hereinunder mentioned in the Schedule "A" and to take physical measurement of the property and accordingly prepare a site plan and the proposed building plan by a Civil Engineer with structural design and take all measures for construction of the building with the help of engineer, architect, labour, mason Plumber, electrician and all other experts as would be required for the purpose of construction of the building.

4. The Landowners grant license to the Developer to demolish the old structure at present standing in the

Schedule 'A' property at his own cost and responsibility and shall retain the sale proceeds of the debris without any claim or demand of the Landowners.

5. That the Developer shall pay rent for alternative accommodation to the Landowner Nos. 1 and 2 @ Rs. 7,000/- p.m. each and for 3 & 4 @ Rs. 7,000/- p.m. till the delivery of the possession of the Owners' allocation.

6. That the Developer shall complete the construction of the new building in all manner according to the specification at their own cost and responsibility within 24 months from the date of obtaining sanction of the building plan from the Kolkata Municipal Corporation and/or obtaining vacant possession of the said property whichever is later. In spite of due diligence, if the Developer is prevented due to natural calamity or Act of God such as flood, earthquake and /or civil war, riot, pandemic or any other unnatural acts in completion of the building within the period of 24 months, then in that event the Developer should be allowed extension of

time to complete the construction of the building even after 24 months till the normal situation is restored.

7. The Developer shall also complete the common areas and facilities as would be attached to the building at their own cost and responsibility.

8. That the Developer shall pay all fees, wages, carriage, salary, bonus to the contractor, labour, massions, plumber and the Landowner shall have no liability to pay any such expenses.

9. Landowner No.1 will get one flat on the First Floor South-East-North Portion measuring about 640 Square Feet covered area, One Shop Room on the South-East portion beside staircase in the Ground Floor measuring about 110 Square Feet covered area, Landowner No.2 will get one flat on the Third Floor South-East-North portion measuring about 640 Square Feet covered area and one car parking space measuring about 125 Square Feet in the Ground Floor North-West portion and Rs. 8,00,000/- forfeited money, Landowner No.3 & 4 will jointly get one flat on the Second Floor South-East-North Portion

measuring about 640 Square Feet covered area and one car parking space in the Ground Floor North-West portion measuring about 125 Square Feet and Rs. 8,00,000/- forfeited money.

10. That save and except the Owners' allocation the Developer shall retain Flats in the First, Second and Third Floor on the South-West-North portion and Shop Rooms on the South-West portion and Car Parking Spaces on the South-East-North portion and South-West-North portion as Developer's allocation .

11. The Developer shall have all right and liberty to sell its allocated portion in the newly constructed buildings to any intending purchaser/s and also collect the consideration money, booking money, earnest money from the prospective purchaser/ purchasers without any claim or demand of the Landowner of such booking money, consideration money and earnest money.

12. The Developer shall have right and liberty to publish any advertisement in the news paper and fixed any board

or hoarding at the site to invite the intending purchaser or purchasers in respect of sale of the Developers allocation in the proposed new buildings.

13. In spite of due diligence in completion of the construction of the building within 24 months, if the Developer is prevented due to sufficient cause beyond his control in that event the Landowners shall allow or grant an extension of 3 months from the expiry of the said period of 18th months, in spite of such extension of three months if the developer fails and/or neglects to complete the construction of the building in all manner and delivery the possession of the Owners' allocation in that event, the Developer may be allowed a further extension of three months with a penalty of Rs.15,000/- (Rupees Fifteen Thousand) per month for the said extended three months, in spite of such penal extension, if the Developer fails to complete the construction of the proposed building and deliver the possession of the owners' allocation in that event at the option of the Landowners this agreement shall be rescinded or terminated and the Landowners shall have

right and liberty to engage or appoint any other developer or contractor to complete the incomplete works of the proposed buildings after determination of the accounts as would be spent by the Developer for the purpose of the project by a registered valuer and the report of the valuer shall be bonded and accepted by the Parties herein, further more in case of negligence in compliance the terms and conditions by the Developer, the landowner has right to appoint the registered valuer and determined the expenses as spent by the Developer.

14. Upon completion of the proposed building and clearance certificate the Developer shall serve a notice in writing to the Landowners for taking possession of the Owner's allocation and the Owners shall be under obligation to take delivery of possession of his allocated portion within 15 days from the date of receipt of such notice. In spite of service of such notice the Landowners fail or neglect to take delivery of possession of their allocation in that event the Developer shall not be liable to

pay any taxes, levies, rates, duties and maintenance charges, dues and other outgoings payable in respect of the owners' allocation and the said charges will be apportionate pro-rata basis with reference to the saleable spaces in the proposed building.

15. The Landowners undertake to sign and execute all agreement for sale to be executed by and between the Developer and its prospective purchaser/purchasers in respect of Developer's allocation as confirming party with the undertaking to convey the undivided impartible proportionate share of land in favour of the nominee or prospective purchaser or purchasers of the Developer and the Landowner further undertake to execute and register all Deed of Conveyances in favour of the nominee or nominees, Purchaser or Purchasers of the flats in respect of the Developer's allocation as the Vendor to convey the undivided impartible proportionate share and interest of the land in favour of such nominee/nominees, purchaser/purchasers of the developer but without any

claim or demand of consideration money as would be paid by the Purchaser / Purchasers to the Developer and the Developer shall join in such Deed of Conveyance/ Conveyances as the Confirming Party to admit and acknowledge the receipt of the consideration money of the Residential Flat/Flats of the Developers allocation.

16. The Developer shall be entitled to receive collect appropriator or utilize all booking money, earnest money consideration money from any intending Purchaser or Purchasers in respect of his allocation in the proposed building without creating any liability upon the Landowners towards the refund of such consideration money or against any Third Party claim.

17. The Landowners shall sign and execute and register a General Power of Attorney in favour of the Developer so that the Developer may do all such acts, deeds and things as would be required and necessary for the purpose of

Development of the said property and also to sell any flat or flats of the Developer's allocation to any intending Purchaser/Purchasers and also to take advance money, booking money, consideration money from the prospective purchaser or purchasers in respect of the developer's allocation and also to execute and register necessary Deed of conveyance in favour of the prospective purchaser / purchasers in respect of the Developer's allocation.

18. The Landowners shall have right and liberty to use the owners' allocation and the common parts of the buildings alongwith other co-owners of the property jointly more fully described in the Schedule 'C' hereunder . .

19. That after completion of the project in all manner and after delivery of possession of the owner's allocation as well as Developers allocation in the proposed project an association of owners will be formed to run and maintain the day to day affairs of the said projects.

20. The Landowners with execution of these presents handover to the Developer all Original Deeds and documents in respect of the said property.

SCHEDULE "A" REFERRED TO

ALL THAT piece and parcel of revenue free land measuring more or less 4 Cottahs 6 Chittaks together with a 39 years old dilapidated partly three storied pucca building measuring more or less 2400 Square Feet lying and situated of Mouza - Ibrahimpur, comprised in Dag No. 388 under Khatian No. 10 of Police Station - Jadavpur, Sub-Registration-Alipore, District: South 24-Pargnnas within the municipal limits of the Kolkata Municipal Corporation Ward No. 96 being Premises No. 70A, Ibrahimpur Road, Kolkata - 700032, Assessee No. 210960201188. The property is butted and bounded as follows :

ON THE NORTH : 70C, Ibrahimpur Road; ↙

ON THE SOUTH : 25 Feet wide Ibrahimpur Road;

ON THE EAST : 25 Feet wide Ibrahimpur Road; ↘

ON THE WEST : 26, Bidhan Pally;

SCHEDULE "B" REFERRED TO

(Allocation of the Owners)

ALL THAT one flat on the First Floor South-East-North Portion measuring about 640 Square Feet, one flat on the Third Floor South- East -North portion measuring about 640 Square Feet and one flat on the Second Floor South- East-North Portion measuring about 640 Square Feet, One Shop Room in the Ground Floor South-East portion beside staircase and two Car Parking Spaces in the Ground Floor one on the South-West portion and other on the North-West portion measuring about 125 Square Feet each and Rs. 16,00,000/- forfeited money togetherwith the undivided proportionate share and interest in the land underneath the said proposed G + 3 storied building and all common rights over the common areas and facilities attached to the said Premises No. 70A, Ibrahimpur Road, Kolkata - 700032.

SCHEDULE "C" REFERRED TO**(Developer Allocation)**

ALL THAT save and except the owners' allocation as mentioned in the Schedule "B" the Developer shall retain Flats in the First, Second and Third Floor on the South-West-North portion and Shop Rooms on the South-West portion and Car Parking Spaces on the South-East-North portion and South-West-North portion togetherwith the undivided proportionate share and interest in the land underneath the said G + 3 storied building and all common rights and facilities attached to the said premises as Developer's allocation at Premises No 70A, Ibrahimpur Road, Kolkata - 700032.

SCHEDULE "D" REFERRED TO ABOVE**(Common Areas and Facilities)**

1. Stair, Staircase, Stair landings on all the floors and stair room.
2. Lift
3. Common passage including main entrance.
4. Drainage system
5. Roof of the said building and roof parapet.

6. Water pump, underground water reservoir, overhead water reservoir, water pipes and other common plumbing installation including water meters, if any.
7. Sewerage system with fittings.
8. Boundary wall and gate.
9. Such other common parts, equipments, installations, fixtures, fittings and spaces within the said building which are necessary for passage to the user and occupancy of the unit in common.
10. The foundations, columns, girders, beams, supporting main walls, the main gate of the premises and the passage leading to the building and the staircase.
11. The installation for common service such as the drainage system in the premises, water supply arrangement in the premises, electric connection and telephone connection to the premises.
12. Reservoir in the Ground Floor and the Top Floor of the building, tube-well, pump, motor, pipes.

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

WITNESSES :

1. Joganta Mondal
Alipore Judges Court
Kolkata-27

Amlamoni Guha
Mousuni Guha.
Sonali Guha.

For Self and as
legal guardian of
Miss Swarnali Guha
Greenville of Greenville

Parash Choudhury Partner
Suresh Choudhury Partner
Suzil Debata Partner

SIGNATURE OF THE LANDOWNERS

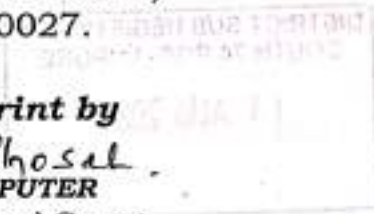
2. Saunjabrata Das
Manicktala Housing Estate
Block-F, Flat-4, V.P. Road
Kolkata-700054.

PARASH
Parash Choudhury Partner
Suresh Choudhury Partner
Suzil Debata Partner

SIGNATURE OF THE DEVELOPER

Drafted by
Debnath Saha
Debnath Saha W.P. 1109/1992
Advocate
Alipore Judges' Court,
Kolkata - 700027.

Computer Print by
Sama Ghosh
SRI RAM COMPUTER
Alipore Judges' Court
Kolkata 700027



SPECIFICATION

- GENERAL** : The building shall be R. C. C. framed structure as per the design of the Architect and Engineer.
- EXCAVATION** : Earth work is excavation of foundation trenches or drains in all sorts of soil including removing spreading or stacking the soils. As directed and including trimming the sides of trenches, leveling, dressing and ramming the bottom, bailing out water etc. as required complete.
- EARTH FILLING** : Earth work in filling in foundation, trenches, plinth etc. with good earth in layers not exceeding 6" at a time including watering and ramming etc. layer by layer complete.
- R.C.C. WORK** : Providing and laying concrete mix [1:1½ : 3/1:2:4] with reinforcement as per design in

foundation, tie-beams, lintels, columns, floor beams, floor slabs, stair case, chajja, drop wall etc.

- BRICK WALL** : All exterior brick work shall be 8" thick with bricks of approved quality and C.M. [1:6] all partition walls shall be 3" thick with bricks of approved quality and C.M. [1:4]
- FLOORING
BEDDING** : P. C. C. [1:3:6] floor bedding 4" thick [ave] over 3' brick flat soiling at ground floor.
- FLOOR FINISH,
SKIRTING DADO
ETC.** : 1. a) Vitrified Tiles floor good quality 2' x 2' and 5" high cast in situ skirting in drawing and dining and in all other rooms. Only toilet and kitchen floor will be finished marble
b) Dado will be 5'-0" high above the floor tiles in toilets.
- PLASTER** : a) The outside of the building will have plaster $\frac{3}{4}$ " thick (ave)

whereas the innside plaster will be ½" thick (av.) inside plaster of Paris.

**DOOR AND
WINDOWS**

: 1) Main entrance door :

a) Wooden door and polished in both side.

b) Sal wood door frame as approved by the Architect / Engineer will be provided.

c) 8" long S.S. Tower bolt from inside

d) Telescopic peephole one no.

e) Electric calling from outside

f) One handle from outside.

g) 3 Nos. 4" hinges. One Godrej Lock

2) Other doors :

a) Flush door, paints both sides.

b) Sal wood frame as per the design of the Architect.

c) S.S. tower bolt 6" long from inside.

d) 3 Nos. brassing ring from outside.

3) Windows :

a) Alluminium Sliding window.

b) All windows shall have frosted glass.

c) The windows (lubber) of toilets shall have translucem glass.

d) all window will be provided with M.S. grill approved by the Architect/Engineer.

WHITE WASH &
COLOUR WASH

: The building shall be painted externally with weathercoat. The inside of the building shall have

plaster of paris.

**TOILET &
KITCHEN**

:

Toilet

- 1) 2 Nos. one in the common place of the flat and one W.C. attached with Master Bed room.

a) One shower

b) One 20" X 16" white basin in each Flat.

c) Two taps.

d) One Geyser point in main toilet.

- 2) Kitchen :

a) One Kitchen sink with tap.

b) One cooking slab with Marble will be provided as per drawing by the Architect/ Engineer.

STAIR CASE

:

- 1) Stair case room will be provided with grill window glass for light and ventilation as per design by

the Architect.

- 2) Cabin for electricity meters as per drawing.

ROOF

- 1) Roof I.P. of approved quality will be provided over the roof slab.
- 2) 2'-6' high parapet wall will be provided all around the roof slab.
- 3) P.V.C. rain water pipe for proper drainage of water from roof .

ELECTRICAL INSTALLATION

- 1) Separate electric meter for each flat (own cost)
- 2) 3 light points, 2 fan points and two 5 Amps. plug points in kitchen-cum-dining alongwith 2 (Two) 15 Amp. Plug points, One Water Filter Point, 1 (One) Chimney Point.

- 3) One fan point, 2 light points and a 5 Amps, plug points in bed rooms alongwith 1 (One) 15 Amp. Plug point in 1 (One) Bed Room (Master) for A.C.
- 4) One light point - each in toilet and plug point of 15 Amp for Geysers.
- 5) All wiring will be as per existing regulation.

WATER SUPPLY : 1) R.C.C. overhead reservoir will be provided at the stair roof as per design.

2) Suitable electrical pump with motor will be installed at ground floor to deliver water to overhead reservoir from the underground water reservoir connected with corporation water line.

COMPOUND : 1) Compound will be paved wherever required and will have wall

all around.

- 2) 1 Nos. M.S. Grill gates will be provided as per drawing.

LIFT

Lift will be provided for 4 men weight of reputed / registered Firm at the Landowner's choice.

N.B.

**ANY ALTERATION & ADDITION
WILL BE CHARGED EXTRA
COST BY THE BUYERS.**



MEMO OF CONSIDERATION

RECEIVED of and from the within named **DEVELOPERS** the within mentioned sum of Rs. 16,00,000/- (Rupees Rupees Sixteen Lakhs) only being the full and final consideration money.

MODE OF PAYMENT

- | | | |
|------------------|--------------------------------------|---------------------------|
| 1. | Paid through RTGS on Rs. | 7,20,000/- |
| | 10.08.2023 Ref NO. UBINH23222728019 | |
| 2. | Paid through RTGS on Rs. | 7,20,000/- |
| | 10.08.2023 Ref No. UBINH 23222727364 | |
| 3. | T.D.S. | Rs. 1,60,000/- |
| TOTAL Rs. | | <u>16,00,000/-</u> |

(Rupees Sixteen Lakhs) only

WITNESSES:

1. Joyanta Mondal Mouzumi Guha.

Sonali Guha.

For, Self and as legal guarantion
of Miss Swarnali Guha.

SIGNATURE OF THE LANDOWNERS

No. 2,324

2. Saumyabrata Roy.



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

Name AMLANENDU GUHA
 Signature Amlanendu Guha



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

Name MOUSUMI GUHA
 Signature Mousumi Guha



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

Name SONALI GUHA
 Signature Sonali Guha
 For self and as Legal guardian
 of Miss Swarnali Guha.



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

Name PALASH BHOWMICK
 Signature Palash Bhowmick



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

Name .. SUBIR CHOWDHURY
 Signature Subir Chowdhury



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

Name .. SUJIT TALUKDAR
 Signature Sujit Talukdar

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand				
	Right Hand				

Name ..
 Signature ..

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand				
	Right Hand				

Name ..
 Signature ..

Major Information of the Deed

Deed No :	I-1603-12178/2023	Date of Registration	11/08/2023
Query No / Year	1603-2002057238/2023	Office where deed is registered	
Query Date	10/08/2023 6:11:46 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	JAYANTA MONDAL Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980417310, 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 : 16,00,000/-]		
Set Forth value	Market Value		
Rs. 1,04,00,000/-	Rs. 1,07,17,647/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 16,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :









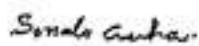
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ibrahimpur Road, , Premises No: 70A, , Ward No: 096 Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Katha 6 Chatak	94,00,000/-	94,49,997/-	Width of Approach Road: 25 Ft.,
Grand Total :					7.2188Dec	94,00,000 /-	94,49,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	10,00,000/-	12,67,650/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 39 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 39 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 39 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2400 sq ft	10,00,000 /-	12,67,650 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Amlanendu Guha Son of Late Kanakendu Guha Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office			
	11/08/2023	LTI 11/08/2023	11/08/2023	11/08/2023
70A, Ibrahimpur Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx4P, Aadhaar No: 20xxxxxxxx7652, Status :Individual, Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office				
2	Name Mrs Mousumi Guha Daughter of Late Binoyendu Guha Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office			
	11/08/2023	LTI 11/08/2023	11/08/2023	11/08/2023
70A, Ibrahimpur Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BUxxxxxx1M, Aadhaar No: 71xxxxxxxx9836, Status :Individual, Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office				
3	Name Mrs Sonali Guha Wife of Late Subhendu Guha Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office			
	11/08/2023	LTI 11/08/2023	11/08/2023	11/08/2023
70A, Ibrahimpur Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BQxxxxxx4M, Aadhaar No: 68xxxxxxxx0207, Status :Individual, Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office				
4	Miss Swarnali Guha Daughter of Late Subhendu Guha 70A, Ibrahimpur Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: BQxxxxxx4M, Aadhaar No: 77xxxxxxxx6222, Status :Minor, Executed by: Guardian, Executed by: Guardian			



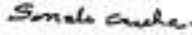
5 **M S GREEN VILLE**

55, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




Developer Details :






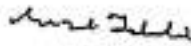


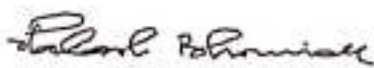


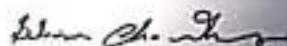
SI No	Name,Address,Photo,Finger print and Signature
1	M S PARASH 55, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: AAxxxxxx0L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



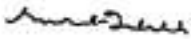
Guardian Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Sonali Guha Wife of Late Subhendu Guha Date of Execution - 11/08/2023, , Admitted by: Self, Date of Admission: 11/08/2023, Place of Admission of Execution: Office			
	Aug 11 2023 11:12AM	LTI 11/08/2023	11/08/2023	
70A, Ibrahimpur Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: BQxxxxxx4M, Aadhaar No: 68xxxxxxxx0207 Status : Guardian, Guardian of : Miss Swarnali Guha				



Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Palash Bhowmick (Presentant) Son of Late Dhiren Bhowmick Date of Execution - 11/08/2023, , Admitted by: Self, Date of Admission: 11/08/2023, Place of Admission of Execution: Office			
	Aug 11 2023 11:16AM	LTI 11/08/2023	11/08/2023	
52A, Vivekananda Park, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx3N, Aadhaar No: 32xxxxxxxx4021 Status : Representative, Representative of : M S GREEN VILLE (as Partner)				

2	Name Mr Subir Chowdhury Son of Late Anil Chowdhury Date of Execution - 11/08/2023, , Admitted by: Self, Date of Admission: 11/08/2023, Place of Admission of Execution: Office	Photo  <small>Aug 11 2023 11:18AM</small>	Finger Print  <small>LTI 11/08/2023</small>	Signature  <small>11/08/2023</small>
2/165, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4N, Aadhaar No: 45xxxxxxxx8150 Status : Representative, Representative of : M S GREEN VILLE (as Partner)				
3	Name Mr Sujit Talukdar Son of Late Santi Ranjan Talukdar Date of Execution - 11/08/2023, , Admitted by: Self, Date of Admission: 11/08/2023, Place of Admission of Execution: Office	Photo  <small>Aug 11 2023 11:19AM</small>	Finger Print  <small>LTI 11/08/2023</small>	Signature  <small>11/08/2023</small>
35, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3E, Aadhaar No: 82xxxxxxxx7625 Status : Representative, Representative of : M S GREEN VILLE (as Partner)				
4	Name Mr Palash Bhowmick Son of Late Dhiren Bhowmick Date of Execution - 11/08/2023, , Admitted by: Self, Date of Admission: 11/08/2023, Place of Admission of Execution: Office	Photo  <small>Aug 11 2023 11:16AM</small>	Finger Print  <small>LTI 11/08/2023</small>	Signature  <small>11/08/2023</small>
52A, Vivekananda Park, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3N, Aadhaar No: 32xxxxxxxx4020 Status : Representative, Representative of : M S PARASH (as Partner)				
5	Name Mr Subir Chowdhury Son of Late Anil Chowdhury Date of Execution - 11/08/2023, , Admitted by: Self, Date of Admission: 11/08/2023, Place of Admission of Execution: Office	Photo  <small>Aug 11 2023 11:18AM</small>	Finger Print  <small>LTI 11/08/2023</small>	Signature  <small>11/08/2023</small>
2/165, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4N, Aadhaar No: 45xxxxxxxx8150 Status : Representative, Representative of : M S PARASH (as Partner)				

Name	Photo	Finger Print	Signature
Mr Sujit Talukdar Son of Late Santi Ranjan Talukdar Date of Execution - 11/08/2023, , Admitted by: Self, Date of Admission: 11/08/2023, Place of Admission of Execution: Office	 <small>Aug 11 2023 15:19AM</small>	 <small>LTI 11/08/2023</small>	 <small>11/08/2023</small>
35, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3E, Aadhaar No: 82xxxxxxxx7625 Status : Representative, Representative of : M S PARASH (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jayanta Mondal Son of Late Sanat Kumar Mondal Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>11/08/2023</small>	 <small>11/08/2023</small>	 <small>11/08/2023</small>

Identifier Of Mr Amlanendu Guha, Mrs Mousumi Guha, Mrs Sonali Guha, Mr Palash Bhowmick, Mr Subir Chowdhury, Mr Sujit Talukdar, Mrs Sonali Guha, Mr Palash Bhowmick, Mr Subir Chowdhury, Mr Sujit Talukdar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Amlanendu Guha	M S PARASH-1.44375 Dec
2	Mrs Mousumi Guha	M S PARASH-1.44375 Dec
3	Mrs Sonali Guha	M S PARASH-1.44375 Dec
4	Miss Swarnali Guha	M S PARASH-1.44375 Dec
5	M S GREEN VILLE	M S PARASH-1.44375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Amlanendu Guha	M S PARASH-480.00000000 Sq Ft
2	Mrs Mousumi Guha	M S PARASH-480.00000000 Sq Ft
3	Mrs Sonali Guha	M S PARASH-480.00000000 Sq Ft
4	Miss Swarnali Guha	M S PARASH-480.00000000 Sq Ft
5	M S GREEN VILLE	M S PARASH-480.00000000 Sq Ft

Endorsement For Deed Number : I - 160312178 / 2023

On 11-08-2023

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 10:57 hrs on 11-08-2023, at the Office of the D.S. - III SOUTH 24-PARGANAS by Mr Palash Bhowmick .

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 1,07,17,647/-

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

Execution is admitted on 11/08/2023 by 1. Mr Amlanendu Guha, Son of Late Kanakendu Guha, 70A, Ibrahimpur Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 2. Mrs Mousumi Guha, Daughter of Late Binoyendu Guha, 70A, Ibrahimpur Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 3. Mrs Sonali Guha, Wife of Late Subhendu Guha, 70A, Ibrahimpur Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife

Identified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-08-2023 by Mr Palash Bhowmick, Partner, M S PARASH (Partnership Firm), 55, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-08-2023 by Mr Subir Chowdhury, Partner, M S PARASH (Partnership Firm), 55, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-08-2023 by Mr Sujit Talukdar, Partner, M S PARASH (Partnership Firm), 55, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-08-2023 by Mr Palash Bhowmick, Partner, M S GREEN VILLE (Partnership Firm), 55, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-08-2023 by Mr Subir Chowdhury, Partner, M S GREEN VILLE (Partnership Firm), 55, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-08-2023 by Mr Sujit Talukdar, Partner, M S GREEN VILLE (Partnership Firm), 55, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Executed by Guardian

Execution is admitted by Mrs Sonali Guha, , Wife of Late Subhendu Guha, 70A, Ibrahimpur Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession House wife as the guardian of minor Miss Swarnali Guha 70A, Ibrahimpur Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032

Identified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,053.00/- (B = Rs 16,000.00/- ,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 16,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2023 12:07AM with Govt. Ref. No: 192023240165624978 on 11-08-2023, Amount Rs: 16,021/-, Bank: SBI EPay (SBlePay), Ref. No. 8406296783720 on 11-08-2023, 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 50.00/-, by online = Rs 19,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 122, Amount: Rs.50.00/-, Date of Purchase: 10/08/2023, Vendor name: Gopal Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2023 12:07AM with Govt. Ref. No: 192023240165624978 on 11-08-2023, Amount Rs: 19,971/-, Bank: SBI EPay (SBlePay), Ref. No. 8406296783720 on 11-08-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 336287 to 336337

being No 160312178 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.08.14 17:27:42 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/08/14 05:27:42 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)