

6273/21

I-6264/2021



V.C NO - 698 Dated: 7.12.21 Time: 17:30 P.m.
 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL AC 911767

9-2-2539989/21

7/12/21
13.58

Verified that the document in conformity
 to registration. The signature sheet
 and endorsement sheets attached to
 the document are the part of the
 document

Additional District Sub-Registrar
 Bagnan, 24 Pgs (10)

8 DEC 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 07th day of
 December, 2021 (Two Thousand Twenty-One) as per CHRISTIAN
 ERA.

no. 41159
Date: 23/11/2024
Subj: S. B. K. Adm
Court: Civil - Cal
Gouldish Civil Court
GOLGHORIA

Ramul Kumar Singh.

3169

Ramul Kumar Singh.

3169

Satyendra N Singh

3165

H. Perri

3135

Shubita Singh

3167

N. K. Singh



Addl. District Sub-Registrar
Golghoria, 24 Pgs. (N)

7 DEC 2024

- (1) **RAJKAMAL PETROLEUM PVT. LTD.** (PAN. AAECR-5282L) a private limited company, under the provisions of Indian Companies Act, 1956, having its registered office at: MIG, B/67, Housing Colony, Dhanbad, P.O. & P.S. Dhanbad, Dist.: Dhanbad, Jharkhand- 826001, represented by its Director namely, **SRI KAMAL KUMAR SINGH** (PAN AHGPS3207C & ADHAR 5206 9440 6947), son of Late Lakshmi Shankar Singh, by Nationality Indian, by religion- Hindu, by Occupation- Business, residing at: VUG, B/67, Housing Colony, Dhanbad, P.O. & P.S. Dhanbad, Dist: Dhanbad, Jharkhand-826001,
- (2) **M/S. SIDHI DEVELOPER PVT. LTD.** (PAN AAICS9304E), a private limited company, under the provisions of Indian Companies Act, 1956, having its registered office at 1st Floor, Maru Tower, Kanke Road, P.O.-R.U. Campus, P.S. Gonda, Dist. Ranchi - 834008, Jharkhand, represented by its Director namely, **SRI SATYENDRA NARAYAN SINGH** (PAN AGKPS0589A & ADHAR 5108 1523 0703), son of Late Balaram Prasad Sinha,; by Nationality-Indian, by religion- Hindu, by Occupation- Business, residing at Flat No. A/TV, Birendra Sudha Apartment, Near Holy Cross School 33, Burdwan Compound, P.O. Lalpur, P.S. Lalpur, Dist. Ranchi, Jharkhand, PIN-834001,
- (3) **SMT. ILA RANI** (PAN - ABXPR0543F & ADHAR 9240 7020 4982), Wife of Kamal Kumar Singh, by Nationality- Indian, by religion- Hindu, by Occupation- Business, residing at MIG., B/67, Housing Colony, Dhanbad, P.O. & P.S. Dhanbad, Dist. Dhanbad, Jharkhand - 826001,
- (4) **M/S. GOLDEN CAMP** (PAN -AAIFG4095K), a partnership firm, having its registered office at H.B. Road, P.O. Kokar, P.S. Ranchi Sadar, Dist.-Ranchi, Jharkhand, Pin-834001, represented by its one of the Partner namely, **SRI KAMAL KUMAR SINGH** (PAN -AHGPS3207C & ADHAR 5206 9440 6947), son of Late Lakshmi Shankar Singh, by Nationality-Indian, by religion- Hindu,



3168

Shivendra Shrivastava



3169

Kishory Singh



3170

Purbaiti



3171

Munir Singh



3172

Ravi Singh



3173

Tarjanki Chandra



3174

Darjanki Chandra
to - Bikaner prasad Choudhary
33, Panna, Main Road, P.O. - Minto
Dist. - B.K.



Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

7 DEC 2022

by Occupation-Business, residing at: MIG, B/67 Housing Colony, Dhanbad, P.O. & P.S. Dhanbad, Dist. Dhanbad, Jharkhand-826001,

(5) **M/S. TOP GEAR MOTORS PVT. LTD.** (PAN -AADCT3034B), a private limited company, under the provisions of Indian Companies Act, 1956, having its registered office at MIG. B/67, Housing Colony, Dhanbad, P.O. & P.S. Dhanbad, Dist. Dhanbad, Jharkhand - 826001, represented by its Director namely, **SRI. KAMAL KUMAR SINGH** (PAN -AHGPS3207C & ADHAR 5206 9440 6947), son of Late Lakshmi Shankar Singh, by Nationality- Indian, by religion- Hindu, by Occupation-Business, residing at MIG. B/67, Housing Colony, Dhanbad, P.O. & P.S. Dhanbad, Dist. Dhanbad, Jharkhand-826001,

(6) **SRI SHIVENDRA SHIVAM** (PAN-BHNPS8536G & ADHAR 9229 0662 3732), son of Sri Satyendra Narayan Singh, by Nationality- Indian, by religion- Hindu, by Occupation- Business, residing at: 602, Maru Towers, Kanke Road, Ranchi, P.O. - R.U. Campus, P.S. Gonda, Dist. Ranchi, Jharkhand - 834008,

(7) **MRS. ANUMITA SINGH** (PAN - BTMPSS8642A & ADHAR 8527 4902 8735), daughter of Sri Madhusudan Chawda, by Nationality- Indian, by religion- Hindu, by Occupation- Business, residing at 602, Maru Towers, Kanke Road, Ranchi, P.O. - R.U. Campus, P.S. Gonda, Dist. Ranchi, Jharkhand - 834008,

(8) **SRI. VISHAL SINGH** (PAN - AKTPK4176A & ADHAR 2696 4923 9649), son of Sri Ashok Kumar Singh, by Nationality- Indian, by religion- Hindu, by Occupation- Business, residing at Flat No. 504, Birendra Sudha Apartment, Burdwan Compound, P.O. & P.S. Lalpur, Dist. Ranchi, Ranchi - 834001, Jharkhand,

- (9) **SMT. SUKRITI SINGH** (PAN - AWVPS9953K & ADHAR 8392 1193 0272), daughter of Sri Satyendra Narayan Singh, by Nationality- Indian, by religion- Hindu, by Occupation- Business, residing at Flat No. 504, Birendra Sudha Apartment, Burdwan Compound, P.O. & P.S. Lalpur, Dist. Ranchi, Ranchi - 834001, Jharkhand,
- (10) **SRI KISLAY SINGH** (PAN - DYYPS2576C & ADHAR 2323 9611 5464), son of Sri Kamal Kumar Singh, by Nationality- Indian, by religion- Hindu, by Occupation- Business, residing at: Flat No. 302, Block- A, Fortune Township, Jessore Road, P.O. & P.S.-Barasat, Dist. North 24 Parganas, Kolkata- 700124,
- (11) **SMT. SABITA SINGH** (PAN - AGKPS0588B & ADHAR 9998 2750 8888), Daughter of Dr. Ram Janama Singh, by Nationality- Indian, by religion- Hindu, by Occupation- Business, residing at 602, Maru Towers, Lake Avenue, Kanke Road, Ranchi, P.O. - R.U. Campus, P.S. Gonda, Dist. Ranchi, Jharkhand - 834008,
- (12) **SRI KAMAL KUMAR SINGH** (PAN - AHGPS3207C & ADHAR 5206 9440 6947), son of Late Lakshmi Shankar Singh, by Nationality- Indian, by religion- Hindu, by Occupation- Business, residing at Flat No. 302, Block- A, Fortune Township, Jessore Road, P.O. & P.S. -Barasat, Dist. North 24 Parganas, Kolkata- 700124,
- (13) **SRI SATYENDRA NARAYAN SINGH** (PAN AGKPS0589A & ADHAR 5108 1523 0703), son of Sri Basudev Narayan Singh, by Nationality- Indian, by religion- Hindu, by Occupation- Business, residing at: 6th Floor, Maru Towers, Lake Avenue, Kanke Road, Ranchi, P.O. - R.U. Campus, P.S. Gonda, Dist. Ranchi, Jharkhand - 834008, hereinafter collectively called and referred to as the "**LAND OWNERS**" (which expression shall unless excluded by repugnant to the subject or context be deemed to mean and include their

respective legal heirs, executors, administrators, successors, office-in-interest and/or assigns etc.) of the **FRIST PART**.

-AND-

JUPITER DEVELOPERS (PAN AAGFJ4322E), a Partnership Firm, registered office at 238/126/3, Jessore Road, Near Belgharia Express Way, Kolkata-700081, represented by its Two Partners (1) **SRI RANJIT BANERJEE** (ADXPB3534G & ADHAR 9347 6835 0961), Son of Late Mrigendra Chandra Banerjee, by occupation - Business, 5/2/6/1, Mall Road, P.O + P.S - Dum Dum, Kolkata - 700080 & (2) **SRI JAYANTA CHATTERJEE** (PAN ADAPC3060H & ADHAR 5624 1838 7383), Son of Late Santosh Chatterjee, by occupation - Business, residing at 5/2/6, Mall Road, P.O + P.S - Dum Dum, Kolkata - 700080 hereinafter called and referred to as the **PROMOTER/ DEVELOPER** (which terms or expression shall unless excluded by or repugnant to the subject of contest be deemed to mean and include its executors, administrators, legal representatives, successors, successors in office, successors in interest and assignees) of the **SECOND PART**.

Land Owners and the Developer collectively parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-

1. Subject Matter of Development :

1.1. Development Project & Appurtenances :

1.2. Project Property: ALL THAT piece and parcel of land measuring an area of 79 cottah 14 chittaks, be the same a little more or less, lying and situated at Mouza - Dakshin Nimta, J. L. No. - 8, Re. Su. No. -102, Touzi No. -63/163, comprised and contained in R. S. & L.R Dag Nos. - 4579, 4580 & 4581/6578, under L.R. Khatian Nos. - 725, 1274, 3524, 3371, 98, 3185, 3687, 531, 1008,

2736, 3665, 694 & 3614, P. S. - Nimta, the then A.D.S.R.O. - Cossipore Dum Dum at present A.D.S.R.O. Belghoria, within the local limits of North Dum Dum Municipality, under Ward No. - 22, bearing Holding Nos. - 278, 277, 282, 281, 280, 289, 288, 287, 286, 285, 284, 283 & 279 and thereafter the 13 nos. of holding converted into a Single Holding bearing amalgamated Holding No. - 289, Rabindra Sarani, under Ward no. 22, in the District of North 24 Parganas, Kolkata-700049.

2. Background, Representations, Warranties and Covenants:

2.1. Representations and Warranties Regarding Title: The ' Owners have made the following representation and the following warranty to the Developer regarding title and absolute Ownership of Land Owners:

(i) **WHEREAS** M/S. RAJKAMAL PETROLEUM PRIVATE LIMITED, a private limited company, under the provisions of Indian Companies Act, 1956, represented by its Director namely MR. KAMAL KUMAR SINGH, the Land Owner No. 1 herein, purchased all that piece and parcel of 07 cottahs of land, be the same a little more or less, lying and situated at Mouza - Dakshin Nimta, J. L. No. - 8, Re. Sa. No. -102, Touzi No. - 63/163, comprised in R. S. Dug No. - 4580, R. S. Khatian No. - 93, modified Khatian No. - 68, under North Dum Dum Municipality, ward No. - 22, P. S. -Nimta, A.D.S.R.O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. - 08805, dated - 13/10/2011, executed and registered by Sri Ratan Sarkar, Sri Ashok Sarkar and Sri Jayanta Sarkar, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No. - I, Volume No. - 24, pages from 5134 to 5151, being No. -08805 for the year 2011, after purchasing the said property the said Company got its name mutated in the Revisional Settlement Operation, vide new modified Khatian No. - 2736 (standing in the name of RAJKAMAL PETROLEUM PRIVATE LIMITED), and also got its name mutated in the office

of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

(ii) **AND WHEREAS** M/S. SIDHI DEVELOPER PVT. LTD, a private limited company, under the provisions of Indian Companies Act, 1956, represented by its Director namely MR. ARUN KUMAR SINHA, the Land Owner No. 2 herein, purchased all that piece and parcel of 07 cottahs of land; be the same a little more or less, lying and situated at Mouza - Dakshin Nimta, J. L. No. - 8, Re. Sa. No. - 102, Touzi No. - 63/163, comprised in R. S. Dag No. - 4580, R. S. Khatian No. - 93, modified Khatian No. - 68, under North Dum Dum Municipality, ward No. - 22, P. S. - Nimta, A. D. S. R. O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. - 08799, dated - 13/10/2011, executed and registered by Sri Ratan Sarkar, Sri Ashok Sarkar and Sri Jayanta Sarkar, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No. - 1, Volume No. - 24, pages from 5029 to 5046, being No. - 08799 for the year 2011, after purchasing the said property the said Company got its name mutated in the Revisional Settlement Operation, vide new modified Khatian No. - 3655 (standing in the name of M/S. SIDHI DEVELOPER PVT. LTD.), and also got its name mutated in the office of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

(iii) **AND WHEREAS** the land owner No. 3 herein SMT. ILA RANI, purchased all that piece and parcel of 07 cottahs of land, be the same a little more or less, lying and situated at Mouza - Dakshin Nimta, J. L. No. - 8, Re. Sa. No. - 102, Touzi No. - 63/163, comprised in R. S. Dag No. - 4580, R. S. Khatian No. - 93, modified Khatian No. - 68, under North Dum Dum Municipality,

ward No. - 22, P. S. - Nimta, A. D. S. R. O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. - 08804, dated - 13/10/2011, executed and registered by Sri Ratan Sarkar, Sri Ashok Sarkar and Sri Jayanta Sarkar, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No. -1, Volume No. - 24, pages from 5116 to 5133, being No. - 08804 for the year 2011, after purchasing the said property the said SMT. ILA RANI got her name mutated in the Revisional Settlement Operation, vide new modified Khatian No. - 531 (standing in the name of SMT. ILA RANI), and she also got her name mutated in the office of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

(iv) **AND WHEREAS** M/S. GOLDEN CAMP, a partnership firm, represented by its partner namely MR. KAMAL KUMAR SINGH, the Land Owner No. 4 herein, purchased all that piece and parcel of 07 cottahs of land, be the same a little more or less, lying and situated at Mouza - Dakshin Nimta, J. L. No. - 8, Re. Sa. No. -102, Touzi No. - 63/163, comprised in R. S. Dag No. - 4580, R. S. Khatian No. - 93, modified Khatian No. - 68, under North Dum Dum Municipality, ward No. - 22, P. S. - Nimta, A. D. S. R. O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. -08806, dated - 13/10/2011, executed and registered by Sri Ratan Sarkar, Sri Ashok Sarkar and Sri Jayanta Sarkar, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No. -1, Volume No. - 24, pages from 5152 to 5169, being No. - 08806 for the year 2011, after purchasing the said property the said Firm got its name mutated in the Revisional Settlement Operation, vide new modified Khatian No. - 1008 (standing in the name of M/S. GOLDEN CAMP), and also got its name mutated in the office of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully without interruption

of others by paying relevant taxes to the competent authority, free from encumbrances.

(v) **AND WHEREAS** M/S. TOP GEAR MOTORS PVT. LTD, a private limited company, under the provisions of Indian Companies Act, 1956, represented by its Director namely MR. KAMAL KUMAR SINGH, the Land Owner No. 5 herein, purchased all that piece and parcel of 07 cottahs of land, be the same a little more or less, lying and situated at Mouza - Dakshin Nimita, J.L. No. - 8, Re. Sa. No. - 102, Touzi No. - 63/163, comprised in R. S. Dag No. - 4580, R. S. Khatian No. - 93, modified Khatian No. - 68, under North Dum Dum Municipality, ward No. - 22, P. S. - Nimita, A. D. S. R. O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. - 08802, dated - 13/10/2011, executed and registered by Sri Ratan Sarkar, Sri Ashok Sarkar and Sri Jayanta Sarkar, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No. - 1, Volume No. - 24, pages from 5082 to 5099, being No. - 08802 for the year 2011, after purchasing the said property the said Company got its name mutated in the Revisional Settlement Operation, vide new modified Khatian No. - 1274 (standing in the name of

M/S. TOP GEAR MOTORS PVT. LTD, and also got its name mutated in the office of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully without interruption of others by paying Relevant taxes to the competent authority, free from encumbrances.

(vi) **AND WHEREAS** the land owner No.6 herein SRI SHIVENDRA SHIVAM, purchased all that piece and parcel of 05 cottahs 12 chittaks of land be the same a little more or less, out of which 02 cottah 08 chittaks land comprised in R. S, Dag No. - 4580, R. S. Khatian No. - 93, modified Khatian No. - 68, and 03 cottah 04 chittaks land comprised in R. S. Dag No. - 4579, under R. S. Khatian No. - 1608, modified Khatian No. - 957, lying and situated at

Mouza - Dakshin Nimta, J.L. No. - 8, Re. Sa. No. 102, Touzi No. -63/163, under North Dum Dum Municipality, ward No. - 22, P. S. - Nimta, A. D. S. R. O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. - 08811, dated - 13/10/2011, executed and registered by Sri Ratan Sarkar, Sri Ashok Sarkar and Sri Jayanta Sarkar, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No. - 1, Volume No. - 24, pages from 5250 to 5269, being No. - 08811 for the year 2011, after purchasing the said property the said SRI SHIVENDRA SHIVAM got his name mutated in the Revisional Settlement Operation, vide new modified Khatian No. - 3371 (standing in the name of SRI SHIVENDRA SHIVAM), and she also got his name mutated in the office of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

(vii) **AND WHEREAS** the land owner No. 7 herein MRS. ANUMITA SINGH, purchased all that piece and parcel of 07 cottahs of land, be the same a little more or less, lying and situated at Mouza - Dakshin Nimta, J. L. No. - 8, Re. Sa. No. - 102, Touzi No. - 63/163, comprised in R. S. Dag No. -4579, R. S. Khatian No. - 1608, modified Khatian No. - 957, under North Dum Dum Municipality, ward No. - 22, P. S. - Nimta, A. D. S. R. O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. - 08808, dated - 13/10/2011, executed and registered by Sri Ratan Sarkar, Sri Ashok Sarkar and Sri Jayanta Sarkar, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No. - 1, Volume No. - 24, pages from 5195 to 5215, being No. - 08808 for the year 2011, after purchasing the said property the said MRS. ANUMITA SINGH got her name mutated in the Revisional Settlement operation, vide new modified Khatian no. 98 (standing in the name of MRS. ANUMITA SINGH) and she also got her name mutated in the name of the Office of local North

Dum Dum Municipality; and has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, freed from encumbrances.

(vii) **AND WHEREAS** the land owner no. 8 herein MR. VISHAL SINGH purchased all that piece and parcel of 7 cottahs of land, be the same, a little more or less lying and situated at Mouza - Dakshin Nimta, J.L. No. - 8, Re. Sa, No, -102, Touzi No. 63/163, comprised in R.S. Dag No. 4579, R.S. Khatian No. 1608, modified Khatian No.-957, under North Dum Dum Municipality, ward No. - 22, P. S. -Nimta, A.D.S.R.O-Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No.- 08826, dated 13/10/2011 executed and registered by Sri Ratan Sarkar and Sri Ashok Sarkar and Sri Jayanta Sarkar and the said Deed' was registered with the office of the A.D.S.R. Cossipore Dum Dum, copied in Book No. I, Volume No. 24, Pages from 5572 to 5587, being No. 08826 for the year 2011 after purchasing the said property the said MR. VISHAL SINGH got his name mutated in the Revisional Settlement Operation vide new modified Khatian No. 3185 (standing in the name of MR. VISHAL, SINGH), and he also got his name mutated in the Office of local North Dum Dum Municipality and has been possessing the enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

(ix) **AND WHEREAS** the land owner No. 9 herein MRS. SUKRITI, purchased all that piece and parcel of 07 cottahs of land, be the same a little more or less, lying and situated at Mouza - Dakshin Nimta, J.L. No. - 8, Re. Sa. No. - 102, Touzi No. - 63/163, comprised in R. S. Dag No. - 4579, R. S. Khatian No. - 1608, modified Khatian No.- 957, under North Dum Dum Municipality, ward No. - 22, P. S. - Nimta, A. D. S. R. O. - Cossipore Dum Dum, in the District of North 24 Parganas; by virtue of a Deed of Sale, vide Deed No. -

08803, dated - 13/10/2011, executed and registered by Sri Ratan Sarkar, Sri Ashok Sarkar and Sri Jayanta Sarkar, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No. -1, Volume , No. - 24, pages from 5100 to 5115, being No. - 08803 for the year 2011, after purchasing the said property the said MRS. SUKRITI got her name mutated in the Revisional Settlement Operation, vide new modified Khatian No. - 3687 (standing in the name of MRS. SUKRITI), and she also got her name mutated in the office of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

(x) **AND WHEREAS** the land owner' No. 10 herein SRI KISLAY SINGH, purchased all that piece and parcel of 03 cottahs 14 chittaks of land, be the same a little more or less, lying and situated at Mouza - Dakshin Nimta, J.L. No. - 8, Re. Sa. No. -102, Touzi No. - 63/163, comprised in R. S. Dag No. - 4579, R. S. Khatian No. - 1608, modified Khatian No. - 957, under North Dum Dum Municipality, ward No. - 22, P. S. - Nimta, A. D. S. R. O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. - 08809, dated - 13/10/ 2011, executed and registered by Sri Ratan Sarkar, Sri Ashok Sarkar and Sri Jayanta Sarkar, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No. - 1, Volume No. - 24, pages from 5216 to 5232, being No. - 08809 for the year 2011, after purchasing the said property the said SRI KISLAY SINGH got his name mutated in the Revisional Settlement Operation, vide new modified Khatian No. - 725 (standing in the name of SRI KISLAY SINGH), and he also got his name mutated in the office of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

(xi) **AND WHEREAS** the land owner No. 11 herein MRS. SABITA SINGH, purchased all that piece and parcel of 04 cottahs of land, be the same a little more or less, lying and situated at Mouza - Dakshin Nimta, J. L. No. - 8, Re. Sa. No. -102, Touzi No. - 63/163, comprised in R. S. Dag No. -4579, R. S. Khatian No. - 1608, modified Khatian No. -957, under North Dum Dum Municipality, ward No. - 22, P. S. - Nimta, A. D. S. R. O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. - 08810, dated - 13/10/2011, executed and registered by Sri Ratan Sarkar, Sri Ashok Sarkar and Sri Jayanta Sarkar, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No. - I, Volume No. - 24, pages from 5233 to 5249, being No. - 08810 for the year 2011, after purchasing the said property the said MRS. SABITA SINGH, got her name mutated in the Revisional Settlement Operation, vide new modified Khatian No. - 3614 (standing in the name of MRS. SABITA SINGH), and she also got her name mutated in the office of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

(xii) **AND WHEREAS** the land owner No. 12 herein SRI KAMAL KUMAR SINGH, purchased all that piece and parcel/of 05 cottahs 02 chittaks of land, be the same a little more or less, lying and situated at Mouza - Dakshin Nimta, J. L. No.-8, Re, Sa. NO. -102, Touzi No.63/163, comprised in R, S, Dag No. — 4581/6578, Sabek Khatian No. - 88, R. S, Khatian No. - 1526, modified Khatian No. 694, under North Dum Dum Municipality, ward No. - 22, R S. - Nimta, A, D, S. R. O Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. 08828, dated 13/10/2011, executed and registered by M/ S Vanilla Fields Private Limited, represented by its authorize signatory Sri Sanjay Mondal, and the said Deed was registered with the office of the A.D.S.R.O.-Cossipore Dum Dum, copied

in Book No. -1, Volume No.24, pages from 5608- to 5623, being No. - 08828 for the year 2011, after purchasing the said property the said SRI KAMAL KUMAR. SINGH got his name mutated in the Revisional Settlement Operation, vide new modified Khatian No. 694 (standing in the name of SRI KAMAL KUMAR SINGH), and he also got his name mutated in the Office of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully with interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

(xiii) **AND WHEREAS** the land owner No. 13 herein SRI SATYENDRA NARAYAN SINGH, purchased all that piece and parcel of 05 Cottahs 02 Chittaks of land, be the same a little more or less, lying and situated at Mouza-Dakshin Nimta, J.L. No. 8, Re. Sa. No. - 102, Touzi No. 63/163, comprised in R.S. Dag No. 4581/6578, Sabek Khatian No. 88, R.S. Khatian No. 1526, modified Khatian No. 3524, under North Dum Dum Municipality, Ward No. 22, P.S.-Nimta, A.D.S. R. O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. - 08829, dated -13/10/2011, executed and registered, by M/S Lush Estates Fields Private Limited, represented by its authorize signatory Sri Gopal Mondal, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No, -I, Volume No. - 24, pages from 5624 to 5639, being No. -08829 for the year 2011, after purchasing the said property the said SRI SATYENDRA NARAYAN SINGH got his name mutated in the Revisional Settlement Operation, vide new modified Khatian No. - 3524 (standing in the name of SRI SATYENDRA NARAYAN SINGH), and he also got his name mutated in the office of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

AND WHEREAS thus as recited above the land owners No. 1 to 13 herein became the joint owners of in aggregating 79 cottah 14 chittak of land at Mouza- Dakshin Nimta, by, virtue of separate 13 nos. of sale Deeds and have been possessing and enjoying the same peacefully without interruption of others in their respective plot of land each.

AND WHEREAS with a view-to construct a Multi Storied Building the land owners No. 1 to 13 herein amalgamated the separate thirteen Holdings from the North Dum Dum Municipality, being Nos. - 278, 277, 282, 281, 280, 289, 288, 287, 286, 285, 284, 283 & 279 into a Single Holding being No. 289 of Ward No. 22, Premises at Rabindra Sarani, P.S. - Nimta, District - North 24 Parganas.

AND WHEREAS thus the Land Owners herein have become the joint and lawful owners of 79 cottah 14 chittaks of land at Mouza Dakshin Nimta, L.R Dag Nos. - 4579, 4580 & 4581/6578, under L.R. Khatian Nos. --725, 1274, 3524, 3371, 98, 3185, 3687, 531, 1008, 2736, 3665, 694 & 3614, which is free from all sorts of encumbrances and the Land Owners herein mutated their names before the B.L. & L.R.O. Office, Barrackpore-II and thereafter the Land Owners applied for the conversion/change of character of the said Land into Bastu for construction of Multistoried Building over the said landed property with the conjunction of reputed developers.

3. Desire of Development of the land & Acceptance: The said Land Owners herein express their desire to develop the aforesaid land measuring 79 cottah 14 chittaks more or less by constructing multistoried building thereon in TWO/THREE BLOCKS in accordance with the building sanction plan and/ or to be sanctioned by the concerned North Dum Dum Municipal Authority, and the present Developer have accepted the said proposal and the present Land Owners has decided to enter into the present Joint Venture Agreement with the Developer herein for the land mentioned above and explicitly in the

First Schedule hereunder written, And whereas the developer has fully satisfied with the right, title, interest and possess on over the said land and has physically examined the documents with respect to the title of land owners. Initially the land owners entered into an Registered Development Agreement & executed a Registered Power of Attorney in the year 2016 which is recorded in Book no. I, Volumn no. 1501-2016, Pages 59001 to 59056, being no. 150102673 dated 06.04.2016 and Development Agreement dated 06.04.2016 and which is recorded in Book no. I, Volumn no. 1501-2016, Pages 58833 to 58903, being no. 150102667 and due to misunderstanding the land owners made a Revocation of the said Development Agreement on 28.10.2021 which is recorded in Book no. I, Volumn no. 1501-2021, Pages 401279 to 401333, being no. 150112893 and revoked the Registered Power of Attorney on 28.10.2021 which are recorded in Book no. IV, Volumn no. 1501-2021, Pages 3421 to 3472, being no. 150100101.

4. Power of Attorney: For the smooth running of theⁿ said project, the Land Owners herein agreed to execute a registered Development Power of Attorney, by which the Land Owners herein will appoint and nominate JUPITER DEVELOPERS as their Constituted Attorney, to act on behalf of the Land Owners and also for entering into an agreement for sale in respect of the Developer's allocation after Execution of this Development Agreement in the name and on behalf of the Owners and also for to appear before any Registrar of Assurances, District Registrar, Sub- Registrar, Additional District Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on our behalf and to do all other acts and deeds in that behalf developer may deem necessary, expedient and proper.

5. DEFINITION :

5.1. Building : Shall mean multistoried building in TWO/THREE BLOCKS so to be constructed on the project property.

5.2. Name of the Building : Shall mean the new multistoried building so mentioned in above shall be named and called under the name and style as preferred exclusively by the Second Part/ Developer so agreed and consented by the First Part/Land Owners. The Developer will use, quote, mention & apply the said name in everywhere; wherever it need to use quote, mention & apply for the proposed project work and any work related to it.

5.3. Common Facilities & Amenities : Shall mean entrance of the building pump room, overhead water tank, water pump and motor, lift and lift areas and other facilities, which may be required for enjoyment maintenance or management of the said building by all occupiers of the building.

5.4. Saleable Space: Shall mean the space within the building, which is to be available as an unit/flat for independent use and occupation in respect of Land Owners' Allocation & Developer's Allocation as mentioned in this Agreement.

6. Landowners' Consideration: Shall mean the consideration against the project which will be given to the Land Owners by the Developer.

a) The land owners herein jointly will be entitled to get a refundable and/or adjustable amount of Rs. 3,00,00,000/- (Rupees Three Crore) as security deposit which shall be given on the date of Registration of the Development Agreement. The Owner no. 12 (Rs. 40,00,000/-) & Owner no. 13 (Rs. 30,00,000/-) shall also get unsecured loan ^{of an amount} of an amount of Rs. 70,00,000/- (Rupees Seventy Lac) only. All the refundable and adjustable amount shall be received by Satyendra Narayan Singh, Kamal Kumar Singh and Sabita Singh.

7. Land Owner's Allocation :

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

The owners shall get 40% allocation on constructed area in each and every floor of the Buildings. After Sanction of Building Plan the Developer shall specify the owners' allocation with a forwarding letter which shall acknowledge by the owners without raising any objection. The allocation of the owners will mutually be decided by Satyendra Narayan Singh & Kamal Kumar Singh with the Developer.

THE land owners herein jointly shall be entitled to get 40% (Forty Percent) of both Residential and Commercial Area in the proposed residential cum commercial multistoried building in TWO/THREE BLOCKS, including stair case lobby, lift area & void space (if any) together with undivided and impartible proportionate share of land, interest including the facilities of enjoyment the right of all common facilities and amenities available in the said proposed multistoried building which is morefully described in Second Schedule written herein below.

8. Developer's Allocation: Shall mean all the remaining area of the proposed residential cum commercial multistoried building (in TWO/THREE BLOCKS) excluding Land Owners' Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is morefully described in Third Schedule written herein below.

9. Shifting Charge: No shifting charge will be provided to the land Owners.

10. Architect/ Engineer: Shall mean such person or persons being appointed by the Developer.

11. Transfer: With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Land Owners as a transfer of space in the said building to intending purchasers thereof.

12. Building Plan: Shall mean such plan or revised sanctioned plan for the construction of the multistoried building, which will be sanctioned by the North Dum Dum Municipality and thereafter any other concerned authority in the names of the Land Owners for construction of the building including its modification and amenities and alterations. The developer alone shall be responsible for all cost, fees and fine etc. for the sanction of the building plan.

13. Built Up Area (For any Individual Unit): Here Built up area means the area covered with outer wall and constructed for the unit including fifty percent area covered by the common partition wall between two units and cent percent area covered by the individual wall for the said unit.

13.1. Covered Area (For any Individual Unit); Here covered area means total built up area for any unit plus proportionate share of stairs, lobby and lift areas and other common areas.

13.2. Super Built Up Area (For any Individual Unit): Here super built up area means the total covered area plus service area.

14. SINGULAR number shall mean and include the plural number and vice versa.

15. MASCULINE gender shall mean and include the feminine gender and vice versa.

LAND OWNERS' RIGHT & REPRESENTATION.

16.1. Indemnification regarding Possession & Delivery:

The Land Owners are now seized and possessed of and/or otherwise well and sufficiently entitled to the project property in as it is condition and deliver physical as well as identical possession to the Developer to develop the project property. And the Land Owners do hereby nominate, constitute and appoint the Developers to develop the said property at their own cost more particularly described in the First Schedule hereunder written by constructing building/s thereon as per the plans/ specifications to be approved and/or sanctioned by the North Dum Dum Municipality and the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976.

16.2. Free From Encumbrance: The Land Owners also indemnify that the project property is free from all encumbrances and the Land Owners have marketable title in respect of the said premises. If it is found that the Land Owners executed any documents which may be Registered or Unregistered, with regard to the subject land and for this the Developer is unable to sale the any Unit/Flat/Garage, in that case the land owner shall bound to cancel the earlier Registered or Unregistered Documents, if any, to clear all sought of disputes without raising any issue.

17. DEVELOPER, PROMOTER'S RIGHTS

17.1. Authority of Developer: The Developer shall have authority to deal with the property in terms, of this present agreement or negotiate with any person or persons or enter into any contractor agreement or borrow money or take any advance/ full amount against their allocation or acquired right under these agreement.

17.2. Right of Construction.- The Land Owners hereby grant permission an exclusive right to the Developer to build new building upon the project property.

18. **Construction Cost :** The Developer shall carry out total construction work of the present building at their own costs and expenses. No liability on account construction cost will be charged from Land Owners' Allocation.
 19. **Sale Proceeds of Developers Allocation:** The Developer will take the sale proceeds of Developer's Allocation exclusively.
 20. **Booking & Agreement for Sale :** Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possession/area will be taken by the Developer and the Agreement with the intending purchasers will be signed by the Developer and on behalf of the Land Owners as a Power of Attorney Holder, All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Land Owners.
 21. **Selling Rate:** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Land Owners.
 22. **Profit & Loss :** The profit & loss earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Land Owners' Allocation on account of loss or vice versa on account of profit from Developer's Allocation.
 23. **Possession to the Land Owners:** On completion of the project the Developer will handover undisputed possession of the Land Owners' Allocation Together with all rights of the common facilities and amenities to the Land Owners with Possession Letter and will take release from the Land Owners by executing a Deed of Release.
- Be it mention here that the Developer shall obtain the completion certificate of the project from the concerned authority within the time frame.

24. Possession to the intending purchaser: On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representatives and Power of Attorney holder of the Land Owners.

25. Deed of Conveyance: The Deed of Conveyance will be signed by the Developer in respect of Developer's Allocation on behalf of and as representatives and registered Power of Attorney Holder of the Land Owners.

26. CONSIDERATION:

26.1. Permission against Consideration; The Land Owners grant permission for exclusive right to construct the proposed building in consideration of Land Owners' Allocation to the Developer.

27. DEALING OF SPACE IN THE BUILDING:

27.1 Exclusive Power of Dealing of Land Owners:

The Land Owners shall be entitled to transfer otherwise deal with Landowners' Allocation in the building and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Land owners' Allocation.

27.2 Exclusive Power of Dealing of Developer: The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim; Interest therein irrespective of the Land Owners and the Land Owners shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

28. POWER AND PROCEDURE;

For entering into an agreement for sale of the developer allocations/the Owners undertake to execute Registered Development Power of Attorney in respect of the Developer's allocation after Execution of this Development Agreement in the name and on behalf of the Owners and to appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declaration on our behalf and to do all other acts giving declarations, and deeds in that behalf developer may deem necessary, expedient and proper.

29. NEW BUILDING:

29.1. Completion of Project: The Developer shall at their own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.

29.2. Installation of Common Amenities: The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd./W.B.S.E.D.C.L and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein on Ownership basis and as mutually agreed upon.

30. Architect Fees etc.: All costs, charges and expenses including Architect's fees Engineer's fees, plan/revised plan charges, supervision charges etc, shall be discharged and paid by the Developer and the Land Owners shall bear no responsibility in this context.

31. Taxes & Other Taxes of the Property: The land Owners shall pay and clear up all the arrears on account of taxes and outgoing of the said property

upto the date of this agreement. And after that the Developer will pay taxes from the date of execution of these presents till the date of completion of the construction and allocation.

From the date of completion and allocation of the floor area between the Land Owners and the Developer the taxes and other taxes payable for the said, property shall be borne in proportionate of area of Developer and area of Land Owners, by the Developer and/or their nominees and the Land Owners and/or their nominee/nominees respectively.

32. Upkeep Repair & Maintenance: Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings and fixtures storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

33. Materials to be used : The Developer shall use all the first class quality materials for construction of the building.

34. PROCEDURE OF DELIVERY OF POSSESSION TO LAND OWNERS :

34.1. Delivery of Possession : As soon as the building will be completed, the Developer shall give written notice to the Land Owners requiring the Land Owners to take possession of the Landowners' Allocation in the building and certificate of the Architect/L.B.S or the Municipality being provided to that effect.

34.2. Payment of Taxes: Within 30 days from the receive possession of Land Owners' Allocation and at all times there after the Land Owners shall be exclusively responsible for payment of all property taxes duties and other

public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Land Owners' Allocation only.

34.3. Share of Common Expenses & Amenities: As and from the date of delivery of possession to be received, the Land Owners Shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners' Association, the service charges for the common facilities in the new building payable in respect of the Landowners' Allocation such charges is to include proportionate share of premium for the insurance of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

35. COMMON RESTRICTION :

35.1. Restriction of Land Owners and Developer in common: The Land Owners' Allocation in the building shall be subject at to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-

35.2. Neither Party Shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

35.3. Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.

35.4. Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have observed and performed all the terms and conditions on their respective part to be observed and/or performed.

35.5. Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws and regulation.

35.6. The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.

35.7. No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.

35.8. Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.

35.9. The Land Owners shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon the Landowners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining; repairing and testing drainage and pipes electric wires and for any similar purpose.

36. LAND OWNERS OBLIGATION:

36.1. No Interference:

The Land Owners hereby agrees and covenant with the Developer: not to cause any interference or hindrance in the construction of the building by the Developer, not to do any act, deed or thing, whereby the Developer may be prevented from selling; assigning and/or disposing of any; of the Developer's allocated portion in the building not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

37. DEVELOPERS OBLIGATIONS:

37.1. Time Schedule of Handing Over Land Owners Allocation: The Developer hereby agree and covenant with the Land Owners to handover Land Owners' Allocation (morefully described in the Second Schedule hereunder written) within 36 (Thirty Six) months from the date of sanction of building plan and in case of failure the Developer will get another 12 (twelve) months as grace period.

37.2. Penalty: If the Land Owners' Allocation will not be delivered within the stated period, the Developer shall be liable to pay compensation the Land Owners as per negotiation between the Land Owners and Developer.

37.3. No Violation : The Developer hereby agree and covenant with the Land Owners not to violate or contravenes any of the provisions of rules applicable to construction of the said building, not to do any act deed or thing, whereby the Land Owners are prevented from enjoying, selling, assigning and/or disposing of any Land Owner's Allocation in the building at the said premises vice-versa.

38. LAND OWNER'S INDEMNITY :

Indemnity : The Land Owners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfil the terms and conditions herein contained and/or its part to be observed and performed.

39. DEVELOPERS INDEMNITY :

The Developer hereby undertake to keep the Land Owners indemnified against third party claiming and actions arising out of any sort of act of occupation commission of the Developer in relation to the construction of the said building against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

40. MISCELLANEOUS :

40.1. Contract Nor Partnership : The Land Owners and the Developer have entered into this agreement purely as a contract and nothing contained

herein shall be deemed to constitute as a partnership between the Land Owners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

40.2. Not specified Premises: It is understood that from time to time facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Land Owners and various applications and other, documents may be required to be signed or made by the Land Owners related to which specific provisions may not have been mentioned herein. The Land Owners hereby undertakes to do all such legal acts, deeds, matters and things as and when required and the Land Owners shall execute any such additional power of attorney and/or authorization as may be required by the Developer for any such purposes and the Land Owners also undertakes to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Land Owners and/or against the spirit of these presents.

40.3. Not Responsible: The Land Owners shall not be liable or any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Land Owners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

40.4. Process of Issuing Notice : Any notice required to be given by the Developer to the Land Owners shall without prejudice to any other mode of service available be deemed to have been served on the land owners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgement and shall likewise be deemed to have been served on the Developer by the Land Owners if delivered by hand and acknowledged

or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.

40.5. Formation of Association: After the completion of the said building and receiving peaceful possession of the allocation, the Land Owners hereby agree to abide by all the rules and regulations to be framed by any society/association who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given his consent to abide by such rules and regulations.

40.6. Right to borrow fund : The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Land Owners or effecting his estate and interest in the said premises it being expressly agreed and understood that in no event the Land Owners nor any of their estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Land Owners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof,

40.7. Documentation: The Land Owners delivered all the title deeds relating to the said premises after sanction of building plan and all other connected Documents, like as Municipal Tax Receipt, Amalgamation Certificate of Single Holding, Records of Rights, Khajna Dakhila & Conversion Certificate, in the safe custody of Developer in exchange of proper acknowledgement receipts and such documents will be kept to produce original documents before any authority for verification, until completion of the proposed multistoried building. After completion of the building the Developer Firm hereby undertake to handover the said original documents to the Owners/ Association with proper receipts.

40.8. The Land Owners shall render all assistance, co-operation and sign and execute or cause to be signed and executed all applications, plans, authorities and other writings as may be necessary or required to enable the Developers for development of the said plot and to obtain approval of the North Dum Dum Municipality Planning Authority, Airport Authority, Fire Brigade, to the Plans, designs and drawings for putting up building and structures and shall on the execution thereon execute a Power of Attorney in favour of the Developers or their nominee/s to enable them to develop the said property and the Developers shall indemnify and keep indemnified and harmless the Land Owners and their estate and effects from and losses or damages or any consequences which may flow by virtue of their signing the said Power of Attorney.

40.9. All buildings to be constructed on the lands comprised under this Agreement and the dwelling units thereon will be in accordance with the scheme Sanctioned by the competent Authority or State Government under the provisions of Urban Land (Ceiling & Regulation) Act and will be dealt with in accordance with the directions, if any given by the Competent Authority or State Government while sanctioning the said scheme. If the Developers desire any variations in the said scheme, so as to provide dwelling units of larger sizes in the building to be constructed on the said land and/or to receive higher price for such dwelling units the Developers, shall be at Liberty to make necessary application for the purpose to the authorities concerned at their own costs and the Land Owners shall join the Developers in the said applications provided however, if the authorities concerned refuse or decline to give any such applications, which may be made by the Developers; dwelling units on the said property will be constructed in accordance with the scheme which may be sanctioned by the Competent Authority or State Government under the said Act.

40.10. The Developers shall be entitled to enter into usual Agreement for sale of flats/shops/garages/office premises/ godown with various intending buyers, on what is known as ownership basis, on such terms and conditions and at such price as the Developers may think fit and proper: PROVIDED, however, the Developers shall not part with possession of the flats, shops, garages, units, etc. in the buildings that will be constructed by them in pursuance of this Agreement unless and until the owner's allocation will be handed over to the Land Owners as per these presents.

40.11. The Developers shall carry out the entire construction work at their own account and risk and at their own responsibility and shall pay and discharge all the costs, charges and expenses in relation to the construction work including payment of salaries and wages to the personnel and workmen employed in construction work, bills of the suppliers of building materials, Municipal rates and taxes in respect of the said property and from the date the Developers being put in possession and allowed to enter upon the said property, fees of the architects and R.C.C. specialists and consultants and all other professionals charges and/or retained in regard to the construction work. The Developers hereby agree to indemnify and keep indemnified the Land owners of land from or against any claim that may be made against Land owners by any one and/or any damage the Land owners may suffer as a result of the Developers committing breach of any of the building bye-laws, rules, orders, directives, instructions that may be issued by the North Dum Dum Municipality and other concerned authorities in connection with the construction work as aforesaid and/or the Developers committing default in payment of the salaries, wages and fees including the payment for injuries or any compensations during the progress of work of various mentioned hereinabove as also in payment of the Bills of Suppliers of the building materials and in payment of the Municipal taxes or in any damages or loss that may be suffered or sustained by the Land owners as a result of the

Developers carrying out the construction work and/or development on the said property.

40.12. ; On the execution of these presents, the Land Owners authorize and allow the Developers to put up the notice/ signboards therein indicating the proposed development scheme of the Developers on the said property. However, it is made clear by the Land Owners to the Developers that to put up the signboards does not mean even by implication the handing over of the possession and mere putting of the signboards does not give any right to the Developers of possession and the Developers shall not have any interest whatsoever against the said property.

40.13. The Land Owners hereby authorize the Developers to sign and execute applications, writings, undertakings for amalgamation, layout, sub-division, building plans and other assurances and submit the same to the Municipal and Public authorities and to obtain commencement certificate etc. for obtaining N.A. and transfer permission for the purpose of and for the development of the said property and also to appoint the Architect at Developers costs and expenses. It is also agreed that all the costs, charges and expenses to be incurred in pursuance of this clause save and except as provided otherwise in this Agreement shall be borne and paid by the Developers alone irrespective of the fact whether the transaction goes through or not.

40.14. Boundary Wall : The Developer herein build up the entire area of the project property of their own cost and experience before the execution of this Development Agreement.

40.15. Bank Loan: That after selling the apartments of the developer's share if any allottee be permitted by the Developer to obtain loan from any financial institute or Bank the Allottee needs for such purposes execution of any written instrument in consonance with the terms of his agreement with the

Developer, the Developer shall have the liberty to do the same as per requirement and expediency without mortgaging the project land.

40.16. **Third Party Liability:** That the Developer shall be liable to indemnify any workmen or outsider in the event of the possible loss or damage to any property, personal injury and death or otherwise, any claim arising from the construction of the Building by the Developer. The Land Owners shall not be responsible or liable for any such loss or claim whatsoever. Similarly, the responsibility for any sort of theft, loss or damage of the works during construction shall vest in the Developer and in no way is binding on the Land Owner or on the Schedule Land;

40.17. **Roof/Terrace:** The ultimate roof/terrace of the building shall belong to the Land Owners, Flat Owners and the Developer for common use.

41. **FORGE MAJEURE:**

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

Force Majeure : Shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

42. **DISPUTES :**

Disputes; Or differences in relation to or as rising out of or touching this Agreement or the validity, interpretation, construction performance, breach or enforceability of this Agreement (collectively Disputes) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration

and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that:

Constitution of Arbitral Tribunal: The Arbitral Tribunal shall consist of one Arbitrator, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Land Owners.

Place : The place of arbitration shall be at North 24 Parganas and Kolkata only.

Binding Effect: The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the parties.

43, LEGAL SERVICE:

Both the parties shall have liberty to avail the opportunity under the specific performance of contract of this agreement for the non-compliance of the covenant herein before mentioned and to file any suit before competent Court of law.

44. JURISDICTION: In connection with the aforesaid arbitration proceeding, only the District Judge, North 24 Parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO :

PART - I

L.R. Dag No.	Total Land in Dag in Decimals	L.R. Khatian No.	Name of recorded Owner	Recorded Decimals
4580	62	2736	Rajkamal Petroleum Pvt. Ltd.	11
4580	62	3665	M/S Sidhi Developer Pvt. Ltd.	11
4580	62	531	Smt. Ila Rani	11
4580	62	1008	M/S Golden Camp	11
4580	62	1274	M/S Top Gear Motors Pvt. Ltd.	11
4580	62	3371	Sri Shivendra Shivam	4
4579	119	98	Mrs. Anumita Singh	11
4579	119	3185	Mr. Vishal Singh	11
4579	119	3687	Mrs. Sukriti	11
4579	119	725	Sri Kislay Singh	6
4579	119	3614	Mrs. Sabita Singh	6
4579	119	3371	Sivendra Shivam	5
4581/6578	40	3524	Satyendra Narayan Singh	8
4581/6578	40	694	Kamal Kumar Singh	8

PART - II

ALL THAT piece and parcel of land measuring an area of 79 (Seventy Nine) Cottah, 14 (Fourteen) Chittaks, be the same a little more or leses, classified as BASTU together with (100 sq. ft. X 13) = 1300 sq. ft. R.T. Shed standing

thereon, lying and situated at Mouza-Dakshin Nimta, J.L. No. 8, Re. Su. No. 102, Touzi No. 63/163, comprised in R.S. Dag No. 4579, 4580 & 4581/6578, under R.S. Khatian No. 1608, 93 & 1526, modified khatian No. 957, 68 & 903, corresponding L.R Dag Nos. - 4579, 4580 & 4581/6578, under L.R. Khatian Nos. - 725, 1274, 3524, 3371, 98, 3185, 3687, 531, 1008, 2736, 3665, 694 & 3614, within the jurisdiction of North Dum Dum Municipality, under Ward No. - 22, Holding Nos. - 278, 277, 282, 281, 280, 289, 288, 287, 286, 285, 284, 283 & 279, amalgamated Holding No. - 289, Premises at Rabindra Sarani, in the District of North 24 Parganas., upon which the proposed residential cum commercial multistoried (G + 11 in TWO/THREE BLOCKS) building is to be constructed in accordance with the building plan sanctioned from the North Dum Dum Municipality, which is butted and bounded as follows:

ON THE NORTH : 12ft Wide Municipal Road.

ON THE SOUTH ; Belgharia Expressway (200ft Wide).

ON THE EAST ; Land of Dag no, 4604/6618(P) and 4604(P),

ON THE WEST ; Others Land & Houses C.S. & R.S. Dag no, 4570 & 4571(P).

THE SECOND SCHEDULE ABOVE REFERRED TO
[OWNERS ALLOCATION]

Land Owners' Consideration: Shall mean the consideration against the project which will be given to the Land Owners by the Developer.

a) The land owners herein jointly will be entitled to get a refundable and/or adjustable amount of Rs. 3,00,00,000/ (Rupees Three Crore) as security deposit which shall be given on the date of Registration of the Development Agreement. The Owner no. 12 (Rs. 40,00,000/-) & Owner no. 13 (Rs. 30,00,000/-) shall also get unsecured loan ^{after one month} of an amount of Rs. 70,00,000/-

(Rupees Seventy Lacs) only. All the refundable and adjustable amount shall be received by Satyendra Narayan Singh, Kamal Kumar Singh and Sabita Singh.

b) The said Security Deposit shall be refunded without any interest by the owners to the Developer after completion and handing over the project in totality.

Land Owners' Allocation :

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

The owners shall get 40% allocation on constructed area in each and every Floor of the Buildings. After Sanction of Building Plan the Developer shall specify the owners' allocation with a forwarding letter which shall acknowledge by the owners without raising any objection. The allocation of the owners will mutually be decided by Satyendra Narayan Singh, Kamal Kumar Singh with the Developer.

**THE THIRD SCHEDULE ABOVE REFERRED TO DEVELOPER'S
ALLOCATION**

DEVELOPERS ALLOCATION: Shall mean all the remaining share (60%) of the building (excluding Land Owners' Allocation as described above) together with proportionate share of the car parking space in the ground floor along with the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the Developer after providing the Land Owners' Allocation as aforesaid and together with the absolute right of the part of the developer to enter into

agreement for sale with intending purchaser/ purchasers teamsters, by and mode of Transfer of Property Act and / or lease, let out, or in any manner may with the same as the absolute Owners thereof.

**THE FOURTH SCHEDULE ABOVE REFERRED TO
COMMON AREA & FACILITIES**

The Owners of the land along with the other co-owners, occupiers, society or syndicate or association shall allow each other the following easement and quasi easements rights privileges etc.

- a) Land under the said building described in the First Schedule.
- b) All sides spaces, back spaces, paths passages, main entrance, lift landing stair case up to ultimate roof of the building, Water line, septic tank, drain ways, Drains and sewers from the building in the Municipal connection drains and/or sewerage.
- c) General lighting of the common portions and space for installations of electric meter in general and separate.

**THE FIFTH SCHEDULE ABOVE REFERRED TO
SPECIFICATION FOR CONSTRUCTION STRUCTURAL AND GENERAL
ENGINEERING FEATURES**

1. Super Structure:- Reinforced cement concrete framed structure.
2. Walls: - Brick masonry.
3. Water Arrangement:- Submersible pump with H.D.P.E overhead reservoir.
4. Finish:- Ceramic tiled floor.

Black stone kitchen platform with stainless steel sink.

White Glazed tiles dado of 2' height above kitchen platform.

White Glazed tiles on toilet walls up to 5'.

Toilets European type (white) with PVC cistern, all with reputed brand

One no. Ceramic wash basin (white) in any toilet.

All toilet fittings will be with chrome plated.

Hot & cold water system in one toilet.

5. Doors & Windows: Wooden door frames.

All door shutters will be of ply paneled type/flush door.

Aluminum window frames.

Aluminum sliding shutter with 3 m.m. thick glass.

All doors will be provided with standard fittings (tower bolt, hatch bolt, handle etc.)

All entrance doors will be provided with 7 liver Godrej night latch.

All Doors will be painted by synthetic enamel paint / polish finish.

6. Interior finish of wall and ceiling:-All inside walls of flat will be finished with plaster of Paris except verandah.

Other interior walls & ceilings will be finished with coloured lime wash / white wash.

7. Exterior finish of walls, chajja etc.: -Weather coat paints over plaster.

8. Roof and terrace finish:- Roof tiles or lime terracing will be laid.

9. Electrical works:- Concealed wiring.

Living room will be provided with one / two fan, one tube, one light, one plug point, one T.V. and fridge point.

Each room will be provided with one Fan, one tube, one light and one plug point.

In kitchen one light, one exhaust & one 15amp point.

In toilets one light and one exhaust fan point, only one 15amp point in any toilet

On stair one light point will be provided.

10. Passenger Lift:- One lift for four flats in each floor.

11. Common Facilities:- Centralized security system.

Lawn.

Badminton Court.

Community Hall

Indoor games room – Table tennis, carom, chess, T.V. Lounge.

24 hours water supply.

Standby generator for common area lighting.

Common staff toilet on ground floor.

Temple

Swimming Pool

Gymnasium

That Developer will at his own cost will arrange main electric meter, transformer and all the occupiers of the said multistoried building will bear the cost proportionately including the land owners.

The decision of developer will be final.

IN WITNESS WHEREOF the parties hereto have hereunto put their hands and seals the day, month and year first above written.

Signed, Sealed and delivered by

In the presence of:

WITNESSES:

1.

Handwritten notes in Bengali script, including 'স্বাক্ষর করা হয়েছে', 'স্বাক্ষর করা হয়েছে', 'স্বাক্ষর করা হয়েছে', 'স্বাক্ষর করা হয়েছে', 'স্বাক্ষর করা হয়েছে', 'স্বাক্ষর করা হয়েছে'.

Golden Camp
Kamal Kumar Singh
Partner

For RAJKAMAL PETROLEUM PVT LTD
Kamal Kumar Singh
Director

For SIDHI DEVELOPERS PVT LTD.
Satejendra Singh
DIRECTOR

For TOP GEAR MOTORS PVT. LTD.

Kamal Kumar Singh
Director

Anurag Singh
Halteri
Shayadha Shikha

Sabita Singh
Nishi Singh
Kishay Singh
Lubkitt

Signature of the Land Owners

2. Jayanta Choudhury
nimla realty

For JUPITER DEVELOPERS
Ranjit Singh
Partner

For JUPITER DEVELOPERS
Jayanta Choudhury
Partner

Signature of the Developer

Drafted by :
Soumyajit Bhatta
(Soumyajit Bhatta)
Advocate
High Court, Calcutta
Enroll no. WB-774/2000

FINGER PRINT'S FORM



Signature

Ranjeet Singh

Left Hand				
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand				
Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Signature

Tarjant Chahar

Left Hand				
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand				
Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Signature

Kamal Kumar Singh

Kamal Kumar Singh

Left Hand				
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand				
Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

FINGER PRINT'S FORM



Signature

Sudip Kumar

Left Hand				
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand				
Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Signature

Sabita Singh

Left Hand				
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand				
Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Signature

Nishu Singh

Left Hand				
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand				
Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

FINGER PRINT'S FORM



Signature

Kishoy Singh

Left Hand				
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Right Hand				
Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Signature

H. G. G.

Left Hand				
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Right Hand				
Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Signature

Anvita Singh

Left Hand				
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Right Hand				
Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

FINGER PRINT'S FORM



Signature

Shankar Shinde

Left Hand				
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Right Hand				
Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Signature

Sukrite

Left Hand				
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Right Hand				
Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Signature

Left Hand				
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Right Hand				
Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JUPITER DEVELOPERS



01/07/2008

Permanent Account Number

AAGFJ4322E

HR/00/01/01

आयकर विभाग / आयकर सेवा केंद्र / सीएस
आयकर सेवा केंद्र, एन एच ४६
एन सी जंक्शन, टाउनशिप रोड, इंदौर विभाग, इंदौर,
एम. पी. नाथ, लीजर्स एंड, एडवोकेट्स - 491 001

If this card is lost / damaged or not used for long
please destroy / return it to:
Income Tax PAN Services Unit, NSDL
1st Floor, 3rd Cross Tower,
Cantonment, Bangalore
S. D. Mehta Tower, Bangalore - 560 011

Tel: 011-26129700, Fax: 011-26129701
e-mail: info@nsdl.com



भारत सरकार
GOVERNMENT OF INDIA



রঞ্জিত বন্দ্যোপাধ্যায়
Ranjit Banerjee
কন্সার্নডার্মিং/ DOB: 19/09/1961
বুঙ্গ / MALE



9347 6835 0961

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
5/2/6/1, মল্লরোড, মাল
গোড, কোলকাতা,
পশ্চিম বঙ্গ - 700080

Address:
5/2/6/1, MALLROAD, Mall Road,
Kolkata, West Bengal - 700080





1947
1800 300 1947

India@cidai.gov.in

www.uidai.gov.in

H.U. 500 No. 1947
Bengaluru-560 093

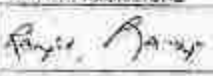
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADXPB3534G

नाम / NAME
RANJIT BANERJEE

पिता का नाम / FATHER'S NAME
MRIGENDRA CHANDRA BANERJEE

जन्म तिथि / DATE OF BIRTH
19-09-1961

हस्ताक्षर / SIGNATURE


R. Banerjee
 अध्यक्ष, भा.सं. - XI
 COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के लोह / मिला जाने पर सूचना जारी करने
 वाले अधिकारी को सूचित / सूचना देना
 संयुक्त आसपास (प्रशासनिक एवं तकनीकी),
 पी. 7,
 चौराहा चौक,
 कोलकाता - 700 069.

In case this card is lost/ found, kindly inform/ return to
 the issuing authority:
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta- 700 069.



সরকার
GOVERNMENT OF INDIA



কর্তৃক চাটাইয়া
Jayanta Chatterjee
জন্মতারিখ/ DOB: 30/12/1963
পুলক / MALE



5624 1838 7383

আমার আধার, আমার পরিচয়



ভারতীয় ডিজিটাল পরিচয় প্রাধিকার
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

5/2/6, মল্লরোড, চন্দনম
(২৯), উত্তর ২৪ পরগণা,
পশ্চিম বঙ্গ - 700080

Address:

5/2/6, MallROAD, Dumdum (m),
North 24 Parganas, West Bengal -
700080



1947
১২০০ ২০০ 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 191

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



व्यक्तिगत खाता संख्या का ID
Individual Account Number Card
ADAPC3060H



नाम / Name
JAYANTA CHATTERJEE

व्यक्तिगत खाता संख्या / Account Number
SANDISHCHATTERJEE

व्यक्तिगत खाता संख्या का ID / Date of Issue
30/12/1969

Sandish Chatterjee
उत्तराखण्ड / Uttarakhand



व्यक्तिगत खाता संख्या का ID / Account Number Card
व्यक्तिगत खाता संख्या का ID / Account Number Card
व्यक्तिगत खाता संख्या का ID / Account Number Card
व्यक्तिगत खाता संख्या का ID / Account Number Card
व्यक्तिगत खाता संख्या का ID / Account Number Card

व्यक्तिगत खाता संख्या का ID / Account Number Card
व्यक्तिगत खाता संख्या का ID / Account Number Card
व्यक्तिगत खाता संख्या का ID / Account Number Card
व्यक्तिगत खाता संख्या का ID / Account Number Card
व्यक्तिगत खाता संख्या का ID / Account Number Card

व्यक्तिगत खाता संख्या का ID / Account Number Card
व्यक्तिगत खाता संख्या का ID / Account Number Card

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

TOP GEAR MOTORS PRIVATE LIMITED



05/06/1997

Transaction Amount Number

AADCT 30343





भारत सरकार
GOVERNMENT OF INDIA



कमल कुमार सिंह
Kamal Kumar Singh
कमल सिंह / DGS - 05041961
पुरुष / MALE



5206 9440 6947

जाघार - नाम बादगी का अधिकार



भारतीय विशाल मरदान प्राधिकरण
UNIVERSAL IDENTIFICATION AUTHORITY OF INDIA

पता
S/O लक्ष्मी शंकर सिंह, माऊस न
- टैम बाई जी - पी ६७, एम अर सी
- सी ६७ हाउसिंग कॉलोनी, धरबाद,
घरबाद, झारखण्ड, 828001

Address:
S/O Late Lakshmi Shankar
Singh, HOUSE NO - MIG-
607, MIG-607 HOUSING
COLONY, Dhanbad, Dhanbad,
Jharkhand, 828001



1800 303 1947

help@udai.gov.in

www.udai.gov.in

P.O. Box No. 1947,
Bangalore-560 001

आयकर विभाग
INCOME TAX DEPARTMENT
KAMAL KUMAR SINGH
JAXMI SHANKAR SINGH
05/04/1981
Permanent Account Number
AHGPS5207C

भारत सरकार
GOVT. OF INDIA





भारत सरकार
GOVERNMENT OF INDIA



व्यक्ति का नाम
In Person
पति : कमल कुमार सिंह
Husband : Kamal Kumar Singh
जन्म वर्ष / Year of Birth : 1962
लिंग / Female
8240 7020 4902



आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता : W/O कमल कुमार सिंह, हमरा
स. नं. नई जी. बी/ए/ए, एम. जी. सी.
बी/ए/ए हौसिंग कॉलोनी, धरमपुर,
झारखण्ड, 826001

Address/W/O Kamal Kumar
Singh, HOUSE NO - MIG- B/67,
MIG- B/67 HOUSING COLONY,
Dharmpur, Jharkhand, 826001



1647
1200 121 1247



<http://aaid.gov.in>



www.aaid.gov.in



PII, Doc No. 1247,
Computer 1247/01

शुद्धी विभाग
INCUMBENT DEPARTMENT

भारत सरकार
GOVT OF INDIA

ILATANI

DEEPA CHANDRA PRASAD

01/01/1962

प्रा.सं.सं. - लघु/आ.सं.सं.

ABXPH05431

1/2/83





भारत सरकार
Ministry of Information & Public Relations
Government of India



नाम / Name
Kalyan Singh
जन्म तिथि / DOB: 10/08/1961
पुल / Male



2323 9611 5464

सर्व सचिव सचिवालय



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नाम
S/O Kamal Kumar Singh, प्रवास नं - रंग बरौडी -
सी/ए, एम बरौडी - सी/ए, राजसिंह कोलोनी,
धनबाद, धनबाद,
झारखण्ड - 826001



Address:
S/O Kamal Kumar Singh, house no -
MIG - E/67, MIG - E/67, HOUSING
COLONY, Dhanbad, Dhanbad,
Jharkhand - 826001

2323 9611 5464

सर्व सचिव

सचिवालय

सचिवालय

आयकर विभाग
INCOME TAX DEPARTMENT
KISLAY SINGH
KAMAL KUMAR SINGH
10/05/1993
Permanent Account Number
DYVP52576C

भारत सरकार
GOVT OF INDIA



Signature

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT OF INDIA
RAJKAMAL PETROLEUM PRIVATE LIMITED		
07/02/1996		
Payment Account Number		
AAEGR52321		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



भारत सरकार द्वारा जारी
अभिलेख संख्या: 1/2017-2018

AGKPS0589A



आयकर विभाग
TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



भारत सरकार - भारत
GOVERNMENT OF INDIA



गुणेंद्र नारायण सिंह
Gyanendra Narayan Singh
जन्म तिथि / DOB: 10/01/1955
पुरुष / MALE



5168 1523 0703

भेरा आधार, मेरी पहचान



भारतीय विधिद्वारा प्रमाणित
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

UIDAI

UIDAI कार्यालय, नई दिल्ली
नए टॉवर, नई दिल्ली, भारत
नए टॉवर,
नई दिल्ली - 110003

Address:

UIDAI कार्यालय, नई दिल्ली
नए टॉवर, नई दिल्ली, भारत
नए टॉवर, नई दिल्ली - 110003

5168 1523 0703



UIDAI कार्यालय, नई दिल्ली
नए टॉवर, नई दिल्ली, भारत
नए टॉवर, नई दिल्ली - 110003

धर्म संकेत संख्या / PERMANENT ACCOUNT NUMBER

AGKPS0588B



नाम / NAME
SABITA SINGH

पिता का नाम / FATHER'S NAME
RAM JANAMA SINGH

जन्म तिथि / DATE OF BIRTH
06-11-1957

सूचक / SIGNATURE

Sabita Singh

[Signature]

आयकर अधिकारी, रांची
COMMISSIONER OF INCOME-TAX, RANCHI



भारत सरकार
GOVERNMENT OF INDIA

सचिवालय

Sachin Singh

जन्म तिथि: 08/01/1987

गति: 7/5/2018



9998 2750 8888

भेरा आधार, भेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

WAO: सत्येन्द्र नारायण सिंह, 6027
भारत टावर, कान्हे रोड, रान्छी
सटे मार्ग टावर के पास, कान्हे रोड
रान्छी, कोणार्क, राज्या
जार्खण्ड - 834008

Address:
W/O: Satyendra Narayan
Singh, 6027 maru tower,
kanke road, ranchi
near maru tower, kanke road
ranchi, Kongo, Ranchi,
Jharkhand - 834008

9998 2750 8888

INDIAN IDENTIFICATION AUTHORITY OF INDIA

1800 200 5000

india@wao.gov.in

www.wao.gov.in

P.O. Box No. 1047,
Bengaluru-560 041

आयकर विभाग

INCOME TAX DEPARTMENT

VISHAL SINGH

ASSISTANT ACCOUNTANT GENERAL

22/10/1979

परिशिष्ट 1 अन्तर्गत नामित

ARTD 475A

Signature



भारत सरकार

GOVT. OF INDIA



22/10/79



भारत सरकार
GOVERNMENT OF INDIA

विशाल सिंह
Vishal Singh
DOB: 23-10-1976
Gender: Male



2696 4923 9649

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आशोक कुमार सिंह, आशोक
भवन, आशोक पथ, पोस्ट - लखन,
रेडियम रोड, रांची जिला, झारखंड,
को.पो.रा. रांची, झारखंड,
834001

Address:
S/o: Ashok Kumar Singh, Ashok
Bhawan, Ashok Path, Ps- Laxan,
Radium Road, Ranchi G.p.s.,
Ranchi G.p.o., Ranchi, Ranchi,
Jharkhand, 834001



1800 121 2347 1800 121 2347 1800 121 2347 1800 121 2347

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

SUKRITI

SATYENDRA NARAYAN SINGH

10/05/1980

Permanent Account Number

AWVPS0052K

Signature





भारत सरकार
GOVERNMENT OF INDIA



सुकृति
SUKRITI
DOB: 10-05-1980
Gender: Female



8392 1193 0272

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

W/o विशाल सिंह, फ्लैट नं. 7 /
दुप्लेक्स, बिरेन्द्र सुधा, होली क्रॉस
स्कूल के पीछे, रांची, जे.के. प्रखण्ड,
834001

Address:
W/o Vishal Singh, Flat No. 7 /
Duplex, Birendra Sudha, Behind
Holy Cross School, Ranchi, Ranchi
Jharkhand, 834001



1000 300 1947

govtindia.gov.in

www.uidai.gov.in

पिन कोड 834001
हेल्पलाइन 300 007

भारत सरकार
INCOME TAX DEPARTMENT
GOVT OF INDIA

SIVENDRA SHIVAM

SATYENDRA NARAYAN SINGH

14/11/1983

Permanent Account Number
BHNRS5536G



20063006



भारत सरकार
GOVERNMENT OF INDIA

शिवेन्द्र शिवम
Shivendra Shivam
जन्म वर्ष / Year of Birth : 1983
पुण्य / Mool



9229 0662 3732

आधार → आम आदमी का अधिकार



एनयूआई प्रमाणिक पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O: सुबोध नारायण सिंह, 602/1
माल टॉवर, नरसिंह रोड, विनायक नगर
गान्धी रोड के पास, कान्हे रोड हाथी, राँची,
झारखंड, राँची पुलिस थाने, धरमपुरा,
834005

Address: S/O: Salyendra Narayan
Singh, 602/1 mans tower, kanko
road, near rolnaxa near mans
tower, kanko road raanchi, Kango,
Raanchi, Ranchi University,
Jharkhand, 834005

1234
0000 100 1000

http://www.uidai.gov.in

www.uidai.gov.in

PO, Box No. 1917,
Raanchi-834 005

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANUMITA SINGH

MAHUSUDAN CHAWDA

19/06/1983

Permanent Account Number

BTMP53642A

Signature



भारत सरकार
GOVERNMENT OF INDIA



अनुमिता सिंह
Anurita Singh

जन्म वर्ष / Year of Birth : 1983
महिला / Female



8527 4902 8735

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: W/O: शिवेन्द्र शिवम, 602/ मारु
टॉवर, कान्के रोड, रिलायन्स मार्ट मारु
टॉवर के पास, कान्के रोड रांची, कोण्डे,
रांची, रांची यूनिवर्सिटी, झारखण्ड,
834008

Address: W/O: Shivendra Shivam,
602/ maru tower, kanke road, near
reliance mart maru tower, kanke
road ranchi, Konde, Ranchi,
Ranchi University, Jharkhand,
834008



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SIDHI DEVELOPERS PRIVATE LIMITED

24/12/1993

Personnel Account Number

AAIC59304E



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1526000698/2021	Date of Application	07/12/2021
Query No / Year	15262002539999/2021		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr. AURA SERVICE XPRESS		
Stampduty Payable	Rs.75,021/-		
Registration Fees Payable	Rs.3,00,021/-		
Applicant Name of the Visit Commission	Mr. Jayanta Ghosh		
Applicant Address	patna nimta kol 700049		
Place of Commission	Airport city hotel DUMDUM KOL. 80		
Expected Date and Time of Commission	07/12/2021, 4:00 PM		
Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-		
Remarks			



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE A.D.S.R. Belghoria, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15262002539989/2021







I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Ila Rani MIG, B/67, Housing Colony, Dhanbad, City:- , P.O:- Dhanbad, P.S:- DHANBAD, District:- Dhanbad, Jharkhand, India, PIN:- 826001	Land Lord			 7/12/2021
2	Mr Shivendra Shivam 602, Maru Towers, Kanke Road, Ranchi, City:- , P.O:- R U Campus, P.S:- GONDA, District:- Ranchi, Jharkhand, India, PIN:- 834008	Land Lord			 07-12-2021
3	Mrs Anumita Singh 602, Maru Towers, Kanke Road, Ranchi, City:- , P.O:- R U Campus, P.S:- GONDA, District:- Ranchi, Jharkhand, India, PIN:- 834008	Land Lord			 07/12/21

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Vishal Singh Birendra Sudha Appartment, Burdwan Compound, Flat No: 504, City:- , P.O:- Lalpur, P.S:-LALPUR, District:- Ranchi, Jharkhand, India, PIN:- 834001	Land Lord			<i>Vishal Singh</i> 07/12/21
5	Mrs Sukriti Singh Birendra Sudha Appartment, Burdwan Compound, Flat No: 504, City:- , P.O:- Lalpur, P.S:-LALPUR, District:- Ranchi, Jharkhand, India, PIN:- 834001	Land Lord			<i>Sukriti Singh</i> 07/12/2021
6	Mr Kislay Singh Fortune Township, Jessore Road, Block/Sector: A, Flat No: 302, City:- , P.O:- Barasat, P.S:- Barasat, District: North 24-Parganas, West Bengal, India, PIN:- 700124	Land Lord			<i>Kislay Singh</i> 07/12/21







I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mrs Sabita Singh 602, Maru Towers; Lake Avenue, Kanke Road, City- , P.O:- R U Campus, P.S:-GONDA, District-Ranchi, Jharkhand, India; PIN:- 834008	Land Lord			<i>Sabita Singh</i> 07-12-2021
8	Mr Kamal Kumar Singh Fortune Township, Jessore Road, Block/Sector: A, Flat No: 302, City: , P.O:- Barasat, P.S:- Barasat, District:-North 24- Parganas, West Bengal, India, PIN:- 700124	Land Lord			<i>Kamal Kumar Singh</i> 07/12/2021
9	Mr Salyandra Narayan Singh 8th Floor, Maru Towers, Lake Avenue, Kanke Road, City- , P.O:- R U Campus, P.S:- GONDA, District:- Ranchi, Jharkhand, India, PIN:- 834008	Land Lord			<i>Salyandra N Singh</i> 07/12/21

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	Mr Kamal Kumar Singh VIG, B/67, Housing Colony, Dhanbad, City:- P.O:- Dhanbad, P.S:- DHANBAD, District:- Dhanbad, Jharkhand, India, PIN:- 826001	Represent ative of Land Lord [RAJKAM AL PETROLE UM PVT LTD]	DO	DO	DO
11	Mr Satyendra Narayan Singh Birendra Sudha Apartment, Near Holy Cross School, 33, Burdwan Compound, Flat No: ATV, City:- P.O:- Lalpur, P.S:- LALPUR, District:- Ranchi, Jharkhand, India, PIN:- 834001	Represent ative of Land Lord [SIDHI DEVELOP ER PVT LTD]	DO	DO	DO
12	Mr Kamal Kumar Singh MIG, B/67, Housing Colony, Dhanbad, City:- P.O:- Dhanbad, P.S:- DHANBAD, District:- Dhanbad, Jharkhand, India, PIN:- 826001	Represent ative of Land Lord [GOLDEN CAMP]	DO	DO	DO

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
13	Mr Kamal Kumar Singh MIG B/87, Housing Colony, Dhanbad, City:- P.O:- Dhanbad, P.S:- DHANBAD, District- Dhanbad, Jharkhand, India, PIN:- 826001	Representative of Land Lord [TOP GEAR MOTORS PVT LTD]	DO	DO	DO
14	Mr Ranjit Banerjee 5/2/6/1, Mall Road, City:- P.O:- Dum Dum, P.S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN:- 700080	Representative of Developer [JUPITER DEVELOPERS]			<i>Ranjit Banerjee</i> 07/12/2021
15	Mr Jayanta Chatterjee 5/2/6, Mall Road, City:- P.O:- Dum Dum, P.S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN:- 700080	Representative of Developer [JUPITER DEVELOPERS]			<i>Jayanta Chatterjee</i> 07/12/2021
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Jayanta Ghosh Son of Mr Deba Prasad Ghosh 35, Patna Road, City:- P.O:- Nimta, P.S:- Nimta, District-North 24-Parganas, West Bengal, India, PIN:- 700049	Mrs Ila Rani, Mr Shivendra Shivam, Mrs Anumita Singh, Mr Vishal Singh, Mrs Sukriti Singh, Mr Kislav Singh, Mrs Sabita Singh, Mr Kamal Kumar Singh, Mr Satyendra Narayan Singh, Mr Kamal Kumar Singh, Mr Satyendra Narayan Singh, Mr Kamal Kumar Singh, Mr Kamal Kumar Singh, Mr Ranjit Banerjee, Mr Jayanta Chatterjee			<i>Jayanta Ghosh</i> 07/12/2021

Sub-Registrar
Belghoria, 24 Pgs. (N)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
Balghoria
North 24 Parganas, West
Bengal



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

GRN Details

GRN: 192021220129823781 Payment Mode: Online Payment
GRN Date: 07/12/2021 14:19:01 Bank/Gateway: State Bank of India
BRN: CKS1690133 BRN Date: 07/12/2021 14:12:05
Payment Status: Successful Payment Ref. No: 2002539989/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: AURA SERVICE XPRESS
Address: BEL KOL 83
Mobile: 8296777712
Depositor Status: Others
Query No: 2002539989
Applicant's Name: Mr AURA SERVICE XPRESS
Identification No: 2002539989/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002539989/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	74971
2	2002539989/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	300021
			Total	374992

IN WORDS: THREE LAKH SEVENTY FOUR THOUSAND NINE HUNDRED NINETY TWO ONLY.

Major Information of the Deed

Deed No :	1-1526-06264/2021	Date of Registration	08/12/2021
Query No / Year	1526-2002539989/2021	Office where deed is registered	
Query Date	06/12/2021 6:01:59 PM	1526-2002539989/2021	
Applicant Name, Address & Other Details	AURA SERVICE XPRESS 83, GHOLA ROAD, Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, PIN - 700083, Mobile No. : 9903098765, Status :Solicitor firm		
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 : 3,00,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 13,76,58,963/-		
Stamp duty Paid (\$D)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 3,00,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Belghoria Express Way, Mouza: Dakshin Nimta, , Ward No: 22, Holding No:289 ,Il No: 8, Pin Code : 700049

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-4579	RS-957	Bastu	Bastu	26 Katha 10 Chatak	1/-	4,57,69,321/-	Width of Approach Road: 200 Ft.,
L2	RS-4580	RS-68	Bastu	Bastu	26 Katha 10 Chatak	1/-	4,57,69,321/-	Width of Approach Road: 200 Ft.,
L3	RS-4581/6578	RS-903	Bastu	Bastu	26 Katha 10 Chatak	1/-	4,57,69,321/-	Width of Approach Road: 200 Ft.,
TOTAL :					131.7938Dec	3 /-	1373,07,963 /-	
Grand Total :					131.7938Dec	3 /-	1373,07,963 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	1300 Sq Ft.	1/-	3,51,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1300 sq ft	1/-	3,51,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RAJKAMAL PETROLEUM PVT LTD MIG, B/67, Housing Colony, Dhanbad, City:- , P.O:- Dhanbad, P.S:-DHANBAD, District:-Dhanbad, Jharkhand, India, PIN:- 826001 , PAN No.:: AAxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	SIDHI DEVELOPER PVT LTD 1st Floor, Maru Tower, Kanke Road, City:- , P.O:- Campus, P.S:-GONDA, District:-Ranchi, Jharkhand, India, PIN:- 834008 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	Mrs Iia Rani Wife of Kamal Kumar Singh MIG, B/67, Housing Colony, Dhanbad, City:- , P.O:- Dhanbad, P.S:-DHANBAD, District:-Dhanbad, Jharkhand, India, PIN:- 826001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx3F, Aadhaar No: 92xxxxxxx4982, Status :Individual, Executed by: Self, Date of Execution: 07/12/2021 . Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/12/2021 . Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Pvt. Residence
4	GOLDEN CAMP H. B. Road, City:- , P.O:- Kokar, P.S:-RANCHI SADAR, District:-Ranchi, Jharkhand, India, PIN:- 834001 , PAN No.:: AAxxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	TOP GEAR MOTORS PVT LTD MIG, B/67, Housing Colony, Dhanbad, City:- , P.O:- Dhanbad, P.S:-DHANBAD, District:-Dhanbad, Jharkhand, India, PIN:- 826001 , PAN No.:: AAxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	Mr Shivendra Shivam Son of Mr Satyendra Narayan Singh 602, Maru Towers, Kanke Road, Ranchi, City:- , P.O:- R U Campus, P.S:-GONDA, District:-Ranchi, Jharkhand, India, PIN:- 834008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx6G, Aadhaar No: 92xxxxxxx3732, Status :Individual, Executed by: Self, Date of Execution: 07/12/2021 . Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/12/2021 . Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Pvt. Residence
7	Mrs Anumita Singh Daughter of Mr Madhusudan Chawda 602, Maru Towers, Kanke Road, Ranchi, City:- , P.O:- R U Campus, P.S:-GONDA, District:-Ranchi, Jharkhand, India, PIN:- 834008 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BTxxxxxx2A, Aadhaar No: 85xxxxxxx8735, Status :Individual, Executed by: Self, Date of Execution: 07/12/2021 . Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/12/2021 . Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Pvt. Residence
8	Mr Vishal Singh Son of Mr Ashok Kumar Singh Brendra Sucha Appartment, Burdwan Compound, Flat No: 504, City:- , P.O:- Lalpur, P.S:-LALPUR, District:-Ranchi, Jharkhand, India, PIN:- 834001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx6A, Aadhaar No: 26xxxxxxx9649, Status :Individual, Executed by: Self, Date of Execution: 07/12/2021 . Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/12/2021 . Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Pvt. Residence

9	<p>Mrs Sukriti Singh Daughter of Mr Satyendra Narayan Singh Birendra Sudha Apartment, Burdwan Compound, Flat No: 504, City:-, P.O:- Lalpur, P.S:-LALPUR, District:-Ranchi, Jharkhand, India, PIN:- 834001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxxx3K, Aadhaar No: 83xxxxxxxx0272, Status :Individual, Executed by: Self, Date of Execution: 07/12/2021 , Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/12/2021 , Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Pvt. Residence</p>
10	<p>Mr Kislay Singh Son of Mr Kamal Kumar Singh Fortune Township, Jessore Road, Block/Sector: A, Flat No: 302, City:-, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DYxxxxxx6C, Aadhaar No: 23xxxxxxxx5464, Status :Individual, Executed by: Self, Date of Execution: 07/12/2021 , Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/12/2021 , Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Pvt. Residence</p>
11	<p>Mrs Sabita Singh Daughter of Dr Ram Januma Singh 602, Maru Towers, Lake Avenue, Kanke Road, City:-, P.O:- R U Campus, P.S:-GONDA, District:-Ranchi, Jharkhand, India, PIN:- 834008 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx8B, Aadhaar No: 99xxxxxxxx6888, Status :Individual, Executed by: Self, Date of Execution: 07/12/2021 , Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/12/2021 , Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Pvt. Residence</p>
12	<p>Mr Kamal Kumar Singh Son of Late Lakshmi Shankar Singh Fortune Township, Jessore Road, Block/Sector: A, Flat No: 302, City:-, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx7C, Aadhaar No: 52xxxxxxxx6947, Status :Individual, Executed by: Self, Date of Execution: 07/12/2021 , Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/12/2021 , Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Pvt. Residence</p>
13	<p>Mr Satyendra Narayan Singh Son of Mr Basudev Narayan Singh 6th Floor, Maru Towers, Lake Avenue, Kanke Road, City:-, P.O:- R U Campus, P.S:-GONDA, District:-Ranchi, Jharkhand, India, PIN:- 834008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx9A, Aadhaar No: 51xxxxxxxx0703, Status :Individual, Executed by: Self, Date of Execution: 07/12/2021 , Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/12/2021 , Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>JUPITER DEVELOPERS 238/126/3, Jessore Road, Near Belgharia Express Way, City:-, P.O:- Rajbari, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700081 , PAN No.:: Axxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Kamal Kumar Singh Son of Late Lakshmi Shankar Singh VIG, B/67, Housing Colony, Dhanbad, City:- , P.O:- Dhanbad, P.S:- DHANBAD, District:-Dhanbad, Jharkhand, India, PIN:- 826001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx7C, Aadhaar No: 52xxxxxxxx6947 Status : Representative, Representative of : RAJKAMAL PETROLEUM PVT LTD (as DIRECTOR)
2	Mr Satyendra Narayan Singh Son of Late Balaram Prasad Sinha Birondra Sudha Apartment, Near Holy Cross School, 33, Burdwan Compound, Flat No: ATV, City:- , P.O:- Lalpur, P.S:-LALPUR, District:-Ranchi, Jharkhand, India, PIN:- 834001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx9A, Aadhaar No: 51xxxxxxxx0703 Status : Representative, Representative of : SIDHI DEVELOPER PVT LTD (as DIRECTOR)
3	Mr Kamal Kumar Singh (Presentant) Son of Late Lakshmi Shankar Singh MIG, B/67, Housing Colony, Dhanbad, City:- , P.O:- Dhanbad, P.S:- DHANBAD, District:-Dhanbad, Jharkhand, India, PIN:- 826001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx7C, Aadhaar No: 52xxxxxxxx6957 Status : Representative, Representative of : GOLDEN CAMP (as PARTNER)
4	Mr Kamal Kumar Singh Son of Late Lakshmi Shankar Singh MIG B/67, Housing Colony, Dhanbad, City:- , P.O:- Dhanbad, P.S:- DHANBAD, District:-Dhanbad, Jharkhand, India, PIN:- 826001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx7C, Aadhaar No: 52xxxxxxxx6947 Status : Representative, Representative of : TOP GEAR MOTORS PVT LTD (as DIRECTOR)
5	Mr Ranjit Banerjee Son of Late Mrgendra Chandra Banerjee 5/2/6/1, Mall Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4G, Aadhaar No: 93xxxxxxxx0961 Status : Representative, Representative of : JUPITER DEVELOPERS (as PARTNER)
6	Mr Jayanta Chatterjee Son of Late Santosh Chatterjee 5/2/6, Mall Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx0H, Aadhaar No: 56xxxxxxxx7383 Status : Representative, Representative of : JUPITER DEVELOPERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jayanta Ghosh Son of Mr Deba Prasad Ghosh 35, Patna Road, City:- , P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049			
Identifier Of Mrs Ila Rani, Mr Shivendra Shivam, Mrs Anumita Singh, Mr Vishal Singh, Mrs Sukriti Singh, Mr Kislay Singh, Mrs Sabita Singh, Mr Kamal Kumar Singh, Mr Satyendra Narayan Singh, Mr Kamal Kumar Singh, Mr Satyendra Narayan Singh, Mr Kamal Kumar Singh, Mr Kamal Kumar Singh, Mr Ranjit Banerjee, Mr Jayanta Chatterjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	RAJKAMAL PETROLEUM PVT LTD	JUPITER DEVELOPERS-3.37933 Dec
2	SIDHI DEVELOPER PVT LTD	JUPITER DEVELOPERS-3.37933 Dec

3	Mrs Ila Rani	JUPITER DEVELOPERS-3.37933 Dec
4	GOLDEN CAMP	JUPITER DEVELOPERS-3.37933 Dec
5	TOP GEAR MOTORS PVT LTD	JUPITER DEVELOPERS-3.37933 Dec
6	Mr Shivendra Shivam	JUPITER DEVELOPERS-3.37933 Dec
7	Mrs Anumita Singh	JUPITER DEVELOPERS-3.37933 Dec
8	Mr Vishal Singh	JUPITER DEVELOPERS-3.37933 Dec
9	Mrs Sukriti Singh	JUPITER DEVELOPERS-3.37933 Dec
10	Mr Kislay Singh	JUPITER DEVELOPERS-3.37933 Dec
11	Mrs Sabita Singh	JUPITER DEVELOPERS-3.37933 Dec
12	Mr Kamal Kumar Singh	JUPITER DEVELOPERS-3.37933 Dec
13	Mr Satyendra Narayan Singh	JUPITER DEVELOPERS-3.37933 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	RAJKAMAL PETROLEUM PVT LTD	JUPITER DEVELOPERS-3.37933 Dec
2	SIDHI DEVELOPER PVT LTD	JUPITER DEVELOPERS-3.37933 Dec
3	Mrs Ila Rani	JUPITER DEVELOPERS-3.37933 Dec
4	GOLDEN CAMP	JUPITER DEVELOPERS-3.37933 Dec
5	TOP GEAR MOTORS PVT LTD	JUPITER DEVELOPERS-3.37933 Dec
6	Mr Shivendra Shivam	JUPITER DEVELOPERS-3.37933 Dec
7	Mrs Anumita Singh	JUPITER DEVELOPERS-3.37933 Dec
8	Mr Vishal Singh	JUPITER DEVELOPERS-3.37933 Dec
9	Mrs Sukriti Singh	JUPITER DEVELOPERS-3.37933 Dec
10	Mr Kislay Singh	JUPITER DEVELOPERS-3.37933 Dec
11	Mrs Sabita Singh	JUPITER DEVELOPERS-3.37933 Dec
12	Mr Kamal Kumar Singh	JUPITER DEVELOPERS-3.37933 Dec
13	Mr Satyendra Narayan Singh	JUPITER DEVELOPERS-3.37933 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	RAJKAMAL PETROLEUM PVT LTD	JUPITER DEVELOPERS-3.37933 Dec
2	SIDHI DEVELOPER PVT LTD	JUPITER DEVELOPERS-3.37933 Dec
3	Mrs Ila Rani	JUPITER DEVELOPERS-3.37933 Dec
4	GOLDEN CAMP	JUPITER DEVELOPERS-3.37933 Dec
5	TOP GEAR MOTORS PVT LTD	JUPITER DEVELOPERS-3.37933 Dec
6	Mr Shivendra Shivam	JUPITER DEVELOPERS-3.37933 Dec
7	Mrs Anumita Singh	JUPITER DEVELOPERS-3.37933 Dec
8	Mr Vishal Singh	JUPITER DEVELOPERS-3.37933 Dec
9	Mrs Sukriti Singh	JUPITER DEVELOPERS-3.37933 Dec
10	Mr Kislay Singh	JUPITER DEVELOPERS-3.37933 Dec
11	Mrs Sabita Singh	JUPITER DEVELOPERS-3.37933 Dec

12	Mr Kamal Kumar Singh	JUPITER DEVELOPERS-3.37933 Dec
13	Mr Satyendra Narayan Singh	JUPITER DEVELOPERS-3.37933 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	RAJKAMAL PETROLEUM PVT LTD	JUPITER DEVELOPERS-100.00000000 Sq Ft
2	SIDHI DEVELOPER PVT LTD	JUPITER DEVELOPERS-100.00000000 Sq Ft
3	Mrs Ila Rani	JUPITER DEVELOPERS-100.00000000 Sq Ft
4	GOLDEN CAMP	JUPITER DEVELOPERS-100.00000000 Sq Ft
5	TOP GEAR MOTORS PVT LTD	JUPITER DEVELOPERS-100.00000000 Sq Ft
6	Mr Shivendra Shivam	JUPITER DEVELOPERS-100.00000000 Sq Ft
7	Mrs Anumita Singh	JUPITER DEVELOPERS-100.00000000 Sq Ft
8	Mr Vishal Singh	JUPITER DEVELOPERS-100.00000000 Sq Ft
9	Mrs Sukriti Singh	JUPITER DEVELOPERS-100.00000000 Sq Ft
10	Mr Kislay Singh	JUPITER DEVELOPERS-100.00000000 Sq Ft
11	Mrs Sabita Singh	JUPITER DEVELOPERS-100.00000000 Sq Ft
12	Mr Kamal Kumar Singh	JUPITER DEVELOPERS-100.00000000 Sq Ft
13	Mr Satyendra Narayan Singh	JUPITER DEVELOPERS-100.00000000 Sq Ft

On 07-12-2021

Presentation(Under Section 57 & Rule 22A(3) 46(1),W.B. Registration Rules, 1962)

Presented for registration at 17:00 hrs on 07-12-2021, at the Private residence by Mr Kamal Kumar Singh ..

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 13,76,58,963/-

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

Execution is admitted on 07/12/2021 by 1. Mrs Ila Rani, Wife of Kamal Kumar Singh, MIG, B/67, Housing Colony, Dhanbad, P.O: Dhanbad, Thana: DHANBAD, , Dhanbad, JHARKHAND, India, PIN - 826001, by caste Hindu, by Profession Business, 2. Mr Shivendre Shivam, Son of Mr Satyendra Narayan Singh, 602, Maru Towers, Kanke Road, Ranchi, P.O: R U Campus, Thana: GONDA, , Ranchi, JHARKHAND, India, PIN - 834008, by caste Hindu, by Profession Business, 3. Mrs Anumita Singh, Daughter of Mr Madhusudan Chawda, 602, Maru Towers, Kanke Road, Ranchi, P.O: R U Campus, Thana: GONDA, , Ranchi, JHARKHAND, India, PIN - 834008, by caste Hindu, by Profession Business, 4. Mr Vishal Singh, Son of Mr Ashok Kumar Singh, Birendra Sudha Apartment, Burdwan Compound, Flat No: 504, P.O: Lalpur, Thana: LALPUR, , Ranchi, JHARKHAND, India, PIN - 834001, by caste Hindu, by Profession Business, 5. Mrs Sukriti Singh, Daughter of Mr Satyendra Narayan Singh, Birendra Sudha Apartment, Burdwan Compound, Flat No: 504, P.O: Lalpur, Thana: LALPUR, , Ranchi, JHARKHAND, India, PIN - 834001, by caste Hindu, by Profession Business, 6. Mr Kislay Singh, Son of Mr Kamal Kumar Singh, Fortune Township, Jessore Road, Sector: A, Flat No: 302, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Business, 7. Mrs Sapita Singh, Daughter of Dr Ram Januma Singh, 602, Maru Towers, Lake Avenue, Kanke Road, P.O: R U Campus, Thana: GONDA, , Ranchi, JHARKHAND, India, PIN - 834008, by caste Hindu, by Profession Business, 8. Mr Kamal Kumar Singh, Son of Late Lakshmi Shanker Singh, Fortune Township, Jessore Road, Sector: A, Flat No: 302, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Business, 9. Mr Satyendra Narayan Singh, Son of Mr Basudev Narayan Singh, 6th Floor, Maru Towers, Lake Avenue, Kanke Road, P.O: R U Campus, Thana: GONDA, , Ranchi, JHARKHAND, India, PIN - 834008, by caste Hindu, by Profession Business

Identified by Mr Jayanta Ghosh, . . Son of Mr Deba Prasad Ghosh, 35, Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 07-12-2021 by Mr Kamal Kumar Singh, DIRECTOR, RAJKAMAL PETROLEUM PVT LTD (Private Limited Company), MIG, B/67, Housing Colony, Dhanbad, City:- , P.O:- Dhanbad, P.S:-DHANBAD, District:- Dhanbad, Jharkhand, India, PIN:- 826001

Identified by Mr Jayanta Ghosh, . . Son of Mr Deba Prasad Ghosh, 35, Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 07-12-2021 by Mr Satyendra Narayan Singh, DIRECTOR, SIDHI DEVELOPER PVT LTD (Private Limited Company), 1st Floor, Maru Tower, Kanke Road, City:- , P.O:- Campus, P.S:-GONDA, District:-Ranchi, Jharkhand, India, PIN:- 834008

Identified by Mr Jayanta Ghosh, . . Son of Mr Deba Prasad Ghosh, 35, Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 07-12-2021 by Mr Kamal Kumar Singh, PARTNER, GOLDEN CAMP (Partnership Firm), H. B. Road, City:- , P.O:- Kokar, P.S:-RANCHI SADAR, District:-Ranchi, Jharkhand, India, PIN:- 834001

Identified by Mr Jayanta Ghosh, . . Son of Mr Deba Prasad Ghosh, 35, Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 07-12-2021 by Mr Kamal Kumar Singh, DIRECTOR, TOP GEAR MOTORS PVT LTD (Private Limited Company), MIG, B/67, Housing Colony, Dhanbad, City:- , P.O:- Dhanbad, P.S:-DHANBAD, District:- Dhanbad, Jharkhand, India, PIN:- 826001

Identified by Mr Jayanta Ghosh, . . Son of Mr Deba Prasad Ghosh, 35, Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 07-12-2021 by Mr Ranjit Banerjee, PARTNER, JUPITER DEVELOPERS (Partnership Firm), 238/126/3, Jessore Road, Near Belgharia Express Way, City:- , P.O:- Rajbari, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Identified by Mr Jayanta Ghosh, . . Son of Mr Deba Prasad Ghosh, 35, Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 07-12-2021 by Mr Jayanta Chatterjee, PARTNER, JUPITER DEVELOPERS (Partnership Firm), 238/126/3, Jessore Road, Near Belgharia Express Way, City:- , P.O:- Rajbari, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Identified by Mr Jayanta Ghosh, , Son of Mr Deba Prasad Ghosh, 35, Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business



Saikat Patra

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

On 09-12-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,00,021/- (B = Rs 3,00,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,00,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2021 2:21PM with Govt. Ref. No: 192021220129823781 on 07-12-2021, Amount Rs: 3,00,021/-,

Bank: State Bank of India (SBIN0000001), Ref. No. CKS1690133 on 07-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 74,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11159, Amount: Rs.50/-, Date of Purchase: 23/11/2021, Vendor name: Alok Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2021 2:21PM with Govt. Ref. No: 192021220129823781 on 07-12-2021, Amount Rs: 74,971/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS1690133 on 07-12-2021, Head of Account 0030-02-103-003-02



Saikat Patra

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2021, Page from 229436 to 229530
being No 152606264 for the year 2021.



Patra

Digitally signed by SAIKAT PATRA
Date: 2021.12.09 11:56:53 +05:30
Reason: Digital Signing of Deed.

(Saikat Patra) 2021/12/09 11:56:53 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)